

# **Unitary Development Plan**

## **Annual Monitoring Report 2004/2005**

DECEMBER 2005

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**✱ HARINGEY COUNCIL ✱**

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**UNITARY DEVELOPMENT PLAN**  
**ANNUAL MONITORING REPORT 2004/2005**

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## **Executive Summary**

The Annual Monitoring Report (AMR) presents available statistical data relating to planning policies in Haringey's adopted and emerging Unitary Development Plan. It also presents some background information on the borough's population, housing and economy and information on the Council's development control performance as monitored by the Government's Best Value (BV) performance indicators.

The report covers the period 1 April 2004 - 31 March 2005.

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## **Population**

- Haringey has a population of 224,300 (mid 2004 estimate) living in an area of 30 square kilometres. Haringey accounts for 3% of the total London population.
- Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 21.3% by 2021
- 43% of the population are from black and minority ethnic groups, the 6th highest proportion in London, and almost half of all pupils in Haringey schools speak English as an additional language
- Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the borough, the 9th highest proportion in London.

## **Development Control**

- In 2004/05, a total of 2,197 planning applications were determined by the Council. Of these:-
  - 78% of major applications were determined within 13 weeks compared to a Government target of 60% (BV 109a)
  - 79% of minor applications were determined within 8 weeks compared to a Government target of 65% (BV 109b)
  - 86% of other applications were determined within 8 weeks compared to a Government target of 80% (BV 109c).
- There were 90 appeals against the Council's decision to refuse planning applications, of which 37% were allowed, compared to a Council target of 35% (BV 204)
- The following types of application were determined in 2004/05:
  - 64% were full applications (1,405 applications)
  - 3% were for Conservation Area or Listed Building Consent (57 applications)
  - 4% were for Advertisement consent (100 applications)
  - 4% were for reserved matters to an outline permission (83 applications)
  - 25% were other types of applications (552 applications)

## **Housing**

- In 2004, 100% of completions took place on previously developed land, which exceeded the Council target of 95% and the Government target of 60%. (BV 106)
- In 2004, 834 dwellings were completed in the Borough, comprising:
  - 80% new build (671 dwellings)
  - 12% conversions (99 dwellings)
  - 8% changes of use (64 dwellings)
- Between 2002-2004, 1,766 dwellings were completed in the borough, which was 61% of the London Plan target of 2,910 dwellings for this period. At December 2004, there were a further 8,460 dwellings in the pipeline.
- It is estimated that between 2007-2017 Haringey has capacity for an additional 6,800 dwellings, or 680 dwellings per year.
- In March 2005, Haringey had an estimated 2,940 empty private sector properties, which was the 13 highest proportion in London. In 2003/04, 875 empty private sector properties were brought back into use.
- In 2003, residential developments were completed at an average density of 81 dwellings per hectare, above the average for outer London and in accordance with PPG3.
- In 2004, 285 affordable housing units were completed, which represents 34% of all housing completions.
- In January 2005, a Gypsy Caravan Count identified two gypsy and traveller sites in the borough, both of which were authorised Council sites. The count identified 10 caravans on these sites. No unauthorised encampments were identified, compared to 10 unauthorised caravans in January 2003.

## **Employment and economic activity**

- In March 2005, 7.5% of Haringey's residents were unemployed, which was higher than the London rate (4.5%) and more double the national unemployment rate.
- In 2004/05, 6 major applications for non-residential use were granted. 28,285 sq.m. of employment floorspace was developed in the Borough.
- In 2003, Haringey was home to approximately 8,200 businesses, together employing some 60,300 people. 95% of the businesses are small, employing fewer than 24 people.
- In 2003, Haringey had a net growth in businesses of 0.2% compared with 0.8% in London

## **Retail and Town Centres**

- In 2003, the Borough 'lost' a significant amount of retail expenditure to centres outside of the borough, as the borough had an overall 38% market share for convenience (food) shopping and an overall 27% market share for comparison (non food) shopping.
- It is predicted that the borough will require an additional 40,430 sq.m. of comparison goods floorspace and an additional 5,250 sq.m. of convenience goods floorspace by 2016
- In 2002/2003, vacancy rates in Haringey's six main town centres varied from 2% to 8%, compared to a national vacancy rate of 11%
- The proportion of non A1 (retail) units varies between 31% in Wood Green Metropolitan Centre and 46% in Green Lanes District Centre

## **Environment and Transport**

- 27% of the land area of Haringey is green spaces and areas of water.
- 95% of Haringey residents have access to recycling services
- Haringey has 1.7 hectares of open space per 1,000 of the population. For the monitoring year 2004/2005 there has been no net loss of designated open spaces
- The Open Space Study (2003) identified areas of the borough deficient in public open space.
- In 2004/05, 9 major planning applications were accompanied by a travel plan

## **Planning Obligations**

- During 2004, the Council secured planning obligations and signed legal agreements on 19 planning permissions. From these
  - A total of £2,286,490 was negotiated
  - 367 affordable housing units were negotiated
- During 2004 a total of £187,557 was received
- There were four instances where planning obligation monies was spent, totalling £40,717

## **Introduction**

- 1.1 This Annual Monitoring Report (AMR) covers the monitoring year April 2004 to March 2005. Its production meets the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004.
- 1.2 The Council adopted its UDP in March 1998. It started a review of the plan in 2002 and by the time of the commencement of the Planning and Compulsory Purchase Act in September 2004, the review of the UDP had reached an advance stage. The Council had published its Revised Deposit Consultation Draft for public consultation and an Inspector had been appointed for a public inquiry. Therefore, in accordance with Government guidance<sup>1</sup>, the UDP process has continued under the procedures set out in the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Plan) Regulations 1999. The Council intends to adopt the new UDP in April 2006.
- 1.3 During 2004/05, the Council consulted on its Revised Deposit Consultation Draft UDP and prepared for a public inquiry, which began on 19 April 2005. On 22 March 2005, the Council submitted its Local Development Scheme (LDS) to the Government Office for London. The LDS is a three-year project plan, which sets out a programme for replacing the UDP policies with Local Development Documents, which together will comprise a Local Development Framework. Haringey's LDF will include the emerging UDP policies, which once adopted, will be automatically saved for three years. In future years, the AMR will review progress on the preparation of a Local Development Framework against the timetable and milestones in the LDS.
- 1.4 This document presents available statistical data relating to the planning policies in Haringey's adopted and emerging Unitary Development Plan. It contains a monitoring framework that identifies a range of performance measures and targets, which will be needed to monitor the UDP objectives and policies. Where possible, indicators have been provided for 2004/05. However, in some cases, information is not available for the monitoring period or is not presently collected. The AMR identifies these information gaps and addresses future monitoring requirements.
- 1.5 The AMR meets the requirements of Policy IMR4 of Haringey's Revised Deposit Consultation Draft UDP which states that the Council will monitor the UDP by assessing progress towards targets, such as the housing figure; will monitor the effectiveness of policies in the plan; and will produce an Annual Monitoring Report. The AMR proposes targets and indicators which are consistent with the London Plan and national monitoring requirements.

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<sup>1</sup> paragraph 5.7(i) of Planning Policy Statement 12: Local Development Frameworks

## **Purpose of the Annual Monitoring Report**

- 2.1 The AMR is used to monitor the use of policies contained within the Council's adopted and emerging Unitary Development Plan (UDP). By setting targets, the Council can assess the performance and effectiveness of policies and objectives.
- 2.2 The report summarises the planning policy context for Haringey as identified by the policy objectives contained in the UDP and the London Plan. It provides some background information on the borough's population and refers to Best Value performance indicators, which primarily focus on development control performance.
- 2.3 The AMR is divided into the following key policy areas:-
  - Housing
  - Employment and economic activity
  - Retail and Town Centres
  - Environment and Transport
  - Planning obligations
- 2.4 The AMR identifies the policy objectives and key policy issues facing Haringey. The report does not attempt to measure and monitor each UDP policy individually, but focuses on monitoring key policy objectives for which data is currently available. Where possible, data has been included for the monitoring period 2004/05.
- 2.5 A key policy issue for Haringey is housing. The AMR includes information on housing policy and performance, particularly in terms of net additional dwellings. A housing trajectory has been included in the AMR to show past supply of housing and estimated progress towards the London Plan housing target. The trajectory will be updated annually and will be used to influence the delivery of major sites, reflect site phasing requirements or check progress of windfall sites.
- 2.6 This AMR provides the framework for future monitoring reports. It contains a monitoring framework which identifies performance measures and targets for all the UDP objectives and key policies. Currently data is not available for some of these targets and it is envisaged that this framework will develop over time as monitoring systems become more sophisticated.
- 2.7 The AMR summarises the current monitoring arrangements and identifies future monitoring requirements. The preparation of the Local Development Framework will require a more systematic approach to monitor, in terms of range and frequency of the data collected and analysed. The development of local output indicators will reflect the changing policy monitoring needs and the availability of resources. The Council's emerging UDP is not subject to a sustainability appraisal. For future AMRs the Council will develop 'significant effects indicators' which will link to the sustainability appraisal objectives and indicators identified as part of the Council's Local Development Framework.

## **Policy Context and Objectives**

- 3.1 Haringey is one of London's 32 boroughs. It is located in the north of the capital and is more than 11 square miles or 30 square kilometres in size. 27% of the borough is green spaces and areas of water. Domestic buildings and gardens account for 41% of the total land area of the Borough. Non-domestic buildings and land, road and rail account for about a third (32%) of the land area. (Source: Generalised Land Use Database Statistics for England, July 2003)
- 3.2 Haringey is often described as an outer London borough with inner city problems. The borough is economically and socially polarised. The west of the borough is characterised by affluent tree lined avenues developed during the Edwardian period. In contrast, 30% of Haringey's population live in central and eastern areas in the borough that are amongst the 10% most deprived in England.
- 3.3 Haringey is the 10th most deprived district in England as measured by the 2004 Indices of Deprivation. There is an extensive area of deprivation in the east and centre of the borough. Nearly 65,000 people (almost 30% of Haringey's residents), live in areas (43 Super Output Areas) in the borough that are amongst the 10% most deprived in England.
- 3.4 In March 2005, 7.5% of Haringey's residents were unemployed, which was higher than the London rate (4.5%) and more double the national unemployment rate.
- 3.5 Northumberland Park has the highest unemployment rate of all wards in London at 18.2% - this is 4.9% higher than the 2nd highest ranking London ward (Harlesden ward in Brent - 13.3%). Results from the 2001 Census suggest that long-term unemployment is a serious issue for Haringey. Over 50% of unemployed Haringey residents have not worked for over 2 years or have never worked.
- 3.6 The Haringey Neighbourhood Renewal Strategy identifies five priority areas of the borough where regeneration initiatives are targeted. The priority areas are:-
- Wood Green town centre, Noel park estate and parts of Woodside ward
  - Central Tottenham and Seven sisters wards
  - Northumberland Park
  - White Hart Lane ward
  - Bruce Grove / High Cross, including Broadwater Farm Estate
- 3.7 The Mayor's London Plan designates Tottenham Hale as an Opportunity Area and Haringey Heartlands as an Area for Intensification in recognition of their potential to provide significant numbers of new homes, new jobs and wider regeneration benefits.
- 3.8 The borough retains concentrations of employment in industry and warehousing. There are 25 Defined Employment Areas (DEAs). As part of the emerging UDP the Council has identified a hierarchy of DEAs where certain

types of employment uses should be concentrated: - Strategic Employment Locations; Industrial Locations; Employment Locations; and Regeneration Areas.

- 3.9 Haringey contains six main town centres. Wood Green is classified as a Metropolitan Centre – one of only ten in London. Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road are classified as District Centres.
- 3.10 Haringey is generally well served by roads and public transport and parts of the borough have good tube and rail links to central London and to Heathrow and Stansted airports. However, it is recognised that stronger orbital public transport links are required to serve key development areas, town centres and residential areas.
- 3.11 A network of parks, open space, wildlife sites and Green Belt is one of Haringey's strengths, making an important contribution to the quality of life. Despite this, parts of Haringey are deficient in different types of park provision.
- 3.12 The borough has numerous natural and historical assets. It includes part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecological Valuable Sites of Metropolitan Importance. Alexandra Park and Finsbury Park are Parks and Gardens of Special Historic Interest. The borough contains 28 conservation areas and over 350 listed buildings.
- 3.13 Haringey has a population of 224,300 (mid 2004 estimate), which represents 3% of London's total population. Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 21.3% by 2021.

Population mid 1991	Population mid 2004	Projected population 2021
207,000	224,300	272,100

Source: ONS 2004, 2005 and GLA population projections 2004

- 3.14 Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the borough, the 9th highest proportion in London.
- 3.15 The borough's age structure is similar to that of London as a whole, although the east of the borough tends to have more young people and the west more older people. In 2004, Haringey's school population was approximately 34,000.
- 3.16 The impact of population and housing growth on Haringey will have a significant impact on social infrastructure, such as health and education facilities and water and energy infrastructure. For example, Haringey will experience particularly high growth in school numbers up to 2021. In many parts of the borough the

percentage of surplus school reception places is already less than 5%. These issues will be addressed in future AMRs.

- 3.17 The borough contains large and diverse black and ethnic minority communities. 43% of the population are from black and minority ethnic groups, the 6th highest proportion in London, and almost half of all pupils in Haringey schools speak English as an additional language
- 3.18 In January 2005, 38% of Haringey primary school pupils and 40% of secondary pupils were eligible for free school meals. In 2004, average gross annual earnings (at £28,298) were lower than the London average (at £31,370).
- 3.19 In 2004/05, the Council determined a total of 2,197 planning applications. The majority of these were householder applications. 39 major planning applications were determined.
- 3.20 The following types of application were determined in 2004/05:
- 64% were full applications (1,405 applications)
  - 15% were for Certificates of Lawful Development (328 applications)
  - 3% were for Conservation Area or Listed Building Consent (57 applications)
  - 4% were for Advertisement consent (100 applications)
  - 4% were for reserved matters to an outline permission (83 applications)
  - 4% were for Council owned development (83 applications)
  - 3% were for Tree Preservation Orders (76 applications)
  - 3% were other types of applications (65 applications)
- 3.21 The Council's development control performance is subject to Best Value targets.
- 78% of major applications were determined within 13 weeks compared to a Government target of 60% (BV 109a)
  - 79% of minor applications were determined within 8 weeks compared to a Government target of 65% (BV 109b)
  - 86% of other applications were determined within 8 weeks compared to a Government target of 80% (BV 109c).
- 3.22 There were 90 appeals against the Council's decision to refuse planning applications, of which 37% were allowed, compared to a Council target of 35%.

### **London Plan objectives**

- 3.23 The London Plan was published in February 2004. Under the Planning and Compulsory Purchase Act, the London Plan part of the development plan for Haringey. Haringey's new UDP and future LDF must be in conformity with the London Plan.

3.24 The London Plan has six key objectives:-

1. To accommodate London's growth within its boundaries without encroaching on open spaces
2. To make London a better city for people to live in.
3. To make London a more prosperous city
4. To promote social inclusion and tackle deprivation and discrimination
5. To improve London's accessibility
6. To make London a more attractive, well-designed and green city

3.25 In January 2005, the Mayor of London published the first Annual Monitoring Report for the London Plan. The Mayor of London has recently published for consultation a draft North London Sub Regional Development Framework. The final document will identify policy areas that may need to be considered in the first review of the London Plan. Alterations to the London Plan on housing provision, waste and minerals will come into effect from April 2007.

### **Unitary Development Plan Objectives**

3.26 The emerging UDP has 23 strategic objectives. It also contains three key objectives for regeneration areas, known as Areas of Change. In addition, 8 key UDP policies have been identified for the purpose of this AMR. These objectives and key policies are listed in Appendix 1. The objectives and key policies are taken forward into the monitoring framework in Appendix 3 and performance measures and targets are identified for objective and key policy.

## **Key Policy Issues**

- 4.1 This section focuses on the key policy issues facing Haringey. Background information on housing, employment, retail, environment, transport and planning obligations is provided in Appendix 2.

### **Housing**

- 4.2 The London Plan identifies a need for 30,000 additional homes in London per year to 2016. A London Housing Capacity Study completed in July 2005 identifies a capacity of over 30,000 homes a year for 2007-2017. With some refinement, the capacity figures for each borough have been translated into borough housing targets, which form part of draft alterations to the London Plan.
- 4.3 The Council has not included the current London Plan target for Haringey in its emerging UDP with agreement with the Greater London Authority that the figure does not represent an accurate assessment of capacity.
- 4.4 The UDP aims to increase the supply of housing in the borough to achieve housing targets by identifying sites, achieving higher densities, making use of empty properties and approving changes of use, re-use and conversions of surplus non-residential buildings.

### **Housing targets**

London Plan housing target 1997-2016		London Housing Capacity Study 2007-2017	Draft London Plan alterations 2007-2017	
19,370 dwellings	970 pa	7,200 dwellings	6,800 dwellings	680 pa

Source: GLA London's Housing Capacity Studies 2000 and 2004

- 4.5 Between 2002-2004, 1,766 dwellings were completed in the borough, which represented 61% of the London Plan target of 2,910 dwellings for this period.
- 4.6 In 2004, 834 dwellings were completed in the Borough, of which 80% were new build. 100% of completions took place on previously developed land, which exceeded the Council target of 95% and the Government target of 60%.

### **Net completions compared to London Plan target 2002-2004**

3 year target	2002 net completions	2003 net completions	2004 net completions	3 year completions	% target
2,910	416	516	834	1,766	61%

Source: Haringey Council / GLA Housing Provision Survey

- 4.7 The Council has welcomed the new London Housing Capacity Study and considers that it provides a more accurate assessment of housing capacity in the borough. The draft alterations to London Plan's housing targets include a figure of 6,800 dwellings for Haringey over the period 2007/08-2016/17. The average number of completions for 2002-2004 stands at 589.

- 4.8 The London Housing Capacity Study identified large sites, small sites, non-self contained and vacant dwellings as sources of additional housing. Large sites were identified as those with planning permission and those identified in the UDP. Each site was allocated a phase to identify when a site is likely to be developed. The ten year period 2007-2017 was divided into two five year phases:- April 2007- March 2012 and April 2012 – March 2017. The later phase assumed improvements to public transport accessibility.
- 4.9 A housing trajectory is included as Appendix 4. It identifies the net additional dwellings per annum since 1998 and the projected net additional dwellings over a future twelve-year period up to 2016/17. It shows the past supply of housing and estimated progress towards the London Plan housing target. It identifies the variance between the estimated supply and the cumulative annual dwelling requirement.
- 4.10 In 2003, residential developments were completed at an average density of 81 dwellings per hectare, above the average for outer London and in accordance with PPG3. This figure corresponds with the value from the above table for Urban settings with a 'mid-point' PTAL rating. In 2003, the Council has approved residential schemes at an average of 400 habitable rooms per hectare.

**Objective / Policy:**

Seek to maximise new housing opportunities

**Performance Measure:**

1. Maintain the proportion of new homes built on previously developed land
2. Increase housing density in appropriate locations
3. Increase the supply of new homes

**Target:**

1. 95% of new homes built on previously developed land
2. Maintain average densities above 80 dwellings per hectare
3. 970 additional dwellings per annum (London Plan)

**Indicator:**

1. 100% of new homes built on previously developed land in 2004/05
2. Dwellings completed at an average of 81 dwellings per hectare (2003)
3. 834 net completions in 2004 (86% of London Plan target)

Empty properties

- 4.11 The 2004 London Housing Capacity Study identified vacant properties as a source of future capacity. In March 2005, Haringey had an estimated 2,940 empty private sector properties, which was the 13 highest proportion in London. The Council's has develops initiatives to encourage owners to bring long term vacant properties back into use. It is supported by Government Office for London funding for private sector renewal. In 2003/04, 875 empty private sector properties were brought back into use. It set a target for 2004/05 of 120 units plus 300 units as Private Sector Leases.

**Objective / Policy:**

Seek to maintain and protect the existing housing stock

**Performance measure:**

Bringing empty homes back into use

**Target:**

320 empty private sector properties brought back into use

**Indicator:**

875 empty private sector properties brought back into use (2003/04)

### Housing needs

- 4.12 In 2004, 285 affordable housing units were completed in the borough which represents 34% of all housing completions. Of these affordable housing completions, 65% were social rented units and 35% were shared ownership / intermediate units. 24 affordable housing schemes were completed through s106 planning agreements.
- 4.13 Policy HSG7 of the emerging UDP supports planning applications that meet specific housing needs. In January 2005, a Gypsy Caravan Count identified two gypsy and traveller sites in the borough, both of which were authorised Council sites. The count identified 10 caravans on these sites. No unauthorised encampments were identified, compared to 10 unauthorised caravans in January 2003.
- 4.14 The objective of mixed and balanced communities seeks to avoid over concentrations of social rented accommodation (as illustrated in Figure 2, Appendix 2). The UDP aims to focus social rented accommodation in the west of the Borough and intermediate housing, including key worker housing in the east of the Borough. To achieve this, Haringey applies the 70/30 split in accordance with the London Plan. A lack of affordable home ownership has resulted in higher numbers seeking private rented accommodation.
- 4.15 Haringey's Housing Needs Survey (2001) identified the sizes of dwellings that were particularly needed or were in demand. In the private sector, the greatest shortfall was for 1 and 2 bed dwellings. For affordable housing, the greatest shortfall is for 4 bed units. To ensure an adequate range of housing to meet current and future needs in the Borough, Policy HSG9 and draft Supplementary Planning Guidance 3a provides guidance on the types and sizes of dwellings to be provided in private and affordable housing proposals.

**Objective / Policy:**

Ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.

**Performance measure:**

1. Meeting the need for affordable housing
2. To meet specific housing needs within the borough

**Target:**

1. 50% of all completed new dwellings as affordable homes
2. No unauthorised gypsy encampments

**Indicator:**

1. 34% of all completed new dwellings as affordable homes in 2004
2. No unauthorised gypsy encampments (January 2005)

**Employment and Economic Activity**

- 4.16 Haringey is home to approximately 8,200 businesses, together employing some 60,300 people. This accounts for 1.5% of all employment in London. Haringey's economy is dominated by small businesses. The majority of Haringey's businesses are small - 95.1% of firms employ fewer than 24 people. These small businesses account for 42.1% of total employment in the borough. (Source: ONS Annual Business Inquiry, 2003)
- 4.17 In 2003, 11.1% of VAT registered businesses in Haringey were newly registered compared with 12.8% in London. When VAT de-registrations are taken into account then Haringey has net growth in businesses of 0.2% compared with 0.8% in London. (Source: Office for National Statistics 2005). In 2001, 11.1% of the working age population in Haringey are self-employed compared with 9.4% in London.

**Objective / Policy:**

Seek to meet the needs of different sectors of the economy, especially SMEs and those organisations within the voluntary sector through provisions of a range of premises of different types, sizes and costs.

**Performance measure:**

Seek to increase the number of new businesses in the borough

**Target:**

A minimum 0.8% net growth in the number of businesses per year.

**Indicator:**

A net growth in businesses of 0.2% in 2003

- 4.18 Research undertaken by London Property Research for the Greater London Authority identified that demand based employment projections would generate an additional 11,800 sq.m of floorspace from 2001 to 2006 and 52,200 sq.m. of floorspace to 2016. However, there is little office development in the pipeline,

with 930 sq.m. with permission at the end of 2003. In 2004/05, 6 major applications for non-residential use were granted. 28,285 sq.m. of employment floorspace was developed in the Borough.

- 4.19 Haringey's Employment Study has informed the Council's emerging UDP employment policies. The study shows that there will be a decline in some sectors such as manufacturing, public administration and transport. However, it identified a net additional requirement for land and premises of up to 325,475 sq.m. for the period 2000 - 2016 for all forms of employment floorspace. For 'B' Class uses (offices, light and general industrial and warehouse) it identified an additional floorspace requirement of 107,800 sq.m. The UDP policies protect Industrial Locations and protect the loss of industrial and warehousing land in these locations.

**Objective / Policy:**

Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate.

**Performance measure:**

To provide land and buildings for future employment needs

**Target:**

20,300 sq.m. of employment floorspace developed per year.

**Indicator:**

28,285 sq.m. of employment floorspace was developed in 2004/05

**Retail and Town Centres**

- 4.20 To protect the viability and function of a town centre the UDP seeks to concentrate A1 uses in the primary frontages. The Plan allows a higher proportion of non-A1 uses in the secondary frontages, which allows a greater diversity of uses in these areas. The proportion of non-A1 (retail) use varies between 31% in Wood Green Metropolitan Centre and 46% in Green Lanes District Centre.

**Objective / Policy:**

Ensure people have access to a full range and quality of goods and services.

**Performance measure:**

Ensure a mix of retail and non-retail provision in the borough's town centres.

**Target:**

Retain a minimum of 54% A1 retail units in the borough's town centres

**Indicator:**

Proportion of A1 retail units varies between 69% in Wood Green Metropolitan Centre and 54% in Green Lanes District Centre.

4.21 Vacancy rates can be used as an indicator of the health of a town centre. The national average town centre vacancy rate is 11% (Chesterton / Goad 2001). In 2002/03, the vacancy rates for the borough town centres were as follows:

<b>Town Centre</b>	<b>Vacancy rate</b>
Wood Green	3.2%
Crouch End	2.8%
Green Lanes	4.7%
Muswell Hill	1.7%
Tottenham High Road	8.0%
West Green Road	7.8%

Source: Experian Goad Surveys 2002 and 2003.

4.22 Government guidance suggests that where the health of a centre is declining, as identified in higher vacancy rates, diversification of uses may be appropriate. The Council will monitor the situation so that where a town centre experiences a sustained vacancy rate of 10% or above, it may revise its thresholds for that centre.

**Objective / Policy:**  
 Ensure people have access to a full range and quality of goods and services.

**Performance measure:**  
 Maintain vital and viable town centres

**Target:**  
 Maintain vacancy rates lower than 10%

**Indicator:**  
 In 2002/2003, vacancy rates in the borough’s town centres varied from 2% to 8%

**Environment and Transport**

4.23 The borough as a network of parks, open space, wildlife sites and Green Belt which make an important contribution to the quality of life. 27% of the land area of Haringey is green spaces and areas of water. Despite this, parts of Haringey are deficient in different types of park provision. Figure 3 in Appendix 2 identifies areas deficient in public open space.

4.24 The Council is preparing an Open Space Strategy which aims to protect and secure Haringey’s existing open spaces and their various individual characteristics, while improving the quality and use of our open spaces for residents and visitors.

**Objective / Policy:**

To protect and promote a network of open spaces

**Performance measure:**

To protect open spaces in the borough

**Target:**

No net loss of designated open space through development

**Indicator:**

No net loss of designated open space in 2004/05.

- 4.25 The Council considers the impacts on travel demand carefully before planning permission is granted. As a general guide the Council requires that development that generates over 1000 person trips per day or provides more than 2 500m<sup>2</sup> floorspace should submit a Transport Assessment.
- 4.26 The Council requires that all development that would increase the use of the private car should submit a Travel Plan. In 2004/05, 9 planning applications were accompanied by a travel plan.

**Objective / Policy:**

Discourage commuting and through journeys and encourage appropriate car use by residents and local business.

**Performance measure:**

Encouraging alternatives car use at major developments

**Target:**

25% of major planning applications accompanied by a travel plan

**Indicator:**

24% of major planning applications accompanied by a travel plan

**Planning Obligations**

- 4.27 There were 19 planning obligation agreements completed in 2004. Of these 13 were started and completed in 2004. Six were in respect of planning permissions carried over from 2002 and 2003.
- 4.28 The majority of obligations negotiated relate to affordable housing, contributions towards education facilities, open space and public transport improvements. Appendix 2 provides detailed information on contributions negotiated and secured during 2004.

## **Monitoring Framework and Future Monitoring Requirements**

- 5.1 The monitoring framework at Appendix 1 identifies performance measures and targets for each UDP objective. The framework identifies the source of the information. In the case of housing, data is available for 2004/05 (or for the calendar year 2004) to monitor the performance measures and targets. A housing trajectory is also provided at Appendix 2. In the case of planning obligations, the Council has a database to monitor the implementation of planning obligation agreements and already produces annual monitoring reports.
- 5.2 For other performance measures, information is either not available for the monitoring period or not presently collected. Wherever possible the most recent available data is used. In future AMRs, the Council will address these information gaps by:
- Improving procedures to collect information from planning applications
  - Introducing the standard planning application form by March 2007 and supporting the introduction of the PARSOL scheme for the collection and transfer of planning monitoring data
  - Strengthening the monitoring linkages between the Community Strategy and the Neighbourhood Renewal Strategy and the UDP/LDF
  - Agreeing arrangements with external bodies and organisations to provide information, in particular data to monitor sustainability appraisal objectives and targets
  - Support the establishment of annual sub-regional monitoring meetings
  - Once fully implemented, making full use of the London Development Database – officers to undertake training on the system
  - Incorporating the latest projections produced by the GLA and other sources
  - Possibly preparing area profiles to support the development of neighbourhood plans

At present, the information used is primarily quantitative data, although the Council will explore the use of surveys to gather qualitative data as part of preparing its Local Development Framework.

- 5.3 The AMR is heavily dependent on data collected on planning applications and appeals. The Government is proposing to introduce a standard planning application form, which will provide authorities with a wider source of data on development proposals. It intends to introduce the form on a transitional basis in March 2006 with it coming into full effect by March 2007. Phase 2 of the PARSOL Land Use Monitoring Project will develop a national scheme for the

collection and transfer of planning monitoring data, in particular the indicators used in AMRs.

- 5.4 The Council's emerging UDP is not subject to a sustainability appraisal. For future AMRs the Council will develop 'significant effects indicators' which will link to the sustainability appraisal objectives and indicators identified as part of the Council's Local Development Framework.
- 5.5 The Greater London Authority is currently working to implement the new London Development Database (LDD). The system is designed to record the progress of planning permissions in the Greater London area. In January 2005, the Mayor of London published the first London Plan Annual Monitoring Plan. The AMR has a number of information gaps, which in most cases are being addressed by the London Development Database.
- 5.6 The Mayor of London has recently published for consultation a draft North London Sub Regional Development Framework. The final document will identify policy areas that may need to be considered in the first review of the London Plan. It will also identify growth requirements for North London. The Mayor proposes to convene annual sub-regional monitoring meetings for all partners in the sub-region to assess progress on the growth requirements.

### **Conclusion**

- 6.1 This report identifies that the Council is performing well against Best Value performance indicators for planning and has met its 2004/05 targets for planning applications and appeals and for new homes on previously developed land. From the information available, the AMR demonstrates that the UDP policies are effective and performance is improving, particularly with regard to housing. It is recognised that housing completions have fallen short of the current London Plan target. However the AMR identifies that housing completions are rising and that there is sufficient supply in the pipeline to meet a more realistic revised London Plan target from April 2007.

## **Unitary Development Plan Objectives and Key Policies**

### **Unitary Development Plan Strategic Objectives**

1. To support sustainable development
2. To promote high quality design which is sustainable in terms of form, function and impact and meets the principles of inclusive design.
3. Seek to maximise new housing opportunities
4. Ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.
5. To help create mixed and balanced communities
6. Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate.
7. Ensure that land and premises are capable of embracing modern work requirements
8. Seek to meet the needs of different sectors of the economy, especially SMEs and those organisations within the voluntary sector through provisions of a range of premises of different types, sizes and costs.
9. To ensure that the Borough's town centres are accessible and meet the needs and requirements of its people
10. Ensure people have access to a full range and quality of goods and services.
11. To support and promote transport improvements where it would improve safety for all road users, including pedestrians and cyclists, enhance residential amenity and complement land development and regeneration strategies.
12. Discourage commuting and through journeys and encourage appropriate car use by residents and local business.
13. Improve freight movement, whilst minimising the environmental impact
14. To balance the need for parking and the environmental impact of traffic movement and parked cars.
15. To encourage developments which reduce the need to travel, especially by car.
16. To protect and promote a network of open spaces
17. To maintain a satisfactory level of easily accessed open space in the borough with a variety of uses.
18. Ensure that flora and fauna, with nature conservation value in the borough is protected and encouraged, and that the provision helps to meet the aims of the Biodiversity Action Plan
19. To support and encourage the creative economy and businesses including leisure and tourism.
20. To increase the overall stock of community facilities in the borough especially in areas of shortage and to improve existing facilities.

21. To protect buildings of architectural and historical interest and their settings.
22. To preserve and enhance the character and appearance of conservation areas.
23. To promote the conservation, protection and enhancement of the archaeological heritage of the borough, including historic parks and gardens and its interpretation and presentation to the public.

#### Key Objectives for Areas of Change

1. Strengthen economic prosperity, create a new range of jobs and improve skills.
2. Identify and develop key brownfield development sites that will act as a catalyst for new investment.
3. To ensure that regeneration proposals improve the borough as a whole as well as improving access to opportunities.

#### Key Policies

1. To require high trip generating development to locate where public transport accessibility is high (Policy UD8)
2. To offset the relevant adverse impacts of development (Policy UD10)
3. To require major development schemes to include on-site provision of 10% projected energy requirement from renewable sources (Policy ENV6A)
4. To require new homes to be built to lifetime homes standards, with 10% wheelchair accessible homes (Policy HSG1)
5. To maintain and protect the existing housing stock (Policy HSG3)
6. To require housing developments of 10 or more units to provide a proportion of affordable housing to meet an overall borough target of 50% (Policy HSG4)
7. To preserve the retail function, vitality and viability of the town centres (Policy TCR3)
8. To seek to increase the provision of public open space and improve public access in areas of open space deficiency (Policy OS14)

**Background Information**

Housing

- A2.1 According to the 2001 Census there were 94,616 dwellings in Haringey. Of these, 46% are owner occupied, 20% are council rented, 10.5% are rented from a registered social landlord and 20.1% are rented from a private landlord. There were 2,446 unoccupied dwellings, the majority of which are believed to be private sector accommodation.
- A2.2 Between 1991 and 2001 the proportion of owner occupation fell. The 2001 census also indicated the private rented sector has grown significantly, partly due to the 'Buy to Let' market. Many properties in this sector are let as temporary accommodation.

**Percentage of households by tenure**

<b>Tenure</b>	<b>1991</b>	<b>2001</b>	<b>2005 est</b>
Owner occupiers	49.7%	45.8%	49.5%
Private rented	19.0%	20.1%	22.4%
Council tenants	24.9%	19.7%	17.5%
RSL tenants	6.4%	10.5%	10.5%

Source: 1991 and 2001 Censuses. Estimated 2005 figures based on 2004 H.I.P return

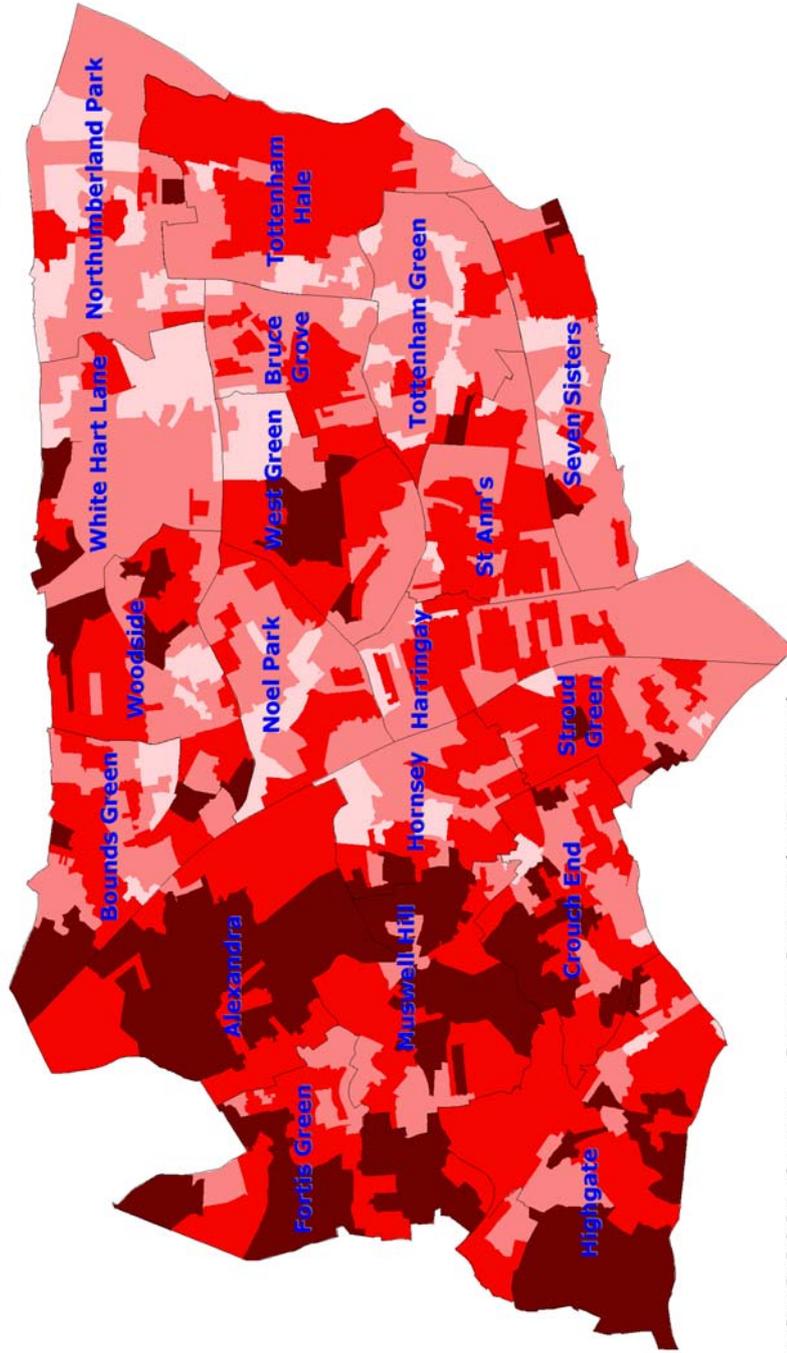
- A2.3 Haringey has a smaller proportion of home ownership in comparison to other London boroughs. However, since 2001 it is estimated that the proportion of owner occupied households has risen by about 4%. Figures 1 and 2 illustrate the distribution of owner occupied and social rented (rented from the Council or RSLs) households in the borough. Haringey is characterised by relatively affluent areas in the west of the Borough which are predominately owner occupied and deprived areas in the east with high concentrations of social housing.
- A2.4 In 2002/03, 1315 households were accepted as homeless by the Council. In July 2004 Haringey had the third highest number of households in temporary accommodation in Britain (4,970 households).
- A2.5 A Housing Needs Survey in 2001 estimated that 31% of households in Haringey were living in unsuitable housing. The most common reasons for unsuitability are major disrepair and unfitness and overcrowding.

Figure 1

### Owner occupation in Haringey

Definition of owner occupation includes owns outright, owns with mortgage or loan and shared ownership

% of owner occupiers  
69.9 to 93.1  
46.6 to 69.9  
23.3 to 46.6  
0 to 23.3  
Haringey: 45.82  
London: 56.52

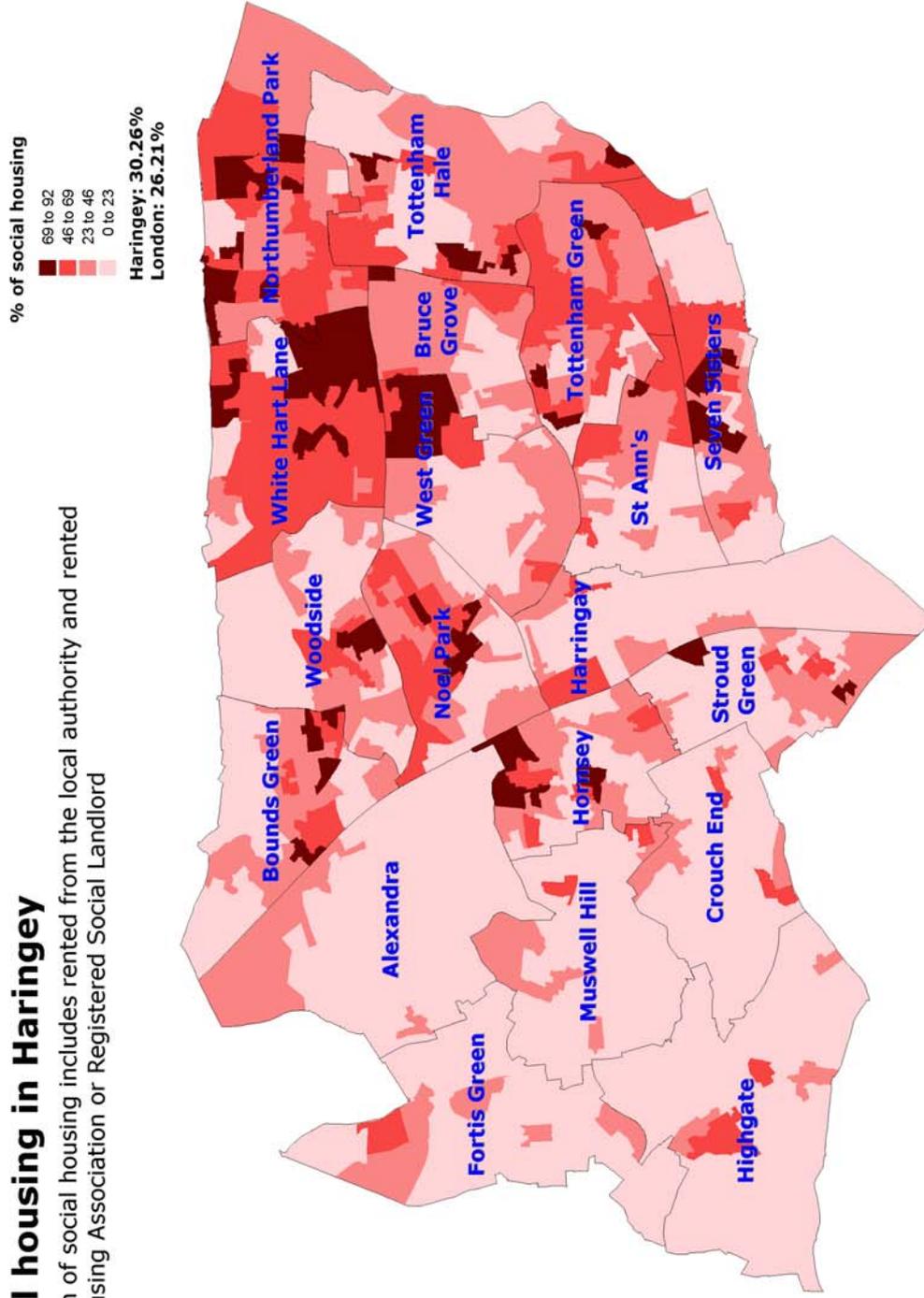


Source:ONS 2001 Census, Crown Copyright Reserved  
Produced by Policy, Partnerships & Consultation  
Chief Executive's Service, Haringey Council, June 2004

Figure 2

## Social housing in Haringey

Definition of social housing includes rented from the local authority and rented from Housing Association or Registered Social Landlord



Source: ONS 2001 Census, Crown Copyright Reserved  
Produced by Policy, Partnerships & Consultation  
Chief Executive's Service, Haringey Council, June 2004

A2.6 The following table demonstrates relatively high population density in particular wards in the borough:- Bruce Grove, St. Ann's and Seven Sisters.

#### Population Density (2001)

Ward	Population	Area (hectares)	Population Density (persons per hectares)
Alexandra	10,475	260	40.3
Bounds Green	10,905	138	79.0
Bruce Grove	11,997	93	129.0
Crouch End	10,762	144	74.7
Fortis Green	11,235	199	56.5
Harringay	10,525	156	67.5
Highgate	10,310	249	41.4
Hornsey	10,075	105	96.0
Muswell Hill	9,975	165	60.5
Noel Park	11,472	123	93.3
Northumberland Park	12,606	188	67.1
Seven Sisters	13,179	129	102.2
St Ann's	12,603	109	115.6
Stroud Green	10,324	109	94.7
Tottenham Green	11,966	136	88.0
Tottenham Hale	12,728	191	66.6
West Green	11,884	139	85.5
White Hart Lane	11,985	169	70.9
Woodside	11,501	149	77.2
<b>Haringey</b>	<b>216,507</b>	<b>2,959</b>	<b>73.2</b>

Source: 2001 Census

A2.7 The housing stock in Haringey is very diverse and cannot be characterised by one or two types of housing. There are a large number of single family dwellings, but there is also much accommodation provided in the way of converted and purpose built flats, units above shops, and hostel accommodation.

#### Household type

Ward	Detached	Semi-detached	Terraced	Flats, maisonettes or apartment
Alexandra	2.7	16.9	31.8	48.6
Bounds Green	1.9	12.3	23.8	61.8
Bruce Grove	3.8	8.4	41.5	46.0
Crouch End	2.1	7.7	14.9	75.3
Fortis Green	5.6	18.1	23.6	52.8
Harringay	2.3	7.5	30.2	60.0
Highgate	6.7	8.4	16.9	68.0
Hornsey	1.5	4.4	28.1	65.9
Muswell Hill	2.4	13.1	30.3	54.2
Noel Park	3.1	8.2	43.5	44.7

Northumberland Park	3.3	6.7	29.5	60.3
Seven Sisters	3.4	8.6	36.1	51.9
St Ann's	2.8	5.8	43.0	48.3
Stroud Green	1.0	4.6	19.1	75.3
Tottenham Green	3.6	7.9	32.1	56.3
Tottenham Hale	3.4	8.0	37.4	51.2
West Green	2.6	7.3	37.6	52.5
White Hart Lane	4.5	18.2	50.4	26.8
Woodside	2.7	10.2	37.6	49.5
<b>Haringey</b>	<b>3.1</b>	<b>9.5</b>	<b>31.8</b>	<b>55.5</b>

Source: 2001 Census

### Housing Density

A2.8 To assess the capacity of potential housing sites the London Housing Capacity Study used the mid-point of the density ranges set out in Table 4B.1 of the London Plan (known as the Sustainable Residential Quality (SRQ) matrix). The density ranges are related to location, setting in terms of existing building form and massing and the index of public transport accessibility (PTAL). The study included a character map of London, which illustrated three defined settings: Central; Urban and Suburban. In Haringey, the majority of the borough is identified as Urban. The table below shows the density figure used in the study with the density range from the London Plan in brackets.

#### **Density values used in site capacity calculation**

<b>Setting</b>	<b>Accessibility Index (PTAL)</b>	<b>Dwellings per Hectare (density range in brackets)</b>
Central	6 to 4	338 (240-435)
Urban	6 to 4	115 (55-175)
Suburban	6 to 4	80 (50-110)
Central	3 & 2	125 (100-150)
Urban	3 & 2	80 (50-110)
Suburban	3 & 2	48 (30-65)
Urban	1 & 0	40 (30-50)
Suburban	1 & 0	40 (30-50)

Source: London Housing Capacity Study 2005

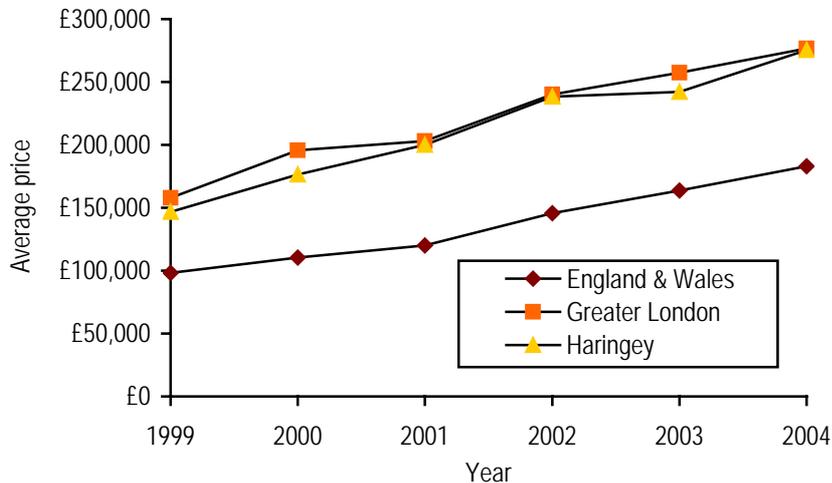
### House Prices and Household Income

A2.9 A Housing Needs Assessment Update prepared by Fordham Research Ltd for the Council in March 2005 provided information on house prices in the borough.

A2.10 Land Registry data suggested that property prices in the Borough are high when compared with national figures and that price rises have been

significantly above national and regional equivalents over the past five years. Between the 4<sup>th</sup> quarter of 1999 and the 4<sup>th</sup> quarter of 2004 average property prices in England and Wales rose by 86.3%; for Greater London the increase was 75.3% whilst for Haringey the figure was 87.7%.

**Average house price changes 1999 –2004 (4<sup>th</sup> quarters)**



Source: Land Registry

A2.11 A survey of local estate and letting agents identified estimates of the minimum costs of housing to both buy and rent in the Borough. There was considerable variation in prices in different parts of the Borough with broadly speaking Tottenham being the cheapest area.

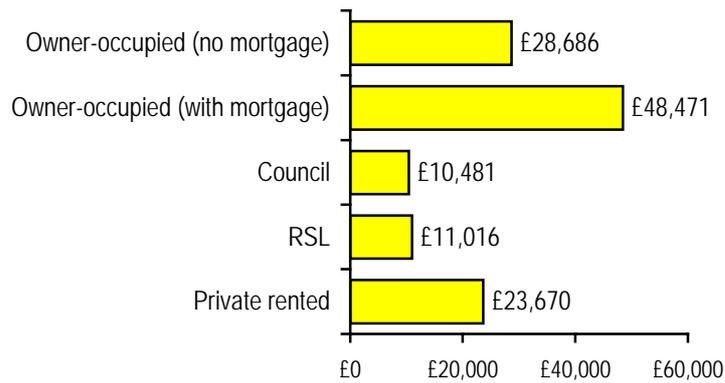
A2.12 Overall, the survey suggested that entry-level prices range from £105,000 for a one bedroom home to £205,000 for a four bedroom property. Minimum rents ranged from £650 to £1,250 per month depending on size of accommodation.

**Minimum property prices / rent in Haringey**

Property size	Minimum price	Minimum rents (per month)
1 bedroom	£105,000	£650
2 bedrooms	£125,000	£750
3 bedrooms	£160,000	£950
4 bedrooms	£205,000	£1,250

A2.13 The survey estimated average gross annual household income (including non-housing benefits) to be £28,848. There were, however, wide variations by tenure; with households living in social rented housing having particularly low income levels.

### Income and tenure



Annual gross household income (including non-housing benefits)

A2.14 Taking into account house prices / rents, income, savings and equity, the Housing Needs Assessment Update estimated that there is currently a need for affordable housing in the Borough of around 4,387 units per annum for the next five years.

A2.15 It is evident that even if all new housing was affordable housing the Council would still not meet this overall level of need. It is therefore important that the maximum amount of affordable housing is negotiated through the planning process as possible. To achieve this an overall borough target of 50% of all new housing is included in the emerging UDP.

### Employment and Economic Activity

A2.16 Employment is a key strategic policy issue for Haringey. The council aims to facilitate a sustainable vibrant economy and high levels of employment throughout the borough. The UDP seeks to provide sufficient land and premises to enable businesses to start-up, expand and consolidate in the borough and to provide sufficient job opportunities for local people.

A2.17 The largest employment sectors in Haringey are:

Sector	% of all employment
Retail and wholesale distribution	22.0%
Real estate, renting and business activities	16.9%
Education	10.7%
Manufacturing	8.8%
Health and social work	8.0%
Transport and communications	7.5%
Hotels and catering	6.7%
Public administration	6.3%

(Source, ONS Annual Business Inquiry, 2003)

A2.18 An Employment Land Study produced for Haringey in November 2004 projected that there will be significant job growth in Haringey (16,300 jobs) between 2000-2016. However, interim employment projections issued by GLA Economics (May 2005) identify that Haringey's employment levels will remain static, increasing by 2% over the same period. This compares to an 11% increase in London as a whole. Later this year, GLA intend to provide an integrated set of employment projections which take account of structural trends, site capacity and improvements to public transport accessibility.

### Retail and Town Centres

A2.19 Haringey contains six main town centres. Wood Green is classified as a Metropolitan Centre – one of only ten in London. Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road are classified as District Centres

### **Haringey's Town Centres**

<b>Centre</b>	<b>Type</b>	<b>No. of units</b>	<b>Floorspace</b>
Wood Green	Metropolitan	330	86,865 sq.m.
Green Lanes	District	214	32,285 sq.m.
Crouch End	District	216	30,980 sq.m.
Muswell Hill	District	191	30,165 sq.m.
Tottenham High Road	District	134	20,270 sq.m.
West Green Road	District	154	17,505 sq.m.

A2.20 A Retail Capacity Study for Haringey Council was carried out by Chesteron Plc in 2003. The study identified that the borough had 'lost' a significant amount of retail expenditure to centres outside of the borough. In 2003, the borough had an overall 38% market share for convenience (food) shopping and an overall 27% market share for comparison (non food) shopping. To provide for future levels of retail expenditure, the study predicted that the borough will require an additional 40,430 sq.m. of comparison goods floorspace and an additional 5,250 sq.m. of convenience goods floorspace by 2016.

A2.21 Emerging UDP Policy TCR3 aims to manage the proportion of A1 (shops) and non-A1 uses within the frontages of the six town centres in the borough. The UDP divides frontages in the town centres into primary frontages and secondary frontages. Primary frontages are those areas representing the core retail activity in a centre, identifiable by larger pedestrian flows and in some centres the presence of national retail multiples. Secondary frontages are those retail areas between the primary frontage and the edge of a centre.

## A1 and Non A1 uses in the Town Centres

Town Centre	Primary Frontage			Secondary Frontage		
	% A1 units	% non A1 units	Minimum % of A1 units	% A1 units	% non A1 units	Minimum % of A1 units
Wood Green	76.9%	23.1%	70%	54.4%	45.6%	50%
Crouch End	66.7%	33.3%	65%	58.2%	41.8%	50%
Green Lanes	55.2%	44.8%	55%	52.2%	47.8%	50%
Muswell Hill	64.4%	35.6%	65%	72.1%	27.9%	50%
Tottenham High Road	65.4%	34.6%	65%	60.8%	39.2%	50%
West Green Road	75.8%	24.2%	65%	64.5%	35.5%	50%

Source: Experian Goad Surveys 2002 and 2003, Policy TCR3 and draft SPG 11d Retail Thresholds

A2.22 Haringey's town centres have high concentrations of leisure services, particularly those related to the evening economy such as bars, pubs, cafes and restaurants. Emerging Policy TCR5 also restricts limits the proportion of A3 (food and drink) uses in the town centres to a maximum proportion of 20%. In April 2005, changes to the Use Classes Order subdivided the A3 use class into three separate classes:- A3 restaurants and cafes; A4 pubs and bars; and A5 hot food takeaways. The next AMR will monitor the impact of this change on the borough's town centres.

### Environment and Transport

A2.23 In areas where there is a deficiency in open space the UDP seeks to ensure that no open space is lost and, where appropriate, additional provision will be required. Those areas of the borough deficient in public open space are defined as those which are further than 280m and 400m from any form of public open space. Figure 3 identifies areas deficient in any public open space.

A2.24 An Open Space and Indoor Sports Study was carried out in 2003. It demonstrates that with current and projected population levels, there will be a continued pressure on the borough's existing open spaces. It confirms that the borough falls below the National Playing Field Association 2.43 hectares per 1000 population standard with only 1.7 hectares of open space per 1,000 of the population.

A2.25 The borough contains 28 conservation areas and over 350 listed buildings. There are approximately 10,300 trees along Haringey streets. 95% of residents have access to recycling services.



A2.28 Generally, Haringey applies maximum car parking standards where development proposals are located within restricted conversion areas (i.e. areas associated with parking pressure) and/or where the PTAL is low. Developments located where the PTAL is high or at the upper end of a medium level and a controlled parking zone is in place are usually dedicated as 'car-free'. Car parking requirement for other areas are assessed on their own merits and the car parking impact of these developments, on the adjoining highway network.

### Planning Obligations

A2.29 The priorities of the Haringey Strategic Partnership's Community Strategy (2003-2007) are to improve local services, particularly health and social care, improving the most deprived neighbourhoods in the borough, creating safer communities, creating a better environment and raising achievement in education. The UDP objectives are consistent with these priorities.

A2.30 The Council will, where appropriate, enter into planning agreements under section 106 of the Town and Country Planning Act to offset the relevant adverse impacts of development on the environment, transport infrastructure, the local economy, social, recreational, health, educational and community facilities. Table 2.1 of the emerging UDP indicates the types of benefits that may be sought.

A2.31 The total sum negotiated in 2004 was £2,286,490, of which over £2m was negotiated in respect of the New River Village development in Hornsey. Of this sum, £1m was allocated for social and physical infrastructure in Haringey Heartlands and £925,000 was secured as an off-site affordable housing contribution.

A2.32 The majority of non-financial benefits negotiated in 2004 were for affordable housing. In total 367 affordable housing units were negotiated.

A2.33 The release of planning obligation contributions or non-financial benefits is usually triggered when development commences or when new development is occupied. During 2004, £187,557 was received by the Council. This is detailed in the table below.

## Financial contributions received in 2004

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
Goulding Court, N8	Demolish existing building & erect 6/7 storey of 67 flats, 7 car parks & landscaping	02/09/03	Education	Noel Park
Cnr Nightingale & High Road, N22	3&4 storey building of 21x2 bed flats & 2x3 bed flats, carparking & external works	10/09/04	Education	Bounds Green
Hornsey Waterworks, N8			Regeneration Study	Hornsey
Dagmar Arms, Cornwall Road, N15	Demolish existing building, erect 3 storey and partially 4 storey building containing 26 units with carparking & landscaping	15/09/04	Education	St. Ann's
Dagmar Arms, Cornwall Road, N15	Same as above	15/09/04	Environment	St. Ann's
135 Alexandra Park Road, N22	Change of use of former Church & Church Hall to residential use	19/09/04	Education	Alexandra

A2.34 In 2004, there were four instances where planning obligation contributions were spent, totalling £40.717. This is detailed in the table below.

## Planning Obligation contributions spent in 2004

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
Dairy Crest Depot, 3 Hampden Lane, N15	Change of use from B8 to residential with 27 units & 22 carparking spaces	17/07/97	Highways/Street Improvements	Tottenham Hale
Hornsey Waterworks, N8	Restoration of St. Mary's Church Tower	19/11/02	Regeneration	Hornsey
Former BT Site, N8	Tree Planting		Recreation	Crouch End
135 Alexandra Park Road, N22	Change of use of former Church & Church Hall to residential use	19/09/04	Education	Alexandra

Monitoring Framework

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies (Adopted UDP)	Information Source	Performance measure	Target	Output indicator	
To accommodate London's growth within its boundaries without encroaching on open spaces	To support sustainable development	G1 (RIM 3)	LBH / London Development Database	Maintain the proportion of new homes built on previously developed land (BVPI 106)	95% of new homes built on previously developed land	100% of new homes built on previously developed land in 2004/05	
	Seek to maximise new housing opportunities	HSG8 (HSG 2.2)	LBH / ODPM Land Use Change Statistics	Increase housing densities in appropriate locations	Maintain average densities above 80 dwellings per hectare (250 hrha)	Average 81 dwellings per hectare (2003)	
To make London a better city for people to live in.	To protect and promote a network of open spaces	G6 (OP 1, OP 2, OP 3)	LBH - Open Space Study	To protect open spaces in the borough	No net loss of designated open space through development	No net loss of designated open space in 2004/05.	
	Seek to maximise new housing opportunities	G2 (HSG 1)	LBH / GLA Housing Provision Survey	Increasing the supply of new homes	970 additional dwellings per annum	834 net completions in 2004 (86% of London Plan target)	
	Seek to maintain and protect the existing housing stock	HSG 3	LBH	Bringing empty homes back into use	Target for 04/05 is 120 units plus 300 units as Private Sector Leasing	875 empty private sector properties brought back into use in 2003/04	
	Ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.		G2 (HSG 9)	LBH	Providing a mix of dwelling types and sizes to meet the housing needs of the community based on the 2001 Housing Needs Survey and specified in SPG3a (September 2003) .	37% 1-bed private units and 32% 4+ bed affordable units	n/a
			HSG7 (HSG 2.2)	ODPM Gypsy Caravan Count	Number of unauthorised gypsy encampments.	No unauthorised gypsy encampments	0 unauthorised gypsy encampments (January 2005)
		HSG4 (HSG 2.23)	LBH / London Development Database	Meeting the need for affordable housing	50% of all completed dwellings as affordable	34% of all completed dwellings as affordable in 2004	

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies (Adopted UDP)	Information Source	Performance measure	Target	Output indicator
To make London a more prosperous city		G2, HSG1 (HSG 2, HSG 4)	LBH	The proportion of new homes built to lifetime homes (wheelchair accessible) standards	10% of new homes built to wheelchair accessible standards	n/a
	Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate.	G3 (EMP 1)	LBH / Atkins study	To provide land and buildings for future employment needs	20,300 sq.m. of employment floorspace developed per year up to 2016.	28,285 sq.m. of employment floorspace developed in 2004/05.
To promote social inclusion and tackle deprivation and discrimination	Strengthen economic prosperity, create a new range of jobs and improve skills.	G10 (EMP 2) AC1, AC2	LBH	Economic growth in the regeneration areas	1,500 new jobs at Haringey Heartlands, 5,000 new jobs at Tottenham International.	n/a
	Identify and develop key brownfield development sites that will act as a catalyst for new investment.	G10	LBH	Provide site-specific guidance on key brownfield sites	50% of site specific proposals that have development briefs	n/a
	To ensure that regeneration proposals improve the borough as a whole as well as improving access to opportunities.	G10, UD10	LBH	Employment gain in mixed use proposals	100% of mixed use schemes include s106 agreements to provide jobs / training for Haringey residents	n/a
	To help create mixed and balanced communities.	G2	Office for National Statistics	Reduce unemployment levels in deprived areas	Reduce unemployment rates and % of long-term unemployed in the 7 priority areas	n/a

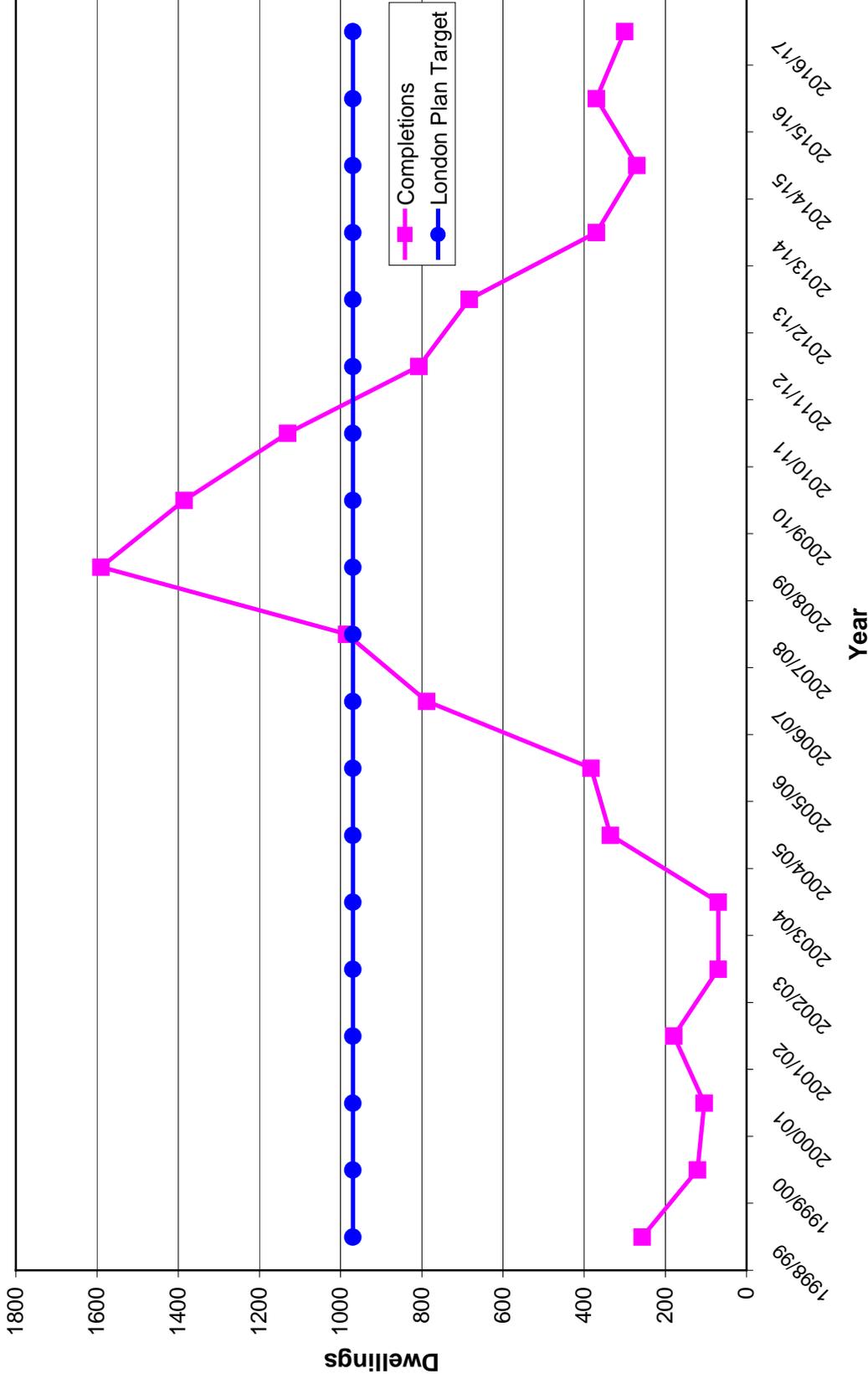
London Plan objective	Unitary Development Plan objective	Emerging UDP Policies (Adopted UDP)	Information Source	Performance measure	Target	Output indicator
		G2, HSG4, UD10	LBH / London Development Database	To negotiate an appropriate tenure mix of affordable housing for different parts of the borough.	In the west of the Borough, 70% of new affordable units for the social rent. In the east of the Borough, 70% of new affordable units for shared ownership/ keyworker.	n/a
	Seek to meet the needs of different sectors of the economy, especially SMEs and those organisations within the voluntary sector through provisions of a range of premises of different types, sizes and costs.	G3	LBH	To provide a range of business premises, including start-up units	50% of approved employment use schemes that comprise workspace for start-up or micro business	n/a
	To ensure that the Borough's town centres are accessible and meet the needs and requirements of its people.	G4 (STC 1, STC 3)	Office for National Statistics	To increase the number of new businesses in the borough	A minimum 0.8% net growth in the number of businesses per year.	A net growth in businesses of 0.2% in 2003
	Ensure people have access to a full range and quality of goods and services.	G4, TCR3 (STC 2)	LBH / London Development Database	Focus new office and leisure development in the borough's town centres	100% of new large scale office and leisure development in the borough's town centres	n/a
		G4 (STC 2)	LBH / Experian Goad Surveys	Maintain vital and viable town centres	In 2002/2003, vacancy rates in the borough's town centres varied from 2% to 8%	Proportion of A1 retail units varies between 69% in Wood Green Metropolitan Centre and 54% in Green Lanes District Centre.

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies (Adopted UDP)	Information Source	Performance measure	Target	Output indicator
	To increase the overall stock of community facilities in the borough especially in areas of shortage and to improve existing facilities.	G7 (CSF 1, CSF 2, CSF 3, CSF 4), UD10	LBH	To provide new and enhanced community facilities	50% of s106 agreements to contribute to new or enhanced community facilities	n/a
To improve London's accessibility	To support and promote transport improvements where it would improve safety for all road users, including pedestrians and cyclists, enhance residential amenity and complement land development and regeneration strategies.	G5 (TSP 2, TSP 3)	LBH / Countryside Agency	Footpaths and Rights of Way Easy to Use by the Public (BVPI 178)	90% of the total length of footpaths and other rights of way that are easy to use by members of the public.	99% of the total length of footpaths and other rights of way that are easy to use by members of the public in 2004/05
	To require high trip generating development to locate where public transport accessibility is high	UD8	LBH	Pedestrian Crossings with Facilities for Disabled People (BVPI 165)	100% of pedestrian crossings with facilities for disabled people	100% of pedestrian crossings with facilities for disabled people in 2004/05.
	To require high trip generating development to locate where public transport accessibility is high	UD8	LBH	Approving new large commercial developments in accessible locations	80% of approved new large commercial developments located in areas well served by public transport (PTAL levels 4-6)	n/a
	Discourage commuting and through journeys and encourage appropriate car use by residents and local business. To encourage developments which reduce the need to travel, especially by car.	G5 (TSP 6)	LBH	Encouraging alternatives car use at major developments	25% of major planning applications accompanied by a travel plan	24% of major planning applications were accompanied by a travel plan in 2004/05

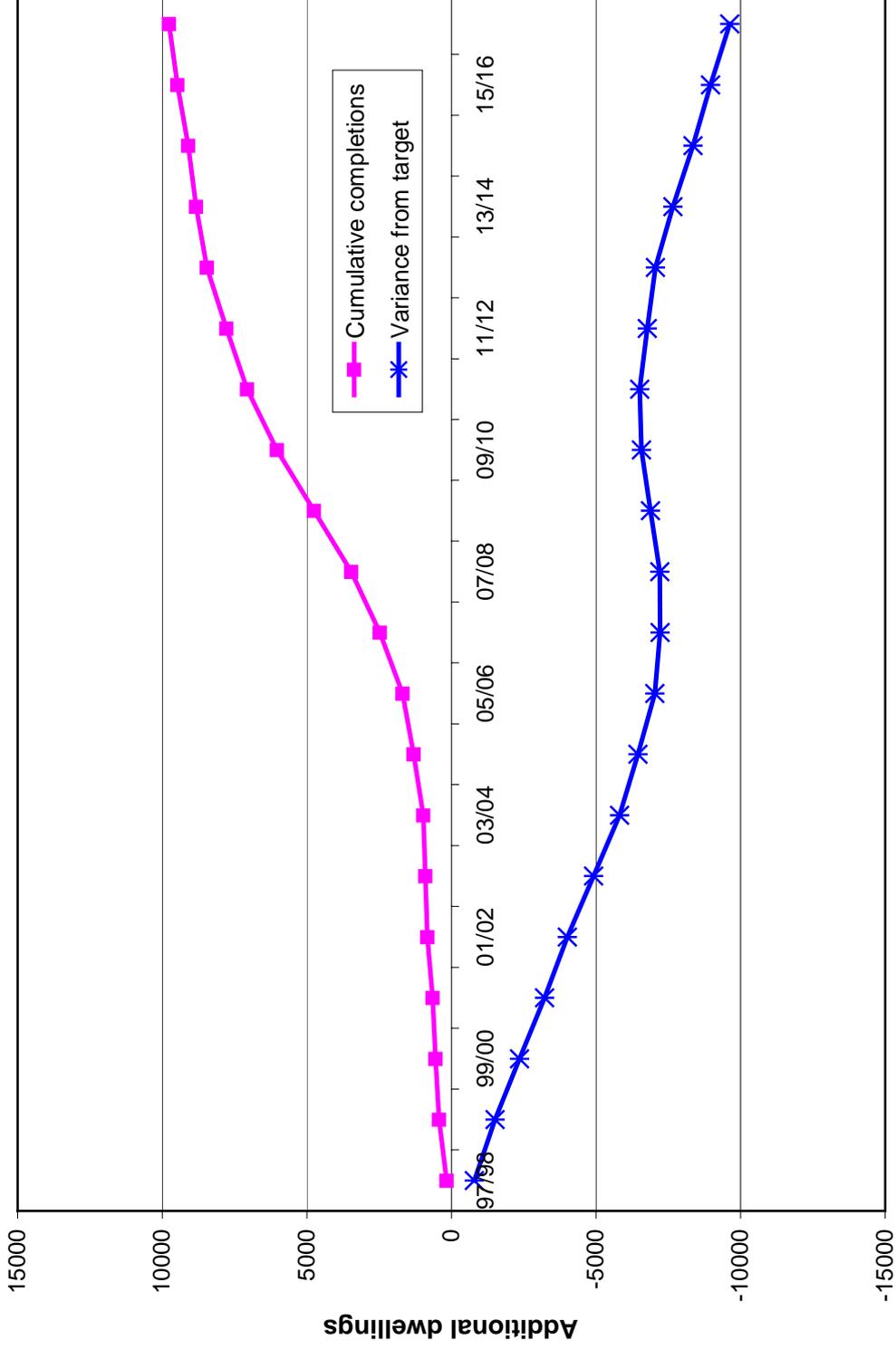
London Plan objective	Unitary Development Plan objective	Emerging UDP Policies (Adopted UDP)	Information Source	Performance measure	Target	Output indicator
	Improve freight movement, whilst minimising the environmental impact	G5 (TSP 8)	LBH	Encourage use of rail or water for movement of freight	100% of new commercial developments close to water or rail that include servicing facilities to enable transfer of freight from road to rail or water	n/a
	To balance the need for parking and the environmental impact of traffic movement and parked cars.	G5 (TSP 7)	LBH	Percentage of completed non-residential development complying with car-parking standards.	To be decided	n/a
To make London a more attractive, well-designed and green city	To promote high quality design which is sustainable in terms of form, function and impact and meets the principles of inclusive design.	UD3 (DES 1)	LBH	Percentage of approved development proposals accompanied by a design statement	To be decided	N/a
	To support sustainable development	G1 (RIM 3), ENV 6, ENV6A	LBH	Increase in energy generated from renewable sources	Major development schemes to include on-site provision of 10% projected energy requirement from renewable sources	N/a
	To support sustainable development	G1 (RIM 3) ENV8R	LBH	Percentage of households resident in the authority's area served by kerbside collection of recyclables (BV 91a)	95% of population served by a kerbside collection of recyclables.	95% of population served by a kerbside collection of recyclables in 2004/05
	To maintain a satisfactory level of easily accessed open space in the borough with a variety of uses.	G6, OS14 (OP1, OP2, OP3)	LBH	Increase the provision of public open space and improve public access in areas of open space deficiency	Reduce the proportion of borough in area of open space deficiency by 10% by 2016.	N/a

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies (Adopted UDP)	Information Source	Performance measure	Target	Output indicator
	Ensure that flora and fauna, with nature conservation value in the borough is protected and encouraged, and that the provision helps to meet the aims of the Biodiversity Action Plan	G6 (OP 4, OP 5)	LBH	No loss of land designated as Ecologically Valuable Sites and Ecological Corridors.	No loss of land designated as Ecologically Valuable Sites and Ecological Corridors over the plan period.	N/a
	To protect buildings of architectural and historical interest and their settings.	G9 (DES 3)	LBH / English Heritage	Reduce the number of buildings at risk in the borough	10% reduction in the number of buildings on the at risk register	4% reduction in the number of buildings on the at risk register in 2004/05
	To preserve and enhance the character and appearance of conservation areas.	G9 (DES 2)	LBH	Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV 219b).	To be decided	1 character appraisal completed in 2004/05
	To promote the conservation, protection and enhancement of the archaeological heritage of the borough, including historic parks and gardens and its interpretation and presentation to the public.	G9 (DES 3)	LBH	Within Areas of Archaeological Importance, number of planning applications involving groundwork accompanied by an archaeological desktop assessment of the potential archaeological value of the site.	To be decided	N/a

### Housing Trajectory

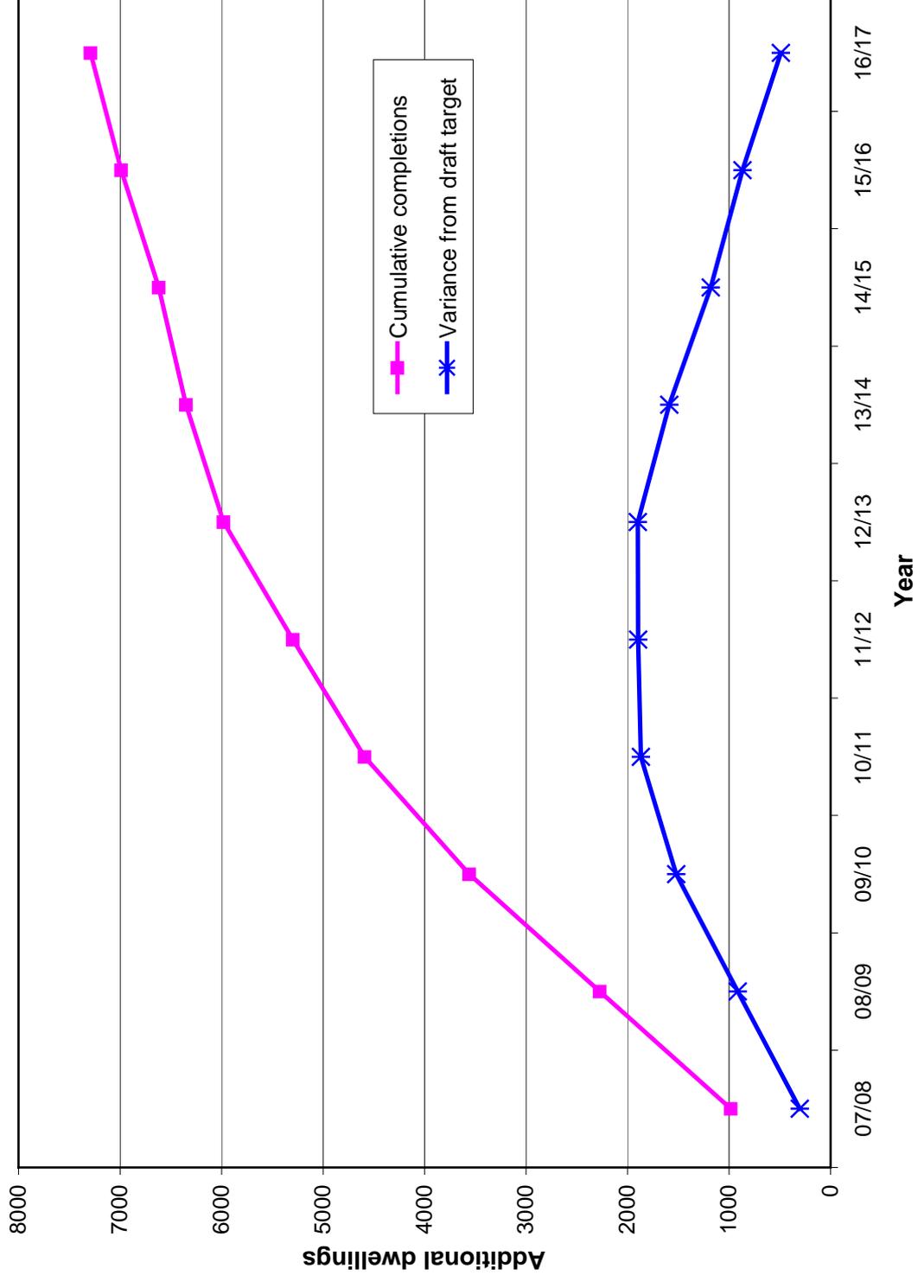


# Housing Trajectory - Variance from London Plan target



Year

Housing Trajectory - Variance from draft London Plan target 2007/08 - 2016/07



### Relevant Documents

- Unitary Development Plan Monitoring Report 2002/2003 (February 2004)
- Environmental Report – SEA of First Deposit UDP (September 2003)
- London Plan Annual Monitoring Report 1 (January 2005)
- Local Development Framework Monitoring: A Good Practice Guide (ODPM March 2005)
- State of the Borough Report 2004

### Data Sources

- 2001 Census
- Annual Business Inquiry
- Defra quality of life headline indicators
- Best Value indicators
- Greater London Authority Housing Provision Survey 2002 and 2003
- 2004 Index of Multiple Deprivation
- Generalised Land Use Database Statistics for England (July 2003)

### Glossary

**The Act:** the Planning and Compulsory Purchase Act 2004.

**Annual Monitoring Report:** part of the *local development framework*, the annual monitoring report will assess the implementation of the *local development scheme* and the extent to which policies in *local development documents* are being successfully implemented.

**Community strategy:** local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. Through the community strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing community strategies may be passed to *local strategic partnerships*, which include local authority representatives.

**Contextual indicators:** measure changes in the wider social, economic, and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.

**Core strategy:** sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The core strategy will have the status of a *development plan document*.

**Development plan:** as set out in Section 38 of the Act, an authority's development plan consists of the relevant *regional spatial strategy* (or the spatial development strategy in London) and the *development plan documents* contained within its *local development framework*.

**Development plan documents:** spatial planning documents that are subject to independent examination, and together with the relevant regional spatial strategy, will form the *development plan* for a local authority area for the purposes of the Act. They can include a *core strategy*, *site specific allocations of land*, and *area action plans* (where needed). Other development plan documents, including generic development control policies, can be produced. They will all be shown geographically on an adopted *proposals map*. Individual development plan documents or parts of a document can be reviewed independently from other development plan documents. Each authority must set out the programme for preparing its development plan documents in the *local development scheme*.

**Evidence base:** information gathered by planning authority to support preparation of local development documents. Includes quantitative and qualitative data.

**Housing trajectories:** means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the local development framework.

**Local development document:** the collective term in the Act for *development plan documents*, *supplementary planning documents* and the *statement of community involvement*.

**Local development framework:** the name for the portfolio of *local development documents and related documents*. It consists of *development plan documents*, *supplementary planning documents*, *a statement of community involvement*, *the local development scheme and annual monitoring reports*. Together all these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

**Local development scheme:** sets out the programme for preparing *local development documents*. All authorities must submit a scheme to the Secretary of State for approval within six months of commencement of *the Act*.

**Monitoring:** regular and systematic collection and analysis of information to measure policy implementation.

**Outcomes:** macro-level, real world changes, which are influenced to some degree by local development framework outputs.

**Outputs:** the direct effects of a policy e.g. number of housing completions, amount of employment floorspace etc.

**Output indicators:** measure the direct effect of a policy. Used to assess whether policy targets are been achieved in reality using available information. Plan, Monitor and Manage: means of measuring and reviewing policy, involving the adjustment of policy through monitoring if necessary.

**The Regulations:** the Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.

**SEA Directive:** European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.

**SEA Regulations:** the Environmental Assessment of Plans and Programmes Regulations, 2004.

**Significant effects:** effects, which are significant in the context of the plan. (Annex II of the SEA Directive gives criteria for determining the likely environmental significance of effects).

**Significant effects indicators:** an indicator that measures the significant effects of the plan or programme.

**Strategic Environment Assessment:** generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. In this guidance, 'SEA' is used to refer to the type of environmental assessment required under the SEA Directive.

**Supplementary planning documents:** provide supplementary information in respect of the policies in *development plan documents*. They do not form part of the development plan and are not subject to independent examination.

**Sustainability appraisal:** generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects, which fully incorporates the requirements of the SEA Directive.

**Targets:** thresholds which identify the scale of change to be derived from policies over a specific time period (e.g. number of affordable homes to be built by a set date).

## **Definitions**

**Dwelling** – a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use.

**Net additional dwellings** are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change

**Previously developed land** is defined in Annex C of PPG3 (March 2000)

**Affordable housing** is defined as (i) wholly funded through registered social landlord and / or local authorities, (ii) wholly funded through developer contributions or (iii) funded through a mix of public subsidy and developer contributions

**Net density** is defined set out in Annex C of PPG3 (March 2000).

**Open space** is defined as all accessible open space, whether public or privately owned.

**The BV109 indicator** covers planning applications included in the ODPM PS1/2 statutory return. The definition for each of the category of applications is as follows:

- Major applications - For dwellings, where the number of dwellings to be constructed is 10 or more. For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.
- Minor application - Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.
- Other applications - All other applications, excluding TPO's, Telecommunications, Reserve Matters and Observations.