**Haringey Climate Forum planning meeting 25 January 2021**

Attendance: Cllr Matt White (Cabinet Member for Planning and Corporate Services); Cllr Sarah Williams (Chair of Planning Sub-Committee and Chair of Regulatory Committee); Rob Krzyszowski (Interim Assistant Director for Planning, Building Standards and Sustainability); Helen Evans (Senior Policy Planner); Dean Hermitage (Head of Development Management); Joe Baker (Head of Carbon Management); Bryce Tudball (Planning Policy Team Manager); Rose Levinson, Anita Chandler, Joyce Rosser, Chris Barker, Robyn Thomas, Helen Mayer, Leyla Laksari, Quentin Given, Stewart McIlroy, Nicky Gavron, Jenny Bourne Taylor, Sydney Charles, Pamela Harling,

1. **Carbon reduction in planning decisions**
2. **Viability in planning decisions**
3. **Training and development – Planning Sub-Committee**

Quentin said we understood that councils were constrained and that viability assessments were hard to challenge but there was a perception that Haringey had not been as tough as some other boroughs in challenging developers and getting a better deal, so for example not trading off carbon reduction against affordable homes.

Dean Hermitage said that the national planning policy states that councils cannot make developments financially unviable through their policies, obligations and other conditions. Affordable housing is top priority for government, GLA and the council but the council does push on other issues. In one recent development the council had challenged and got an additional £1m in community benefit. The council procures external consultants to critique viability assessments, and the cost of this is added to developers’ costs. Most assessments do result in an increased offer. The Council encourages pre-application discussions at which carbon reduction is emphasised so it has more chance of being built in to applications – Joe’s team take part in these.

Officers are also trained in this, as are members of the Sub-Committee – they received training in 2019 from BNP Parabas.

Rob Krzyszowski added that the council constantly needs to keep on top of this area. The new Plan aims to incentivise carbon reductions on site rather than payment of offsets. The Council does compare notes with other local authorities and seeks to share good practice. The latest statement from MHCLG suggests that LAs will be able to set their own onsite carbon reduction standards – earlier drafts suggested not.

Helen Evans said that Planning did seek input from Joe Baker and Suzanne Kimman in the carbon management team, they had worked on the Net Zero LETI report with other boroughs, and has ongoing monthly meetings with other leading boroughs to review the implementation of LETI’s recommendations and share ideas on raising the minimum standard for on-site carbon reduction and charging higher rates for carbon offsetting.

Leyla asked if there was a standard for fuel poverty – say 10% of income on fuel costs – for assessing energy efficiency; and could FIT income be used for residents’ benefit. Joe said there was no industry standard but yes 10% of income was taken as a threshold. But more efficient building mean lower fuel bills especially for heating even though energy prices are predicted to rise. The FITs income on council properties has been used to fund the Forum’s community grants and he hoped it would again.

Joe said he and Helen Evans were working with the Good Homes Alliance, RTPI, TCPA and policy officers from other Local Authorities who are developing a suite of resources on planning policies related to the climate emergency.

Cllr Sarah Williams reiterated that the Planning Sub-Committee was trained – they are required to do minimum of 5 hours a year – but in reality this is a minimum of 5 sessions lasting well over an hour. The Council also subscribes to external bodies that provide training eg Urban Design London (UDL), New London Architecture, and officers had RTPI membership which entails continuous professional development. She was concerned about how carbon impacts of demolition and replacement were assessed. There had perhaps been too many offsets, and she stressed the need for transparency about the amounts and where they are spent. They were also concerned about tree loss on new developments.

1. **The New Haringey Local Plan**

Helen said that to date the dedicated Local Plan consultation website had had 1,146 visitors leaving 132 responses, 32 of them on the climate topic. Helen thanked those who have already submitted responses. Bryce reminded the group that the more individual responses the Council receives in support of prioritising the climate emergency in our Local Plan policies, the stronger the evidence base to get these policies approved through examination. Helen asked for anyone who has not yet submitted a response to please do so and to keep sharing this message with local networks: https://haringeynewlocalplan.commonplace.is/

Low Traffic neighbourhoods. Rob Krzyszowski said the recent legal challenge was about the TfL backed Experimental Traffic Orders, where schemes were put in and people asked for their views afterwards. Haringey has funding for schemes in Tottenham, Bounds Green and St Ann’s and these would be consulted on beforehand so not affected by the ruling.

Nicky Gavron asked about policies to incentivise refurbishment as opposed to demolition; and about offsite construction techniques using bio-based materials. Bryce said that the Council was aware of the Mayor’s drafts SPGs (Supplementary Planning Guidance) on the circular economy and whole-life carbon assessments and officers had discussed them. Camden had used offsite constructed homes at Bacton using cross-laminated timber.

Bryce said SPGs will be considered and reflected in the Haringey Plan. Helen Evans said the issues were linked, offsite construction using biobased materials could reduce embodied carbon and achieve higher energy standards. A key driver for incentivising adoption of bio-based materials will be by requiring lower embodied carbon through the New Local Plan. Similarly, energy efficient buildings, including those produced through off-site construction methods, will be incentivised through policies which set stricter targets to reduce operational carbon.

Helen Mayer said the Plan’s section on Housing didn’t mention demolition or carbon emissions. Bryce said this was just due to avoiding repetition and keeping it focused but the climate requirements would apply to Housing and would be reflected in the final document.

Norman asked about biodiversity. Bryce said there was now a legal requirement to achieve Net gain in biodiversity; the Council had talked to Sutton – a leader in the field - about how they were aiming to achieve this. The new Biodiversity Action Plan (BAP) and the Haringey Plan would be aligned. Joe said they had made gains in green space on eg green roofs, they had had training with Dusty Gedge, an expert in biodiverse roofs. Quentin said the Hale Village development had included an eco-strip in the application, but the developers then didn’t create it – instead there is a car park. So any green elements need to be tightly conditioned to ensure they are delivered.

Edmonton incinerator – is there any scope to require retrofitting of Carbon Capture & Storage? Joe said the permission required the development to keep abreast of CCS technology and allow for future fitting, and this was part of the design.

Plan consultation: Bryce stressed that support from the community for more robust climate emergency policies is important, there will be pushback from developers. The key messages from the consultation will be taken forward into a formal draft Plan document in late summer/early autumn 2021.

Quentin said that the Walking and Cycling Plan is due at Cabinet on 9 Feb and the Parks & Open Spaces strategy and BAP in spring so there would be plenty to read and respond to.

Cllr Matt White reemphasised that the council was committed to achieving zero carbon across the borough and he thanked the Forum and the meeting for responding.