



Haringey Council

Agenda item:

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Planning Committee

On 3rd March 2008

Report Title: **Planning Committee – Housing Supplementary Planning Document, Draft for Consultation**

Report of: **Ransford Stewart, Interim Assistant Director Planning Policy & Development**

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

1.1 To report on the Draft Haringey Housing Supplementary Planning Document (SPD) and to seek approval to proceed to public consultation on the SPD and the Sustainability Appraisal (SA) Report.

2. Recommendations

2.1 That the Committee notes the work carried out to date on the proposed Haringey Housing Supplementary Planning Document, and the accompanying Sustainability Appraisal Report.

2.2 That the Committee recommends consultation on both of the above documents in anticipation of adoption of a Housing SPD, following any amendments made as a result of the consultation.

Report Authorised by: *PK SMITH Head of D.C. (Smt)*
Signed: *[Signature]* Dated *20/2/08*
pp RANSFORD STEWART

Contact Officer: Ciara Whelehan, Senior Planning Officer (Ext 5516)

3. Director of Finance Comments

3.1 There are no significant financial implications arising from the recommendations of this report. Any costs associated with developing and consulting on the housing SPD will need to be met from existing approved budgets for PPD.

4. Head of Legal Services Comments

4.1 The Head of Legal Services has been consulted and comments that the proposed SPD consolidates existing policies. The only legal implication at this stage is that if the outcome of the Consultation on the Core Strategy Options gives rise to changes from the existing policy frameworks that will entail a separate exercise as the Core Strategy will take precedence.

5. Local Government (Access to Information) Act 1985

5.1 Background documents include;

- Haringey Unitary Development Plan, 2006
- London Plan, 2004
- The London Plan Supplementary Planning Guidance – Housing, 2005
- Planning Policy Statement 3 - Housing (PPS) 2006
- Haringey Housing Strategy 2003 – 2008
- Haringey Housing Needs Assessment, 2007

6. Executive Summary

6.1 The Council's Unitary Development Plan (UDP) was adopted on 17 July 2006. This Supplementary Planning Document will form part of the Council's Local Development Framework (LDF) and will provide guidance to supplement the housing policies of the adopted UDP. The SPD has been prepared in accordance with national planning guidance and the policies in the Mayor of London's spatial development strategy, the London Plan. It replaces existing supplementary planning guidance on housing standards (SPG3a), privacy, sunlight and daylight (SPG3b), and affordable housing (SPG10b).

The SPD is intended for use in the determination of planning applications for housing development or for mixed use proposals involving housing. It provides detailed guidance on standards for new housing and conversions, on affordable housing provision and on housing density and design. It must be recognised that the SPD can only provide guidance on the existing UDP policies – it does not replace the UDP policies or contain new policies. The Council is currently consulting on policy issues and options for a Core Strategy which will replace the UDP in 2009/2010. These two processes are separate.

7. Financial Implications

7.1 The costs associated with the formulation and the adoption of the Housing SPD will need to be contained within the approved budget.

8. Legal Implications

8.1 These have been commented on above in paragraph 5.1.

9. Equalities Implications

9.1 The proposed SPD set out in this report will be used to provide benefits for the Haringey community in terms of ensuring an adequate standard and range of housing, especially affordable and accessible housing in order to meet current and future needs of the borough.

10. Background

10.1 As part of the Unitary Development Plan (UDP) Inquiry (held between April and September 2005) the Inspector drew attention to the absence of any clear housing target in the UDP. This meant it was very difficult for the objectors or the Council to assess whether Haringey could accommodate its required amount of housing. An evitable part of the housing provision issue was density. Objectors were concerned that density would be unduly high in order to meet housing provision targets. The Inspector's conclusions on these matters were that first Haringey should set a housing target in the UDP and that second, all density figures should be justified. The housing target was included in the UDP.

The UDP was adopted on 17 July 2006. Following the Full Council meeting and taking on board the Inspector's issue on density, the Council is committed to clarify the housing policies of the UDP, in particular the housing density policy. It was agreed, that before a full review of the UDP policies, through the Core Strategy process and the new planning system, a Supplementary Planning Document would be the most appropriate way to provide clarity to existing UDP housing policies.

A member / officer steering group was established to oversee the production of the Housing SPD. Terms of Reference were agreed at the first meeting in April 2007. Monthly meetings of the group commenced in June 2007 and continued until December 2007 when the final draft of the SPD was agreed.

The SPD will form part of the Council's LDF and will provide guidance to supplement the housing policies of the adopted UDP and the future Core Strategy. The SPD is based on the following UDP objectives:

- To maximise new housing opportunities
- To ensure that an adequate standard and range of housing, especially affordable and accessible housing in order to meet the current and future needs in the borough
- To help create mixed and balanced communities.

10.2 Planning Context

The SPD has been prepared in accordance with national planning guidance and the policies in the Mayor of London's spatial development strategy, the London Plan. It replaces existing Supplementary Planning Guidance (SPG) on housing standards (SPG3a), privacy, sunlight and daylight (SPG3b) and affordable housing (SPG10b).

The SPD is intended for use in the determination of planning applications for housing development or for mixed use proposals involving housing. It provides detailed guidance on standards for new housing and conversions, on affordable housing provision and on housing density and design. It must be recognised that the SPD can only provide guidance on the existing UDP policies – it does not contain new policy. The Council is currently consulting on policy issues and options for a Core Strategy which will replace the UDP in 2009. These two processes are separate.

The SPD is supported by a Sustainability Appraisal (SA) to ensure that the document contributes to achievements of sustainability objectives. This is in line with the provisions of the Planning and Compulsory Purchase Act 2004 which makes an SA mandatory for SPDs. The SA is attached in Appendix 2. It must be noted that the SA has been split into two parts. Part One is the main body of the Scoping Report which contains findings that relate to the emerging Core Strategy and Part Two contains a separate section for the Housing SPD. To gain an overall understanding of the appraisal, it must be read as one document.

10.3 Housing Supplementary Planning Document

The SPD will replace the following Supplementary Planning Guidance:

- SPG3a ‘Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes’.
- SPG3b ‘Privacy/overlooking, aspect/outlook, daylight/sunlight
- SPG10b Affordable Housing.

It will also give local interpretation to the Mayor of London’s London Plan Supplementary Planning Guidance on housing.

The SPD provides guidance on the implementation of the following Unitary Development Plan housing policies. The SPD also refers to three urban design policies.

Policy G2:	Development and Urban Design – development should be of high quality design and contribute to the character of the local environment
Policy G3:	Housing Supply – providing sources of new housing to meet a borough target of 680 additional homes per annum
Policy UD2:	Sustainable Design and Construction – ensuring design that maximises the potential of the site without causing any unnecessary local nor global consequences
Policy UD3:	General Principles – encouraging design that responds positively to its context and that is accessible.
Policy UD4:	Quality Design – Development should positively address detailed and interrelated elements of design
Policy HSG1:	New Housing Developments – ensuring an adequate standard, quality and range of housing across the borough
Policy HSG2:	Change of Use to Residential – encouraging changes of use to housing, but ensuring no loss of viable employment, retail, or open space
Policy HSG3:	Protecting Existing Housing

Policy HSG4:	Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%
Policy HSG5:	Hostel Accommodation – criteria controlling the provision of new hostel provision
Policy HSG6:	Houses in Multiple Occupation (HMOs) – restricting conversions into HMOs and encouraging conversion of sub-standard HMOs back into single family dwellings
Policy HSG7:	Housing for Special Needs – encouraging supported housing schemes
Policy HSG8:	Gypsies and Travellers – criteria restricting proposals for new sites
Policy HSG9:	Density Standards – applies a general density range of 200-700 habitable rooms per hectare to new residential developments and using a ‘design-led’ approach to density, including site character.
Policy HSG10:	Dwelling Mix – ensuring a mix of dwelling types and sizes
Policy HSG11:	Restricted Conversion Areas – restricting conversion of single dwellings into flats in specified areas and in streets which already a concentration of converted properties.

10.4 The structure of the SPD follows the housing chapter of the UDP and is made up of the following sections:

- Housing Supply in Haringey
- Affordable Housing
- Density and Design

Housing Supply in Haringey

This section looks at the overall supply of housing in Haringey and where this supply comes from. It provides guidance on policies G3, HSG1, HSG2, HSG3. Housing capacity in the borough is illustrated along with reference to PPS3 requirements in terms of identifying a five year supply of housing sites. Further guidance on HMOs and Restricted Conversion Areas and how to calculate the existing proportion of conversions and / or HMOs is provided.

Affordable Housing

This section provides further guidance on how to implement policy HSG4. It provides a summary of the housing need in Haringey and how the supply of affordable housing is imperative to meet the priority need. It deals with issues such as affordable housing type, negotiation of affordable housing, on and off site provision.

Density and Design

Further guidance on policies HSG8 and HSG9 are set out in this section. It provides detail on issues such as calculating density, density standards and what the Council expects from all developments, design requirements for affordable housing, as well as dwelling mix for both affordable and private market housing.

10.5 Next stages

The timetable for the adoption of the proposed SPD is set out below and illustrates the next steps in the process which will lead to adoption of the SPD so that it becomes a material consideration in the consideration and determination of all relevant planning applications.

Date	Action
March 2007	Preparation of evidence base
September 2007	Preparation of draft SPD
March – April 2008	Publish and consult on draft SPD (6 weeks)
May – June 2008	Review response & make necessary changes. Review SA
August - September 2008	Adoption of SPD by Cabinet
March 07 – Sept 08	Sustainability Appraisal

11. Conclusion

- 11.1 The Housing SPD will form part of the Council's Local Development Framework. It will provide guidance on the existing UDP policies and will be a material consideration when considering and determining planning applications. The SPD will replace existing SPG on housing standards, density & design and affordable housing.

The SPD has been prepared in accordance with national planning guidance and the policies in the Mayor of London's spatial development strategy. In line with the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal has been prepared to accompany this draft SPD to ensure that the document contributes to the achievements of sustainability objectives.

The draft SPD is included at Appendix 1 of this report and the Sustainability Appraisal at Appendix 2.