



[No.]

Agenda item:

**Cabinet**

**On 16 September 2008**

Report Title: **Housing Supplementary Planning Document – Report on Public Consultation**

Forward Plan reference number (if applicable): [add reference]

Report of: **Ransford Steward, Interim Director Planning Policy and Development**

Wards(s) affected: **All**

Report for: **key decision**

**1. Purpose)**

1.1 To report on the public consultation that took place between the 17<sup>th</sup> April and the 29<sup>th</sup> May 2008 on the Draft Haringey Housing Supplementary Planning Document (SPD) focusing on an objection raised by the Greater London Authority (GLA) on the proposed affordable housing tenure split.

**2. Introduction by Cabinet Member (if necessary)**

2.1 [click here to type]

**3. Recommendations**

3.1 That Members note the representations received to the Housing Supplementary Planning Document and agree an approach to deal with the GLA objection on affordable housing tenure split.

Report Authorised by: **Niall Bolger, Director of Urban Environment**

Contact Officer: **Ciara Whelehan, Team Leader Planning Policy (x5516)**

**4. Chief Financial Officer comments**

4.1 There are no significant financial implications arising from this report. The costs of

the consultation exercise are being met from within the approved budget for Planning, Policy and Development.

## **5. Head of Legal Services Comments**

5.1 The Head of Legal Services has been consulted and comments that the proposed SPD consolidates existing policies. The SPD can only provide guidance on existing UDP policies and cannot introduce new policies. In addition, the tests of soundness contained within Planning Policy Statement 12 include the statutory procedural and conformity tests and the test of conformity with the London Plan is clearly an issue. In July the Mayor published a statement that an alteration will be made to the London Plan granting greater discretion to Local Planning Authorities for the amount of affordable housing in Borough planning documents and development schemes. In addition, if the outcome of 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. The Core Strategy process can be used to further develop affordable housing policy options.

## **6. Local Government (Access to Information) Act 1985**

6.1 Background documents include:

- Haringey Unitary Development Plan, 2006
- The London Plan, 2008 (Consolidated with Alterations since 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.

## **7. Strategic Implications**

7.1 The SPD covers the whole of the borough as it deals with all housing issues 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.

## **8. Financial Implications**

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

## **9. Legal Implications**

These have been commented on in paragraph 5.1.

## **10. Equalities Implications**

10.1 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.

## **11. Background**

11.1 The UDP was adopted on 17 July 2006. Following the Full Council meeting 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, a Supplementary Planning Document would be the most appropriate way to provide clarity to existing UDP housing policies.

11.2 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.

11.3 The SPD will form part of the Council's LDF and will provide guidance to supplement the housing policies of the adopted UDP. 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.

## **12. Planning Context**

12.1 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).

12.2 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 introduce new policy.

## **13. Consultation**

- 13.1 The Draft Housing SPD was, along with an accompanying sustainability scoping report, issued for formal public consultation for a period of 6 weeks from the 17<sup>th</sup> April to the 29<sup>th</sup> May 2008. A Schedule of Responses to the consultation is attached at Appendix 1. We received a total of 14 written responses from individuals or organisations.
- 13.2 Overall the SPD was welcomed; however, the main area of concern was from the GLA relating to affordable housing. The proposal for a 50:50 housing tenure split between social rented and intermediate affordable housing provision as a starting point is not accepted by the GLA. It is not in general conformity with the London Plan which states that boroughs should take account of the London-wide 70:30 housing tenure split for social rented housing and intermediate housing provision in settling borough housing targets.
- 13.3 The GLA go on to comment that the proposed tenure split doesn't follow logically from the evidence presented in Haringey's Housing Needs Assessment (2007), which states that only half of households in the 'intermediate' band can afford the kind of intermediate housing that is likely to be built, and which recommends that intermediate provision be targeted at this higher income group. This together with the statement in paragraph 5.32 of the Housing SPD that "intermediate provision should be affordable to the majority of Haringey households in need" implies that social housing should meet the needs of the other half of households in the 'intermediate' band. This in turn suggests a split in the net housing requirement of just over 70:30, supporting the GLA's recommendation that the London Plan policy is adopted.
- 13.4 To bring the SPD into conformity with the London Plan (2008) the draft SPD will need to reflect the target split of 70% socially rented and 30% intermediate affordable housing.
- 13.5 It is recommended that Haringey accept the GLA's objection and revert to the 70:30 housing tenure split to ensure the SPD is in conformity with the London Plan. Any policy variations from a 70:30 housing tenure split needs to be locally justified. It is through the Core Strategy process that Haringey can introduce a 50:50 tenure split which will reflect local circumstances as well as being justified by robust housing evidence.
- 13.6 Following public consultation on the draft Sustainability Appraisal of the Housing SPD, the draft SPD will be amended if necessary and taken to the Cabinet in October for approval.

## 14. Conclusion

- 14.1 The Housing SPD will form part of the Council's Local Development Framework. The SPD can only provide guidance on the existing UDP policies – it does not introduce new policy.
- 14.2 To bring the SPD into conformity with the London Plan (2008) the draft SPD will need to reflect the target split of 70% socially rented and 30% intermediate affordable housing.
- 14.3 It is only as part of the Core Strategy process that Haringey can explore any policy variation from the London Plan 70:30 housing tenure split. Any future departure from the London Plan target will need to be based on clear evidence of local need and circumstances.

## **15 Recommendations**

- 15.1 That members agree to amend the SPD in accordance with the GLA objection on affordable housing and revert to the 70:30 housing tenure split.

Appendix 1 – Draft Schedule of Responses to Housing SPD