

Feedback from Consultation

Draft Housing Supplementary Planning Document Consultation

Purpose of consultation:	<p>The Housing SPD provides guidance to supplement the housing policies of the adopted Unitary Development Plan.</p> <p>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).</p> <p>The SPD is based on the following UDP objectives to:</p> <ul style="list-style-type: none"> • Maximise new housing opportunities; • Ensure that an adequate standard and range of housing, especially affordable and accessible housing in order to meet current and future needs in the borough; and • Help create mixed and balanced communities. <p>The SPD aims to help determine 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.</p> <p>The consultation was carried out to allow comment on the draft SPD.</p>
Methodology:	<p>The draft SPD was issued for formal public consultation according to statutory guidelines. This included:</p> <ul style="list-style-type: none"> • Details of the Draft SPD and Sustainability Appraisal Report sent to statutory consultees. These included adjoining boroughs, GLA, GOL, Natural England, Environment Agency and English Heritage • Draft SPD sent to local groups and bodies, all councillors and key council officers • All documents available at Haringey libraries and at 639 High Road, Tottenham and the Civic Centre, Wood Green • Consultation advertisement in the local press.
Findings:	<p>We received 14 written responses from individuals or organisations. The main areas of concern were:</p> <ul style="list-style-type: none"> • Affordable and social housing targets are consistently not being met • Affordable housing definition should be changed • The rigid use of floorspace standards could potentially hinder the number of housing conversions coming forward and so affect housing delivery and Haringey's ability to meet London Plan targets • The 50:50 split between social rented and intermediate affordable housing provision as a starting point is not accepted. It is not in general conformity with the London Plan which states that boroughs should take account of the

	<p>London-wide 70:30 split for social rented housing and intermediate housing provision in setting borough housing targets</p> <ul style="list-style-type: none"> • The proposed 50:50 tenure split does not follow the evidence presented in Haringey's housing needs assessment • Density should be considered on a site by site basis • Reference to utility infrastructure required in sections 4.5 – 4.7 of the SPD • Affordable housing nominations should be in accordance with the North London sub-region nominations agreement for the rented homes • Supports method of calculating "affordable housing provision" as habitable rooms instead of units per hectare
What does this mean for us?	Once the SPD comments are analysed the SPD maybe changed to reflect some of the comments made.
How were results communicated ?	A report will be sent to the Planning Committee. It will also be available to download from the Haringey website.
For further information, please contact:	Ciara Whelehan, ciara.whelehan@haringey.gov.uk
Dates of consultation:	17 April 2008 - 29 May 2008
Wards affected?	Borough-wide