

Haringey Local Development Framework – Core Strategy

Further consultation on CSSD -03 – September 2011

The following representation is by Colin Marr, submitted in a personal capacity:

This submission is concerned only with the proposed changes with respect to housing strategy. The amendments to the Core Strategy that are the subject of this re-consultation are to do with the Council's wish to revert to an earlier expression of the lower threshold of units requiring 50% affordable housing from 5 or more to ten or more.

Submission:

The revised version of Core Strategy 3.2 SP2 fails to explain or justify why the earlier proposed threshold of 5 or more units should be changed to ten or more units.

I object to the revised draft and wish to revert to the original version of paragraph 3.2.19 with the inclusion of a final sentence, such as: "The findings of the Housing Needs Assessment justify the Council requiring 50% affordable housing in sites of 5 or more units". Similar changes in paragraph 3.2.20 and in point 5 of the table (SP2 - Housing) after paragraph 3.2.2

I also object to the revision of paragraph 3.2.12, which no longer includes the second bullet point, which stated the Council's policy goals to include: "To maximise the supply of affordable homes". I would like this statement to be reinserted as an additional stated aim in the revised paragraph 3.2.12.

Justification for this submission:

The aspiration of the core strategy is clearly and correctly to strengthen the Council's commitment to providing more affordable housing. However, recent experience (September 2011) has shown that in a major 'flagship' residential led development (Haringey Heartlands with about 1000 units) it is thought unrealistic to expect an affordable level of more than between 14% and 24%.

This suggests that every opportunity to maximise the level of affordable housing should be taken, and lowering the threshold to 5 or more units would help in this respect.

Colin Marr

3 November 2011

