

From: Dave [dmorris@onetel.com]

Sent: 03 November 2011 21:25

To: LDF

Subject: HFRA reponse re LDF Affordable Housing trigger threshold

Haringey Federation of Residents Associations

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3rd November 2011

To: Haringey LDF team - ldf@haringey.gov.uk

From: Dave Morris - Secretary, Haringey Federation of Residents Associations

HFRA reponse re LDF Affordable Housing trigger threshold

Please note that the HFRA agrees with the response of Colin Marr on this matter - see below. The policies should insist on and enforce the greatest possible % of 'affordable housing' in every housing development, and that 'affordable' should be redefined so as to be genuinely affordable to those most in need.

Dave Morris
HFRA Secretary

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

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