

New Haringey Local Plan Housing virtual consultation event 7 January 2021



Agenda

Welcome	6.00 to 6.05
Presentation: Introduction to New Local Plan	6.05 to 6.15
Presentation: Housing	6.15 to 6.35
Comments & Questions	6.35 to 7.25
Final remarks, meeting close	7.25 to 7.30

Introduction to New Local Plan

- ▶ Guide future development
- ▶ Planning strategies and policies
- ▶ Determining planning applications
- ▶ Replace existing Local Plan 2017
- ▶ At the start of the process. Timetable likely to be:

Stage	Date
First steps consultation	Autumn 2020
Draft Local Plan consultation	2021
Proposed Submission Local Plan consultation	2021
Submission, Examination and consultation on any modifications	2021/22
Adoption	2022

Why a New Local Plan?

- ▶ To continue to have a robust planning framework for the borough which incorporates the Council's aspirations
- ▶ The primary reasons for undertaking this now are:
 - Reason 1: New Borough Plan
 - Reason 2: Declaration of Climate Emergency
 - Reason 3: Changes to national planning policy and guidance
 - Reason 4: New London Plan
 - Reason 5: Respond to housing delivery challenges
 - Reason 6: Support COVID-19 recovery and renewal

How will we develop the New Local Plan?

- ▶ The key components of the process are:
 - Evidence gathering - to inform Plan and assess its likely effects
 - Engagement and consultation - with residents, local businesses, community groups and other key stakeholders and strategic partners
 - Statutory framework - legislative requirements relating to Plan preparation

New Local Plan: Structure

- ▶ New Local Plan structure will be based on the Borough Plan priorities:

HOUSING

PEOPLE

PLACE

ECONOMY

- ▶ Housing is Borough Plan Priority 1

HOUSING

A safe, stable and affordable home for everyone, whatever their circumstances

- ▶ New Local Plan key tool for addressing the multiple housing failures
- ▶ Other key documents: Haringey Housing Strategy

BOROUGH PLAN

2019 – 2023



Haringey
LONDON

New Local Plan: First Steps Engagement

Engagement open from
16 November 2020 until
1 February 2021

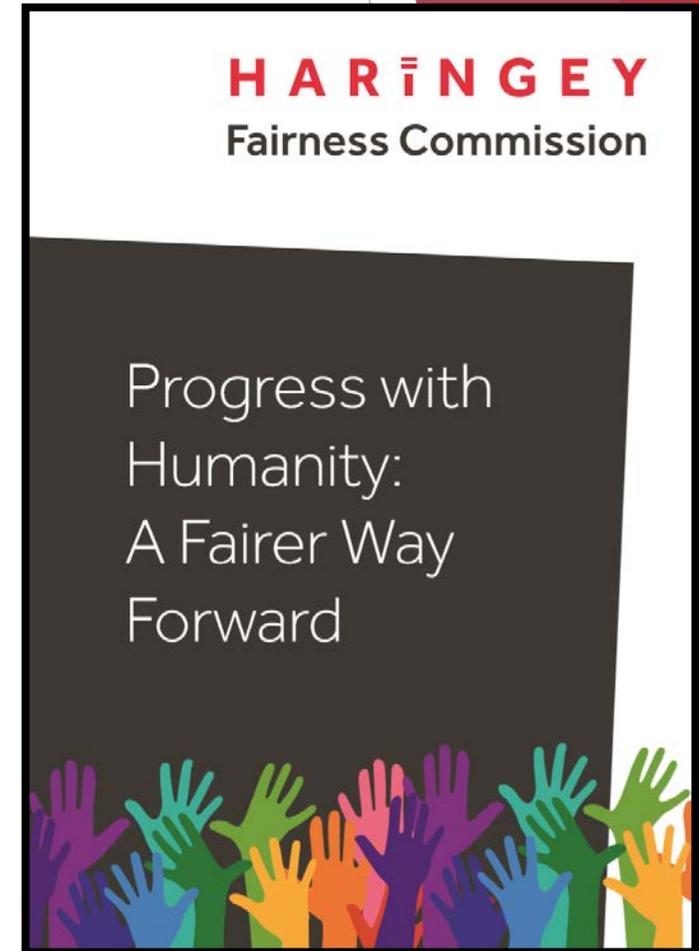
- ▶ First step in preparing New Local Plan
- ▶ Set out key issues and challenges for the future planning of the borough
- ▶ Identify opportunities and options
- ▶ No draft policies or proposals
- ▶ Begin conversation about new Local Plan



Comments & Questions

New Local Plan: Housing

- ▶ Housing crisis is a huge and urgent challenge
- ▶ Haringey Fairness Commission Report set out that secure, good quality housing is a foundation of a decent life and highlighted housing disadvantage as a key factor that contributes to inequalities between different groups of residents in the borough.
- ▶ Crisis exacerbated by COVID-19
- ▶ New Local Plan a key tool for addressing multiple housing failures
- ▶ It should support the delivery of good quality homes of all kinds, in good quality neighbourhoods, and ensure that new developments provide affordable homes with the right mix of tenures to meet local needs



Housing

London

Has not been building enough new homes to meet its housing needs



HOUSE PRICES AND RENT

House prices and rents have never been higher compared to incomes

OVER THE LAST

40

YEARS



shrinking supply of genuinely affordable housing



There are issues with both over-crowding and under-occupation

A result of these failures in Haringey has been

- ↓ Major decline in owner occupation
- ↓ Decline in social rented housing
- ↑ Private rented sector going up

The consequences of which are:

- ↑ Growth in overcrowding, homelessness and rough sleeping.
- ↑ Increased levels of poverty, indebtedness, evictions and forced relocations.

Haringey

As of 2018 most residents lived in a rented property



Home ownership is out of reach for many of Haringey's existing residents.

Rising private rent levels in Haringey have increased the number of households who need assistance from the Council.

IN 2019 MORE THAN **3,000** RENT

households in Haringey were living in temporary accommodation (statutory homeless)

The proportion of renters has increased while the proportion of home owners decreased



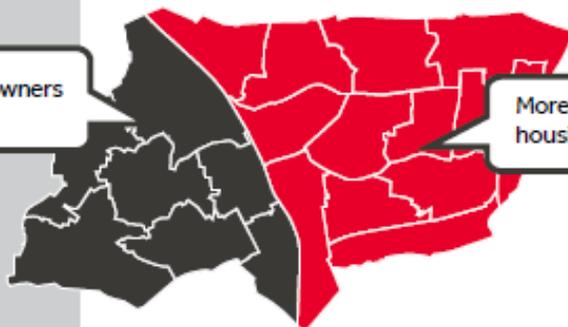
The COVID-19 pandemic has demonstrated very clearly the essential role of housing in supporting public health. Social tenants and private renters have been particularly exposed to the crisis



Rising private rent levels in Haringey have increased the number of households who need assistance from the Council

More homeowners in west

More social rented housing in the east



There are major risks to wellbeing from living in overcrowded homes without access to quality open spaces

New Local Plan: Housing supply

- ▶ How can the New Local Plan support the delivery of an increased number of homes to meet the housing needs of the borough and provide additional housing choice?
- ▶ New Local Plan must help significantly boost the supply of new housing
- ▶ Since 2011 shortfall of c. 2000 homes versus target
- ▶ New Local Plan is required to deliver the minimum housing target set out in the New London Plan
 - ▶ 1,592 homes per year.
 - ▶ Of this, at least 260 new homes should come from small sites (below 0.25 hectares in size).
- ▶ Need clear strategy
- ▶ Growth approaches consultation event (11 Jan)

New Local Plan: Affordable housing (AH)

- ▶ Failure in affordability
- ▶ New Local Plan a key tool for helping increase the supply of genuinely affordable homes. It should ensure that new developments provide affordable housing with the right mix of tenures to meet the wide range of needs across the borough.
- ▶ Current AH target is 40%
- ▶ 60% affordable rent (including social rent) and 40% intermediate (except within Tottenham AAP area)
- ▶ Strong track record of securing AH (39% since 2011)
- ▶ However, AH not necessarily affordable to residents
- ▶ Revised Appendix C to Housing Strategy
- ▶ Homes for general needs with explicit preference for social rent homes
- ▶ New Housing Strategy

New Local Plan: Affordable housing (AH)

- ▶ How can the New Local Plan help increase the number of high quality, genuinely affordable homes delivered in the borough?
- ▶ See if possible to increase AH target
 - ▶ But cannot make development unviable
 - ▶ May require trade-offs
- ▶ Explore whether New Local Plan can secure AH contributions on all schemes
- ▶ Set out clear priorities for delivering genuinely affordable homes
- ▶ Can prioritise Social Rent but London Plan requires that at least 30% of AH is intermediate
- ▶ Acknowledge risks relating to First Homes/PD rights
- ▶ Challenging viability
- ▶ Tenure integration

New Local Plan: Existing stock

- ▶ Under-occupancy/overcrowding
- ▶ How can the New Local Plan get the best use out of the borough's housing stock?
- ▶ Current policy to protect supply of larger family homes
- ▶ Removed PD rights for small HMOs in east of the borough
- ▶ Continue with existing approaches but opportunities to refine details

New Local Plan: Housing mix, housing quality and accessible housing

- ▶ What are the priorities for the type and size of new homes?
- ▶ How can the New Local Plan help address specific housing issues affecting disabled people?
- ▶ Fairness Commission
- ▶ Public health function of housing highlighted by COVID-19
- ▶ Policies on housing mix
- ▶ Follow space standards in London Plan
- ▶ Follow accessibility standards in Building Regulations

New Local Plan: Specialist Housing

- ▶ How can the New Local Plan support the delivery of specialised housing models to help meet need?
- ▶ These include:
 - Supported and specialised accommodation
 - Specialist older persons housing
 - Gypsy and Traveller accommodation
 - Purpose-built student accommodation
 - Large-scale purpose-built shared living
 - Self-build and custom build housing
- ▶ Full range of housing types required
- ▶ High quality accommodation that meets the requirements of the specific user group

Comments & Questions

How to comment

- ▶ Comments must be received by 5pm on Monday 1 February 2021 and can be made:
 - ▶ Via our dedicated consultation website:
<https://haringeynewlocalplan.commonplace.is/>
 - ▶ Via email to planning.policy@haringey.gov.uk
 - ▶ Via post to: Haringey New Local Plan Consultation
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Wood Green
London N22 7SG