

Placemaking & Housing

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Supporting Statement

Ashley Road Depot – Section 73 Application to amend planning condition 16 of Planning Permission Reference HGY/2022/0752 and revise tenure mix.

Background

Full planning permission for the development of Ashley Road Depot was granted on 31st August 2022 for a housing-led mixed-use scheme comprising 272 residential units and 174 sqm of class use E floorspace, ranging from four to thirteen storeys.

Planning permission ref: HGY/2022/0752 approved the following development:

“Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site”.

The scheme as approved proposed 50% of the residential accommodation at Social Rent and 50% at Market Sale. Twenty-eight homes will be fully accessible for wheelchair-users. The breakdown of accommodation is as follows:

Unit size	Market Sale	Social Rent
1B 2P	56	10
2B 3P	11	7
2B4P	69	27
3B5P		59
3B6P		8
4B6P		10
4B7P		13
4B8P		2
Total	136	136

Table 1: Accommodation mix as per consented scheme.

Proposed Amendments

The council is seeking to amend planning condition 16, reflecting a cabinet approved decision to convert all 136 Social Rent and 136 market sale homes to housing at London Affordable Rent levels. The existing planning condition ‘16’ states:

“Notwithstanding any provisions to the contrary, the 136 of the residential units within the development hereby approved shall be provided for rent at Council social-rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing in advance by the Local Planning Authority”.

As outlined in the original planning application, Haringey Council has an ambitious programme to deliver 3,000 new council homes by 2031. This is a key corporate priority, given that like many other local authorities, Haringey is facing an acute demand for housing with more than 12,500 households on our housing waiting list.

Following a review of the plans for this site, on 7 February 2023, Haringey Council's Cabinet approved the provision of all homes at London Affordable Rent levels which is reflected in the following proposed amendments to planning condition 16:

"Notwithstanding any provisions to the contrary, all homes shall all be provided at London Affordable Rent levels or Social Rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing in advance by the Local Planning Authority".

This change is a positive step taken to accelerate the delivery of new council homes in the borough. The uplift in rent to London Affordable rent levels will help to financially support this change and ensure that the provision of homes for market sale is no longer required.

Please note that the bedroom mix and provisions of wheelchair accessible homes remains the same as in the original planning application, with just over a third of the homes either three or four bedrooms. Table two illustrates the revised proposal for all of the homes at affordable rent levels as against the Haringey Council Housing Strategy 2017 – 2022.

Percentage Dwelling Mix for Affordable Rented Housing		
	Council Target (Housing Strategy)	Ashley Road Depot Scheme (100 % affordable rent)
One Beds	11 %	24%
Two Beds	45 %	42%
Three Beds	33 %	25%
Four Beds	11 %	9%

Table 2: Haringey Council Housing Strategy 2017 - 2022

Haringey 2021 Census data shows that 3,822 Council tenant households have spare bedrooms with 1,450 of those households headed by a tenant aged over 65. A Lettings and Housing Management Plan to cover one-and two-bedroom homes will be developed to address this, targeting older tenants with spare bedrooms to encourage them to move to new high-quality new homes for the right size. This in turn will free their existing larger homes for letting to meet the needs of some of the 3,642 Council tenant households shown by the Census to be living in overcrowded homes.

The proposals also seek to address the additional children's play space requirements due to the change in tenure, with further financial contribution to local play facilities that will support the implementation of a Phase Two of the improvements planned to Down Lane Park. This is detailed in the following section. The application proposes no other amendments to the scheme as permitted and does not anticipate any additional impacts to the local area.

A summary of the proposed changes to the application are below:

Key Information	Approved scheme - HGY/2022/0752			Proposed Amended Scheme pursuant - S73 application.	
Building Heights	Unchanged			Unchanged	
Non – residential floor space	174 Sqm (class use E)			Unchanged	
Residential Units	272			Unchanged	
Dwelling Mix	Unit size	Market Sale	Social Rent	Unit Size	Social Rent
	1B 2P	56	10	1B 2P	66
	2B 3P	11	7	2B 3P	18
	2B4P	69	27	2B4P	96
	3B5P		59	3B5P	59
	3B6P		8	3B6P	8
	4B6P		10	4B6P	10
	4B7P		13	4B7P	13
	4B8P		2	4B8P	2
	Total	136	136	Total	272
Affordable Housing Tenure split	50 Market Sale/ 50 % Social Rent			100% London Affordable rent	
Car Parking	Unchanged			Unchanged	
Cycle Parking	Unchanged			Unchanged	

A plan (drawing reference: 3742B - SK-230705-01) is submitted with the application highlighting the proposed tenure changes, in addition to the approved drawings and documents associated with the original planning permission as set out in the appendix.

Play space requirements.

The change in tenure will impact on the quantum of play space provision required by planning policy. Whilst the revised tenure meets play space requirements for children up to aged 11, there is a shortfall in play space provision for ages of 12-17. The Council does appreciate that providing adequate play provision is important, and as a consequence, there will be financial contribution towards the planned transformation of Down Lane Park.

Led by the Council's Regeneration and Economic Development Team, improvements to Down Lane Park are expected to be delivered in two phases, over a two-year construction period. Phase two will be delivered from 2024 and will include play space provision for older children (above the age of 12), where natural play style equipment will be introduced. Following the results of a recent public [consultation](#), the exact nature of these improvements and associated delivery times are under review.

Policy Context

Housing

The switch to affordable rented housing will support the delivery of the Housing Priority in the new Borough Plan, which sets out in its first outcome that "We will work together to deliver the new homes

Haringey needs, especially new affordable homes.” Within this outcome, the Corporate Delivery Plan sets the aim to “Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes.”

In particular, the switch to London Affordable rent will support the council to deliver 3,000 new council homes by 2031. Thereby contributing directly to the strategic outcomes on new housing supply that are at the core of the aims of the Council as expressed in the Borough Plan.

The delivery of Ashley Road Depot will support three key strategic objectives listed in Haringey’s [Housing Strategy 2017 – 2022](#). The delivery of 272 new homes at affordable rent levels will contribute towards a step change in the number of new homes being built (strategic objective “one”); drive up the quality of housing for all residents (strategic objective “three”) – through the adoption of energy efficient design, which aims for Passivhaus certification; and ensure housing delivers wider community benefits (strategic objective four), through a financial contribution towards improvements at Down Lane Park.

Planning

The site is included as part of the Ashley Road North site allocation (Policy TH7) in the Tottenham Area Action Plan (2017) and has been identified to provide significant residential development. The Council’s housing target as set by the London Plan is 1,592 dwellings per annum. London Plan Policy H1 states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, including through the redevelopment of surplus public sector sites. Policy DM10 of the DM DPD seeks to increase housing supply and seeks to optimise housing capacity on individual sites.

Policy AAP3 of the Tottenham AAP states that to improve the diversity and choice of homes and to support sustainable communities in Tottenham the Council will seek the delivery of 10,000 new homes across the AAP area.

The London Plan 2021 emphasises the importance of delivering genuinely affordable housing, The Mayor’s preferred affordable housing tenures as set out in the London Plan include homes based on social rent levels, including London Affordable Rent.

The NPPF 2021 states that where it is identified that affordable housing is needed, planning policies should expect this to be provided on site in the first instance. The London Plan also states that boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low-cost rented units. Policy DM13 of the DM DPD states that developments with capacity to accommodate more than ten dwellings should provide affordable housing and highlights a preference for social and affordable rented accommodation.

As highlighted above, this proposal forms part of the Council’s Housing Delivery Programme which seeks to increase Council owned, council rent homes in the borough through the delivery of 3,000 new council homes by 2031. It aims to address the Council’s housing waiting list through the provision of a wide range of housing typologies and to address issues relating to the over and under occupation of the existing housing stock to ensure the effective use of public assets and funding.

The provision of affordable homes across the site will complement the range of tenure and typologies being delivered in the wider Action Plan Area and assist in promoting mixed and balanced communities.

Policy S4 of the London Plan seeks to ensure that all children and young people have safe access to good quality play and informal recreation space, which is not segregated by tenure. At least 10 sqm per child should be provided to all qualifying developments.

The revised scheme meets play space requirements for children up to aged 11. However, there is a shortfall in play space provision for ages of 12-17. This will be met through a financial contribution towards Down Lane Park.

It is considered that the proposed provision of affordable rented homes across this scheme at London Affordable Rent housing levels will make a significant contribution to meeting an identified local need and is fully compliant with national, regional and local planning policy and guidance in this respect.

Conclusion

The amendments to the scheme proposed under this Section 73 application seek to change the tenure to allow the delivery of all homes by the Council on the site at affordable rent levels. The layout, design and quantum of residential and commercial floorspace will remain unchanged.

The Ashley Road Depot site will deliver a range of significant planning and regeneration benefits, in terms of maximising the delivery of high-quality new homes; employment generation and the local economy; its responsive dwelling mix and contribution towards creating a sustainable community; its design quality and townscape response; local environmental enhancement and sustainability and renewable energy use. The provision of more affordable rented residential accommodation will address housing need and bring significant benefits to the local community.

The revised tenure complies with the objectives and requirements of the Development plan and is acceptable with regards to all other material planning considerations. We respectfully submit that planning permission should be granted for this Section 73 application.

Appendix

Approved drawings:

Existing: BVES-A4-Misc, 3649-LB-XX-XX-DP-A-1100, 3649-LB-XX-XX-DP-A-1010, 3649-LB-XX-XX-DP-A-1020, 3649-LB-XX-B1-DP-A-1030, 3649-LB-XX-00-DP-A-1031, 3649-LB-XX-01-DP-A-1032, 3649-LB-XXXX-DE-A-1040, 3649-LB-XX-XX-DE-A-1041, 3649-LB-XX-XX-DS-A-1050; Proposed Plans: 3649-LB-XXB1-DP-A-1200-GA, 3649-LB-XX-00-DP-A-1201-GA, 3649-LB-XX-01-DP-A-1202-GA, 3649-LB-XX-02-DPA-1203-GA, 3649-LB-XX-03-DP-A-1204-GA, 3649-LB-XX-04-DP-A-1205-GA, 3649-LB-XX-RF-DP-A-1206-GA; Proposed Elevations: 3649-LB-XX-XX-DE-A-1300-GA, 3649-LB-XX-XX-DE-A-1301-GA, 3649-LB-XXXX-DE-A-1302-GA, 3649-LB-XX-XX-DE-A-1303-GA, 3649-LB-XX-XX-DE-A-1304-GA, 3649-LB-XX-XX-DEA-1305-GA, 3649-LB-XX-XX-DE-A-1306-GA, 3649-LB-XX-XX-DE-A-1307-GA; Proposed Sections: 3649-LB-XX-XX-DS-A-1400-GA, 3649-LB-XX-XX-DS-A-1401-GA, 3649-LB-XX-XX-DS-A-1402-GA; Landscape Plans: 3649-LB-XX-00-DR-L-9000 (Rev. P02), 3649-LB-XX-00-DR-L-9001 (Rev. P02), 3649-LB-XX-00-DRL-9002 (Rev. P02), 3649-LB-XX-XX-DS-L-9100, 3649-LB-XX-XX-DD-L-9200, 3649-LB-XX-XX-DD-L-9201, 3649-LB-XX-XX-DD-L-9202.

Approved Supporting documents:

Planning Statement, Design & Access Statement, Flood Risk Assessment and Drainage Strategy, Statement of Community Involvement, Daylight & Sunlight Report, London Plan Fire Statement, Air Quality Assessment, Noise and Vibration Impact Assessment Report, Ground Investigation Report, Asbestos Demolition Survey, Unexploded Ordnance Desk Survey, Preliminary Ecological Appraisal, Bat Survey Report, Tree Survey and Arboricultural Impact Assessment, Energy and Sustainability, Embodied Carbon Assessment, Mechanical and Electrical Services, RIBA Stage 3 Civil and Structural Engineering Report, Townscape, Heritage and Visual Impact Assessment, Archaeological Desk-Based Assessment, Transport Assessment, Investigation of Underground Services, CCTV Survey Route Inspection document.