

Planning Statement

Land at Partridge Way s73



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Introduction



1. Introduction

1.1 The Haringey Housing Delivery Team (the ‘Applicant’) were granted full planning permission for the redevelopment of land on Partridge Way, N22 for residential use on the 21st March 2022. Planning permission ref: HGY/2021/2075, was approved for the following:

‘Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children’s play space. Relocation of existing refuse/recycling facility.’

1.2 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.

Site Description

1.3 The application site lies just to the north of Bounds Green Road on Partridge Way and Trinity Road, in the Bounds Green ward of Haringey. It is situated mid-way between Bounds Green local centre and underground station to the north and Wood Green town centre and underground station to the south. Both centres are approximately 10-15 minutes’ walk away along Bounds Green Road.

1.4 The site comprises two triangular shaped parcels of land - one measuring approximately 0.0483 ha, forms the corner of Partridge Way and Trinity Road, and the other is an area of green space measuring approximately 0.0791 ha further along Partridge Way.

1.5 The corner plot represents the developable area as part of this application and sits at the end of a terrace of post-war Council housing along Trinity Road. It is paved and open on its boundary with Trinity Road and accommodates a row of 18 garages fronting Partridge Way. A recycling bin facility is currently positioned on part of the pavement on its corner with Trinity Road. The remaining area of the site, subject to proposed landscaping improvements occupies communal green amenity space at the end of Partridge Way and serves the surrounding properties.

1.6 Partridge Way forms part of a post-war Council development of 203 properties comprising two large 15-storey tower blocks accommodating 84 flats each, and 35 two-storey terraced houses. A small single-storey community hall sits between the two towers in use a nursery with an external play area (Wood Green Pre-School Playgroup). Partridge Way features several grassed and landscaped spaces and approximately 71 parking bays serving the adjoining properties. The parking spaces comprise a row along the northern side of Partridge Way and court at its far end.

1.7 The developable part of the site sits opposite and to the south of the two tower blocks across Partridge Way and next to the row of terraces backing onto Trinity Road.

Site Context

1.8 The wider urban area is characterised by a range of traditional and contemporary post-war residential development and non-residential buildings. These comprise of a wide variety of property types, sizes and architectural styles including rows of Edwardian houses opposite Bounds Green Road to the south and Victorian villas and terraces to the north and east, and further Council developments comprising houses and

blocks of flats interspersed with amenity space and parking. Other buildings of note in the immediate area include Braemar Avenue Church to the south opposite Bounds Green Road, The Prince Public House and St. Barnabas Church to the south-east on Trinity Road and the Trinity Primary Academy just beyond. The surrounding area also features a range of public open spaces near the site, namely Finsbury Gardens, Trinity Gardens and Nightingale Gardens.

- 1.9 The application site has no formal planning policy designations. It should be noted however, that the Bowes Park Conservation Area lies to the north and north-east of the site and the Trinity Gardens Conservation Area to the south and south-east. The site is also in a Flood Zone 1 but not within a Critical Drainage Area and there are no protected trees present.
- 1.10 The Public Transport Accessibility Level (PTAL) of the site is 4/5, regarded as very good. Bounds Green and Wood Green underground stations are within a short walking distance from the site as are several bus stops serving 4 local bus services across the area. The nearest National Rail station are Alexandra Palace which is a 600-metre walk from the site to the south and Bowes Park, a similar distance to the north (approximately 10 mins walk).
- 1.11 The local area offers a wide range of retail and commercial facilities centred in and around Bounds Green and Wood Green centres, in addition to community related uses including nurseries, schools, leisure facilities and parks and open spaces.
- 1.12 The footpaths in proximity to the site are wide and in a good state of repair and the walk routes from the site to local public transport access points are straightforward. The site is near several cycle routes including a local cycle route with lane markings which runs along Bounds Green Road adjacent to the site and links Wood Green to Northumberland Park.

Proposed Amendments

- 1.13 The Haringey housing Delivery Team is seeking a minor material amendment (S. 73) to vary condition 17 planning permission (ref. HGY/2021/2075) granted on 21/03/2022, reflecting a cabinet approved decision to convert all the Social Rent homes to allow them to be rented at London Affordable Rent levels.

- 1.14 The existing planning condition '17' states:

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

Reason: To define the scope of this permission in relation to the provision of affordable housing.

Housing Context

- 1.15 The last few years have posed a significant challenge to the construction industry due to a number of economic factors including increased interest rates, build cost inflation, reduced and more expensive labour force and *regulatory inflation*: Fire and building safety standards rising, the push for zero carbon sustainability measures, biodiversity net gain culminating in substantial financial challenge to the deliver of homes, especially affordable housing. This has resulted in the private sector stepping back from traditional homes to pursue more 'co-living' developments such as student accommodation, which have much better returns in the current market, were LPA's support such proposals.
- 1.16 These factors have resulted in a drop in construction for house building. Current new-home starts are down 60% against the 2014/15 peak, with planning permissions also 60% down, and applications down 70% across London. This has led to companies

across the construction sector folding, further compounding the challenge of delivery due to increasing delivery times and raising costs.

- 1.17 To ensure the Council can continue to deliver its affordable house building program sustainably, a review was undertaken to address the significant challenges in the construction industry as set out above. A number of options were considered, including cross subsidy from private sales, or intermediate products, both of which are current less viable than affordable in the current market, leading to consideration for alternative rent levels. The key driver for the Council is to meet the greatest need, low-cost affordable housing, which is also the affordable housing product required to gain grant funding on the GLA's current programme. As a result London Affordable Rent (LAR) was considered, which delivers a low-cost affordable housing rent levels, while being at a slightly higher level than council or formula rents, therefore allowing for improved viability within the programme.
- 1.18 In 2024 Haringey Council's Cabinet approved the provision of all homes within the pipeline to be available at London Affordable Rent levels as well as at social rent levels, allowing flexibility to improve the finances were necessary. This flexibility was included to help address financial pressures as mentioned above. 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, increasing the delivery of more council homes.
- 1.19 Please note that the proposed amendment would change the scheme in no other way, bedroom mix and provisions of wheelchair accessible homes remains the same as in the original planning application, as does the physical structure of the building.

History



2. History

Planning History

- 2.1 The site was granted planning permission on the 21st March 2022 (ref: HGY/2021/2075) for:

Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.

- 2.2 The majority of the conditions attached to the above planning permission have now been discharged by the Haringey Housing Delivery Team with Formation Build and Design, the main contractor for the build.

- 2.3 No other planning history is of relevance to the current proposals. Historical data indicates that the site has remained unchanged since the development of Partridge Way in the early 1970's.

Planning Policy and Legislation



3. Planning Policy and Legislation

Housing

- 3.1 The switch to London 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, due to the increased financial support, 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.

- 3.2 This has come about, following a review of the housing delivery program to address the significant challenges in the construction industry at present (set out on pages 6-7), Haringey Council’s Cabinet approved the provision of all homes within the pipeline to be available at London Affordable Rent levels as well as at social rent levels. This flexibility has been included to help address financial pressures and is considered 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, increasing the delivery of more council homes.
- 3.3 The challenges presented by adverse economic changes, mean that the Council has had to consider how best to be able to maintain financial sustainability to ensure the continuation of a strong and resilient

new build programme. A number of options were therefore modelled to explore the councils options, including changing from formula rent to Shared Ownership or London Living Rent or London Affordable Rent. While all of these options would provide a level of affordable housing, the intermediate products, Shared Ownership or London Living Rent, would not meet the greatest need within the borough, which stands at 80% demand for low-cost rents, furthermore there is currently a surplus of intermediate product housing available in the borough, as such these have been discounted.

- 3.4 The option which best ensures the long-term sustainability of the HRA is to use London Affordable Rent for some new homes. This, as a social housing product, means the aforementioned need is met, while in financial terms this tenure qualifies for a great per unit level of funding from the Building Council Homes for Londoners 2016-23 Grant Funding regime, if let at a London Affordable Rent (LAR) level.

London Affordable Rent

- 3.5 London Affordable Rent was introduced by the Mayor of London in 2016 as a social housing product for new affordable homes funded by Building Council Homes for Londoners (BCHFL) grant. It reflects the 2015/16 formula rent cap (i.e. the maximum level of social rent) uprated by CPI plus one per cent every year. These rents are at the same level anywhere in London. LAR homes are let by councils on secure tenancies, and by other registered providers.
- 3.6 The BCHFL grant programme allocated grant on the basis that homes for low-cost rent would be let at London Affordable Rent (LAR) rather than formula rent. The historically relatively low level of grant reflects this expectation, where the slightly high rent levels at LAR would make up the difference

over formula rent levels. As, such if the Council lets homes funded by BCHFL at formula rent levels, the current programme would no longer be financially viable.

- 3.7 Letting homes at LAR would support a financially viable programme, while also being genuinely affordable to tenants, as this maintains low-cost rent. London Affordable Rent is by some distance the cheapest kind of rent available.
- 3.8 While LAR is slightly more than the formula rent cap, in 2022-23 this represented £12.61 p/w more for a one-bedroom home; £13.36 for a two-bed, £14.10 for a three-bed and £14.85 for a four bed. LAR is significantly less than the Local Housing Allowance rate, meaning that any tenant entitled to Housing Benefit, or the housing element of Universal Credit, would have their housing costs covered.
- 3.9 To conclude, the change for some of the new Council Homes to allow for LAR rent levels, would not impact the affordability for tenants significantly as this increase in minor and covered completely for benefit entitled tenants, while helping to make the Council housing programme sustainable financially, ensuring the longevity of the programme.

Planning

- 3.10 Planning Policy Framework 2021 (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.
- 3.11 Policy H4 requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals

on public land should deliver at least 50% affordable housing on each site.

- 3.12 Delivering more genuinely affordable housing is a key strategic issue for London. Meeting the need for circa 43,500 affordable homes per year, as established in the 2017 Strategic Housing Market Assessment (SHMA), will require an increase in affordable housing contributions from all sources. All schemes are expected to maximise the delivery of affordable housing and make the most efficient use of available resources. This is critical to enabling London to meet the housing needs of its workforce and maintain the function and resilience of the city.
- 3.13 The Mayor is committed to delivering genuinely affordable housing. Within the broad definition of affordable housing, the Mayor’s preferred affordable housing tenures are:
 - Homes based on social rent levels, including Social Rent and London Affordable Rent;
 - London Living Rent; and
 - London Shared Ownership.
- 3.14 London Affordable Rent and Social Rent homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator’s Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and London Affordable Rent homes are capped at benchmark levels published by the GLA. Rents for both are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF. More detail is contained within the Mayor’s Homes for Londoners Affordable Homes Programme funding guidance. These homes will be allocated in accordance with need (based on the borough’s allocations policy).
- 3.15 Local Plan Strategic Policies DPD 2017 (hereafter referred to as Local Plan) sets out the long-term vision of the development of Haringey by 2026 and also sets out the

Council's spatial strategy for achieving that vision.

- 3.16 Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.
- 3.17 The Development Management DPD 2017 (hereafter referred to as the DM DPD) supports proposals that contribute to the delivery of the strategic planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites. Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on all sites.
- 3.18 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.
- 3.19 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.
- 3.20 London Affordable Rent as with Social Rent, is considered to be a low-cost rented tenure, aiming to deliver homes at the lowest rent levels within the rented sector. The provision of LAR and Social Rent remains compliant with both Haringey affordable hous-

ing Policy DM 13 to deliver social/affordable rent and London Plan policy H6 to deliver low-cost rented homes. This change would see no difference in the tenure mix of the proposed development but would allow the LPA further flexibility with the levels of rent offered to tenants within the guidance set out in London Plan (2021) Policy H6.

- 3.21 As set out above, the proposed change would continue to deliver low-cost rented tenures, delivering the aims of the relevant planning policy and would help to deliver much needed affordable housing for the borough.

Conclusion



4. Conclusion

- 4.1 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 London affordable rent levels. The layout, design and quantum of residential and commercial floorspace will remain unchanged.
- 4.2 The Partridge Way development will deliver a range of significant planning and regeneration benefits, in terms of maximising the delivery of high-quality new homes, attractive, and sympathetic to the locality, optimises the potential of the site for affordable housing and seeks a development which is safe, inclusive and accessible, in accordance with policy at all levels. The scheme will also significantly improve the quality of public realm in the vicinity of the site and enhance biodiversity. The provision of more affordable rented residential accommodation will help to address housing need and bring significant benefits to the local community.
- 4.3 The change for the new Council Homes to allow for London Affordable Rent levels, would not impact the affordability for tenants significantly, while helping to make the Council housing programme sustainable financially, ensuring the longevity of the programme.
- 4.4 With consideration to the above, the Applicant respectfully requests that this Section 73 application is granted on the basis that the proposed development accords with the Development Plan and other relevant material considerations that weigh in favour of this planning proposal to deliver 23 new London Affordable Rented homes.

