



Planning Service

Rob Krzyszowski Assistant Director Planning Service

The Planning Inspectorate
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On behalf of
Matthew Gunning
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Development Management
40 Cumberland Road, Wood Green, London N22 7G.
Ref: APP/Y5420/W/21/3279945
LPA Ref: HGY/2020/2762

Date: 03/02/2022

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Site: Jameson Lodge, 58 Shepherds Hill, N6

Comments on the appellant's Housing Delivery Test

Further to your e-mail dated 27th January concerning the Appellant's final comments please find below our response.

In respect of the Housing Delivery Test the Council would outline that there has been a significant increase in housing delivery in the borough in the last year as reflected in the measurement of 75%. As such maximum weight should be given to the Council's own Development Plan in planning decisions as opposed to having to give a greater than usual amount of weight to the NPPF's PIFSD as a significant material consideration. This is particularly relevant in this case given the development will only yield one additional unit and also mindful of the planning history of the site.

It is accepted the Council will be required to produce another Action Plan and must continue to include a 20% buffer in its five-year housing land supply. The Council are preparing a new Local Plan with new site allocations and are therefore actively seeking to allocate sufficient land to achieve its housing targets.

Yours faithfully

Matthew Gunning
Team Leader - Development Management

