



STATEMENT OF COMMON GROUND

Between

ENFIELD COUNCIL

AND

GREATER LONDON PLANNING AUTHORITY (GLA)

In respect of Enfield Council's Development Management Document

This Statement of Common Ground has been prepared to resolve the issue of non-conformity with the London Plan raised by the Greater London Planning Authority (GLA) on behalf of the Mayor London in respect of Affordable Housing.

Matter

In Respect of Issue (Document Order)	Representation Ref. No
DMD 1 Affordable Housing	DMD 1/16/001

Officers of Enfield and the GLA met on the 6th March 2014 to discuss the issue of non-conformity raised by the GLA (Rep no. 16) on affordable rent in its letter of 2nd October 2013. The GLA have clarified that the area of specific conformity with the London Plan was that of locally capped rent levels. The GLA considers the current wording within DMD 1 Policy "at rent levels...." could conceivably be interpreted as capping rents at a local level through the planning system, expressly discouraged in the Revised Early Minor Alterations to the London Plan ("REMA") and the subject of recent judicial review proceedings. The GLA officers confirmed that the original representation (DMD1/16/001) objecting to the content of paragraphs 2.1.3 and 2.1.4 being inaccurate or unsupported by evidence referred to in its letter of 2nd October 2013, no longer stands.

During discussion on the 6th March, and through subsequent correspondence the GLA now propose the following amendment for the Council's consideration. It suggested that Policy DMD1 should be amended by the omission of the words "at rental levels".

DMD 1 Affordable Housing on Sites Capable of Providing 10 units or more

Development should provide the maximum amount of affordable housing having regard to:

- a. the borough-wide affordable housing target of 40%; and
- b. the need to provide an appropriate mix of tenures to meet local housing need and reflect a borough wide target of 70% social rent and Affordable Rent; and 30% intermediate.

Any negotiations on an appropriate tenure mix will take into account the specific nature of the site; development viability; the need to achieve more mixed and balanced communities; particular priority to secure affordable family homes ~~at rental levels~~ which meet both local and strategic needs; available funding resources; and evidence on housing need.

Mixed tenure residential development proposals must be designed to be 'tenure blind', so that the scheme as a whole is well integrated, cohesive and complementary. Tenure should be spread throughout the development to prevent concentrations or clear distinctions.

This policy should be read in conjunction with Core Strategy policy 3.

Enfield Council agrees to the deletion of text 'at rent levels' proposed by the GLA to address the outstanding issue of conformity with the London Plan. The Council confirms paragraph 2.1.4 summarises the Council's objectively assessed needs for affordable housing through robust evidence of local affordability levels and provides a platform on which to begin negotiations.

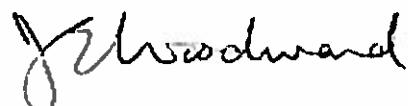
The Council has set out a detailed response to the Inspector's specific question over conformity of DMD1 and its justification in paragraphs 2.1.3 and 2.1.4 and, more generally, the question whether the Council's approach to affordable rented housing is justified, under Matter 2 Housing & Community [FS-02].

Signed on behalf of Greater London Authority



John Lett
Strategic Planning Manager
Greater London Planning Authority
Date: 26th March 2014

Signed on behalf of Enfield Council



Joanne Woodward BA (Hons) MRTPI
Head of Strategic Planning and Design
Regeneration, Leisure and Culture
Date: 26th March 2014