

(KXRLG extract...)

Camden Core Strategy – Preferred Options Housing extract

Preferred Approach CS4 - Providing quality homes

The Council will aim for Camden residents to have access to a decent home by:

- regarding housing as the priority land-use of Camden's Local Development Framework;
- maximising the overall supply of additional housing to meet or exceed Camden's target of 5,950 homes from 2007-2017;
- preventing the loss of existing homes, including affordable homes;
- requiring new housing to meet appropriate standards of amenity, and bringing affordable housing up to Decent Homes standards;
- requiring additions to the housing supply to be adaptable to the accessibility needs of different age-groups (Lifetime Homes), including a proportion suitable for wheelchair users;
- having regard to the housing needs and accommodation types suitable for different groups, including families, older people, people with special support needs, young adults, gypsies and travellers;
- seeking a mix of housing in terms of size and affordability;
- seeking a range of affordable housing, including intermediate housing, in residential development.

In negotiating a proportion of affordable housing on individual housing sites, subject to other planning objectives, site size, site constraints and financial viability, the Council will seek:

- to meet an affordable housing target of 50%;
- a split within affordable housing of 60% social rented housing and 40% intermediate housing.

On the basis of the incomes amongst Camden households who can afford housing costs greater than social rent, the large gap between social rented housing costs and market housing costs, and the danger of social polarisation that arising from the gaps in the range of housing costs, Camden's guideline split between social rented housing and intermediate housing is 60%:40%. The London Plan split of 70%:30% would insufficient to enable many middle-income residents to remain in the borough, and would do too little to achieve mixed and inclusive communities. Mechanisms for ensuring that a range of intermediate housing is available will be provided through our Camden Planning Guidance supplementary document.

Alternative option	Reason option was not chosen
Maintain a threshold of 15 units at which housing developments contribute to affordable housing	The Council's preferred option is for a 10 unit threshold for affordable housing. This is consistent with the London Plan and reflects the fact that small sites provide a high proportion of Camden's housing provision.
Guide new affordable housing to particular places (for example, that	This suggested option would mean that opportunities for affordable housing would not be taken in some

<p>have a low proportion of existing affordable housing or where it is cheapest to provide.)</p>	<p>circumstances or locations. The Council considers that we should aim to maximise affordable housing and take all opportunities to secure it in the full range of circumstances and locations. Not doing so will reduce the amount of affordable housing provided in the borough, reduce the ability of Camden to meet the London Plan strategic affordable housing target and potentially create communities that lack social mix and balance.</p>
<p>Prioritise larger homes which may be suitable for families, even if this reduces the overall number of homes provided in the borough.</p>	<p>The Council's preferred approach is to seek a balanced housing stock with both large and small units, which promotes mixed and balanced communities. This is consistent with PPS3 which states that Local Planning Authorities should plan for the full range of market housing and set out the size and type of affordable housing required. There is demand for homes of a range of sizes in Camden, not just larger homes, as demonstrated by the Camden Housing Needs Survey 2008.</p>
<p>Promote the provision of smaller homes rather than larger homes suitable for families.</p>	<p>The Council's preferred approach is to seek a balanced housing stock with both large and small units, which promotes mixed and balanced communities. This is consistent with PPS3 which states that Local Planning Authorities should plan for the full range of market housing and set out the size and type of affordable housing required. There is demand for homes of a range of sizes in Camden, including larger homes suitable for families, as demonstrated by the Camden Housing Needs Survey 2008.</p>
<p>Allow flats to be converted into larger homes throughout the borough.</p>	<p>This option would increase the number of homes suitable for families in the borough. However, the Council would not be able to ensure that larger properties are occupied by families rather than smaller, more affluent households. The option would reduce housing choice in the borough by reducing the total number of homes available, especially the choice of smaller homes for those on low and middle incomes. In addition, when homes are lost through combining flats into larger homes, more homes will have to be provided on the borough's limited number of housing sites to meet Camden's housing target of 595 homes each year. London Plan policy 3A.15 states that borough policies should prevent the loss of housing without its planned replacement at existing or higher densities.</p>