Dear Ms Yvonne Wright

11 April 2019

LBH EX01b(1) - Agreed follow up statement to Cllr Joseph’s representation to LP33 Reg 19 Consultation

Following a meeting between Planning Officers and Cllr Joseph, this letter sets out an agreed follow up statement that clarifies and responds to Cllr Joseph’s original response to the Regulation 19 consultation. Cllr Joseph and the Strategic Planning team consider that these agreed clarifications will be useful to the Inspector whilst assessing the original comments.

PP8 Shoreditch and Hoxton

The importance of inclusive growth and responding to the needs of existing residents in Shoreditch is of crucial importance. This is a key theme underpinning the emerging Future Shoreditch Area Action Plan.

The need to balance land uses to ensure that homes and jobs are delivered alongside community infrastructure is also recognised both throughout the Local Plan 2033 and in Future Shoreditch.

The cluster of creative industries and arts - important characteristic features of Shoreditch, which developed due to the affordability of Shoreditch in the past are now under threat and many spaces in Shoreditch are now unaffordable. We agree that the Plan must do all it can to maximise the delivery of both genuinely affordable homes and workspace. It should also seek, where possible, to protect the creative industries that currently operate in the area.

The Council is committed to working with local residents and small businesses and has already undertaken extensive community engagement to inform the draft Shoreditch AAP which will be subject to further consultation in April 2019. Local TRAs (including TAs on housing association estates) will be contacted directly and told about the consultation.
Housing Supply

The need to maximise the delivery of genuinely affordable homes is agreed and is a key objective of the Local Plan. We agree that shared ownership can be unaffordable. This means that, particularly in some parts of the borough, such as Hoxton, Haggerston and Shoreditch, the focus will be on delivering Social Rent alongside Living Rent.

We also agree that S106 review mechanisms for assessing the viability of affordable housing are essential.

Delivering the Plan

We agree that the Council, as a housebuilder, plays a vital role in delivering affordable homes and meeting our housing targets, delivering nearly 2,000 homes by 2022. The details of the Council’s approach to funding its home building programme is a matter beyond the scope of consideration of the Local Plan, however, the need to maximise delivery of affordable homes is a requirement for all developments in the borough and is a political manifesto commitment that underpins all of the Council’s functions.

Yours sincerely

Ian Rae
Head of Planning