

Development Management Forum Summary – 19 Bernard Road

4th March 2019

A Development Management (DM) Forum was held on 4th March 2019 at Ada. National College for Digital Skills, Broad Lane, London N15 4AG at 7:00 PM.

Eight members of the public are noted as attending on the evening. Also attending were 3 Local Councillors, 2 members of the pre-applicant's team and 3 Haringey officers. Attendees were advised that unrecorded questions (where the speaker was not speaking into the roving microphone) may not have been captured in the minutes.

The key planning issues highlighted at the meeting are as set out below.

Design

- Questioned overall design approach
 - Led by application adjacent (Bernard Works)
- Roof design was poor and not characteristic of area
- Heights of buildings too tall for area
 - Area largely 2 story houses

Impact on Amenities

- Impact on light of houses on Ashby Road (Nos.18-22)
- Overshadowing of park / detailed sunlight & daylight study required.
- Air quality / pollution problems – should be some green infrastructure to counter this.
 - Development should not rely on simply paying carbon offset payments.

Business Impacts

- Loss of small businesses from area / replacement B1 space not sufficient

Transport

- Questioned position of 3 disabled parking bays close to road junction
 - Safety concerns
 - Principle of use of public road / loss of existing parking for residents
- Car-free development: new residents should be prevented from parking on-street.

Housing

- More affordable housing required
- “Truly affordable” housing needed in area
 - Local people will find difficult to access the types of housing proposed.
- Location of Affordable housing within development
 - Are the private units better located?

- Need to avoid 'poor doors'
- Requires sufficient lifts and disabled access to affordable flats
- Need to ensure child playspace requirements are met
- Concerns with the number of single aspect units

Other Issues

- Questioned whether development aligned with the adopted AAP
- Issues of potential increase in crime (specifically in park) must be considered
 - Overshadowing of park a factor
- Social infrastructure (schools and doctors) will be put under pressure

- The timing of development in relation to Bernard Works – was this proposal always intended?

Meeting concluded at 8.55 PM

DH