

BERNARD WORKS – Neighbour Consultation Responses

| SUMMARY COMMENT | OFFICER RESPONSE |
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| <p><u>Principle of the Development</u></p> <ul style="list-style-type: none"> The number of units proposed exceeds the strategic allocation in the Tottenham Area Action Plan The scheme will result in the loss of existing jobs on the site | <ul style="list-style-type: none"> The site allocation sets indicative minimums. The redevelopment will result in a net increase in employment on the land. The quality of employment provision is judged to be increased. |
| <p><u>Bulk Scale and Massing</u></p> <ul style="list-style-type: none"> The height and bulk of the new build blocks are out of keeping with existing area. The density of the scheme is excessive and will set a precedent The heights of buildings will crowd two-storey terraced housing in the area development | <ul style="list-style-type: none"> There are tall buildings in the vicinity of the site and the applicant has met the requirements for the provision of taller buildings. The scale and heights of the buildings decreases across the site from east to west The density of the scheme is compliant with the London Plan Density Matrix. The scale of development is judged to accord with the prevailing pattern of |
| <p><u>Local Amenity</u></p> <ul style="list-style-type: none"> The pavilion will result in noise, disturbance and anti-social behaviour The scheme will give rise to a loss of daylight and sunlight to adjoining properties | <ul style="list-style-type: none"> The pavilion will be managed by a Management Plan and will be subject to noise conditions as per Appendix 1. The majority of properties tested are in compliance with BRE criteria. In places where there is non-compliance with BRE criteria this is minor and acceptable in urban London. |
| <p><u>Re-Location of Green Space</u></p> <ul style="list-style-type: none"> The relocation of the green space will result in the loss of trees and a well used | <ul style="list-style-type: none"> The loss is considered to be off set in planning terms by the provision of a 1000m² replacement park and 50 new trees. |

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| <p>community space.</p> <ul style="list-style-type: none"> • The new park will be a private space | <ul style="list-style-type: none"> • The park will be maintained by the developer, but will be publically accessible at all times, to be secured by S106 agreement. |
| <p><u>Local Amenity</u></p> <ul style="list-style-type: none"> • Future residential occupiers will be impacted by adjoining commercial users • The proposal will result in additional air pollution in the local area. | <ul style="list-style-type: none"> • The development will be subject to a noise insulation scheme. • The Council's EHO has assessed the Air Quality impacts and considers them to be negligible. |
| <p><u>Parking and Highways</u></p> <ul style="list-style-type: none"> • Changes to the road layouts will cause congestion and lead to highway safety issues. • Permit Free development will be insufficient to prevent parking on local roads (after CPZ hours) | <ul style="list-style-type: none"> • Changes to road layouts are part of adopted planning policy and are not anticipated to give rise to road safety concerns • There will be a net increase in parking spaces in the CPZ and future occupiers will be precluded from holding residential or commercial parking permits. |
| <p><u>Local Infrastructure</u></p> <ul style="list-style-type: none"> • Pressure on local services including health services, public transport and the Earlsmead School | <ul style="list-style-type: none"> • The development will make a CIL contribution to address wider infrastructure impacts |
| <p><u>Sustainability</u></p> <ul style="list-style-type: none"> • The developer should not pay an offset carbon levy, and should make the development sustainable instead. | <ul style="list-style-type: none"> • As per the comments of the Council's Carbon Management Team, the offset payment is significant and will contribute toward wider Carbon Management priorities. |