

Development Management Summary – 867-869 High Road N17 8EY (B&M Store - Former Sainsbury's supermarket site)

14th March 2019

A Development Management (DM) Forum was held on 14th March 2019 at Duke's Aldridge Academy Trulock Road, Tottenham, London, N17 at 7:00 PM.

7 local residents signed the attendance list on the evening. Also attending were members of the pre-applicant's team and 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 by residents were centrally concerning the link to the Brook House development (and associated traffic issues), issues of privacy and inter-looking between proposed and existing development, fire safety concerns and other issues as set out below.

Design and Building Heights

- The proposed development will overshadow Mallory Court.
- The proposed tower should be smaller than the existing tower to the north.
- Is there a vehicle route proposed between the Goods Yard site and this site? Could mopeds get through this link and will this lead to safety issues?
- Will there be through route for cars via Cannon Road?
- What is the level of disabled parking in the scheme?
- The local school is in need of additional playspace.
- The redevelopment will give rise to construction impacts in the local area.
- The link via Cannon Road will create an issue with queuing as the parking access to the Rivers Block requires vehicles to wait in the road while the access gates open.
- The proposed blocks will create a loss of views for residents to the north.
- The wall between the site and Brook House should not be removed.
- The relationship between Block C and the Rivers Block could result in security issues and users could climb between the two buildings.
- The tower is taller than the Council's planning documents would allow.

Housing and Amenity Issues

- Other recent developments in Haringey have not been 'pepper-potted' with a mix of affordable and market units - what can be done to avoid separate residential entrances for new development?
- New development should be affordable for all residents.
- What are the timescale to bring new development forward?
- Will the scheme be wind tested?
- Will the scheme be daylight/sunlight tested?

Other Issues

- What is planning for the shops on the west side of the High Road? Does the Club own these shops? Will these shops be demolished?
- What is happening with the ballot initiative on the Love Lane Estate? Who is running the ballot and when will the results be available?
- When does the lease for the B&M store expire?
- Anti-social behaviour is key issue in area – community use area would need to be carefully managed.
- The cladding of any tall building should meet Building control requirements.
- Concerns around the fire safety of tall buildings.

Meeting concluded at 9:00 PM

JH 29.03.2019