

Haringey Council
Written Statement/Record of a decision made by an officer under delegated authority.

Decision Maker (Post Title)	Head of Programme Management – Regeneration and Economic Development
Subject of the decision	Selby Urban Village - Approval to waive Contract Standing Order (CSO) 8.03 in accordance with CSO 10.01.1 (b) and 10.01.2 (d) (i) to award a contract to Greater London Authority (GLA) for pre-planning application advice.
Date of decision	23 rd May 2024
Decision	For the Head of Programme Management to waive CSO 8.03 in accordance with CSO 10.01.1 (b) and 10.01.2 (d) (ii) to award a contract to award a contract to Greater London Authority (GLA) for pre-planning application advice for the sum of £10,000.
Reasons for the decision	As a strategic scheme, the Selby Urban Village is referable to the GLA. The pre-planning consultation will allow the Council to get a view from GLA planning officers on the suitability of the proposed development. The service will help the Council to ensure the proposals comply with the London Plan earlier in the planning process, ahead of submitting an application.
Details of any alternative options considered and rejected by the officer when making the decision	Not progressing with the pre-planning consultation will risk submitting a non-compliant planning application, thus elongating the design and planning programme and risk missing key project milestones.
<u>Conflicts of interest – Executive decisions</u>	N/A
<u>Conflicts of interest – Non executive decisions</u>	N/A
Title of any document(s), including reports, considered by the officer and relevant to the above decision or where only part of the report is relevant to the above decision, that part)	N/A
Reasons for exemption with reference to categories of exemption specified overleaf, or	

<p>Reason why decision is confidential (see overleaf)</p> <p>Note: decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	
Signature of Decision Maker	
Name of Decision Maker	David Lee – Head of Programme Management
<p>Does the decision need to be published?</p> <p>Yes <input data-bbox="236 775 349 831" type="checkbox"/> Y</p> <p>No <input data-bbox="236 846 357 902" type="checkbox"/></p>	

DECISION MAKING REPORT

Report for Head of Programme Management, Regeneration and Economic Development

Item number: n/a

Title: Selby Urban Village - Approval to waive Contract Standing Order (CSO) 8.03 in accordance with CSO 10.01.1 (b) and 10.01.2 (d) (i) to award a contract to Greater London Authority (GLA) for pre-planning application advice.

Authorised by: Sarah Lovell – Head of Area Regeneration (North Tottenham)

Lead Officer: Lauren Sinclair – Programme Manager

Ward(s) affected: Bruce Castle

**Report for Key/
Non Key Decision:** Non-Key Decision

1. Describe the issue under consideration

- 1.1. The Selby Urban Village masterplan proposes the redevelopment of the current Selby Community Centre and Bull Lane site to deliver a mixed-used development including a new community centre, sports facilities and 200 new Council homes.
- 1.2. As a strategic scheme, the planning proposal are referable to the GLA in order to ensure compliance with the London Plan. Pre-application planning advice from the GLA will support the design development of the Selby Urban Village planning application ahead of a planning submission in Summer 2024.

2. Recommendations

- 2.1. For the Head of Programme Management to waive Contract Standing Order (CSO) 8.03 in accordance with CSO 10.01.1 (b) and 10.01.2 (d) (i) to award a contract to Greater London Authority (GLA) for pre-planning application advice for the Selby Urban Village project. The sum of this contract is £10,000.

3. Reasons for decision

- 3.1 Pre-application planning advice from the GLA will support the design development of the Selby Urban Village planning application, ahead of a planning submission in Summer 2024.

4. Alternative options considered

- 4.1. Alternatively, the Council could choose to submit the planning application without GLA pre-application planning advice. This option is not recommended

as feedback post submission, could require significant changes to be made to the proposals, resulting in programme delays and additional expense.

5. Background information

- 5.1. Since 2018, the Council have been working with the Selby Trust to develop the Selby Urban Village masterplan. Located in North Tottenham, the masterplan seeks to repurpose an old school site and the Bull Lane playing fields, to deliver a mixed-use development that will deliver new council homes and community infrastructure for the local community. Both the Council and the Selby Trust recognise that the current site could be better utilised, and the existing building is not suitable for its purpose.
- 5.2. In early 2022, the Council bid for Levelling Up Fund (LUF) funding to the Department of Levelling Up, Housing and Communities (DLUHC). For the bid, the Council split the masterplan into two phases. Phase one would see the delivery of a new community centre and sporting facilities and phase two the delivery of c.200 new Council homes.
- 5.3. Following a process of re-briefing, re-scoping, and cost optimization, the design has been refined and efficiencies have been identified. As a strategic scheme, the Selby Urban Village is a referable planning application – requiring determination from the GLA.
- 5.4. With the aim of submitting a planning application in Summer 2024, pre-planning advice will be sought from the GLA. Pre-planning consultation allows applicants to get a view from GLA planning officers on the suitability of the intended development. This award proposes commissioning the enhanced service to ensure the proposed Selby Urban Village complies with the London Plan early in the planning process - speeding up the process for both applicants and the local planning authority

6. Contribution to strategic outcomes

- 6.1. The Selby Urban Village holds significant potential in achieving the Council's corporate delivery plan outcomes.

Delivery Plan Outcomes	Scheme Assessment
Theme: Resident experience, participation and collaboration	
Outcome 1: Inclusive Public Participation	The project strives to be an exemplar as a model for collaboration between the public and third sectors for the benefit of the wider community. The design process has undergone thorough community co-design, ensuring equitable participation and incorporation of diverse perspectives to ensure that the final outcome aligns with the needs of the local community.
Outcome 2: Enabling Community Collaboration	
Theme: Responding to the Climate Emergency	

Outcome 3: A Greener and Climate Resilient Haringey	The central aim of the scheme is to achieve a financially and environmentally sustainable outcome. This involves ensuring that the designs conform to the stringent standards that are typically associated with new council development, while also taking into account the project's future energy consumption during its operational phase. Where possible, efforts will be made to reduce the project's carbon footprint.
Theme: Homes for the Future	
Outcome 4: Everyone has a home that is safe, sustainable, stable and affordable	The second phase of the project will be the delivery of new homes at Council rent to meet the growing housing need of the Borough.
Theme: Placemaking and Economy	
Outcome 5: Placemaking	The Selby Urban Village's design process has been anchored on social and economic revitalisation, with the community's best interests at the core of the decision-making. The design choices prioritise the essential needs of the community, such as access to health and leisure facilities, affordable workspace, and a secure and safe places.
Outcome 6: Leveraging Social Value	The Council acknowledges the considerable potential of both Bull Lane and the Selby Centre assets to significantly enhance the community. However, the full realisation of this potential can only be achieved through the Selby Urban Village project.

7. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Not required, as the contract award is under £50,000.

8. Use of Appendices

N/A

9. Local Government (Access to Information) Act 1985

N/A