

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2020/0013

Ward: Bruce Castle

Address: The Selby Centre, 1 Selby Rd, London N17 8JL (development includes Bull Lane Playing Fields, Bull Lane, London N18 1SX located within the London Borough of Enfield)

Proposal: The Selby Urban Village Project seeks the delivery of a new and replacement Selby Centre, 202 new homes for social rent, new and enhanced indoor and outdoor sport and leisure facilities, new children's play facilities, new pedestrian and cycle connections, and new tree planting and ecological enhancements.

Applicant: LB Haringey (LBH) in partnership with The Selby Trust

Agent: Tibbalds Planning and Urban Design Ltd

Ownership: Public

Case Officer Contact: Philip Elliott

2. BACKGROUND

- 2.1 The proposed development is being reported to the Planning Sub-Committee to enable members to view it ahead of the submission of a formal planning application.
- 2.2 Any comments made now are of a provisional nature only and would not prejudice the final outcome of any formally submitted planning application. The applicant is currently engaged in pre-application discussions with Haringey Officers.

About the Selby Centre

- 2.3 The Selby Centre, a large community hub, is housed in a former secondary school in north Tottenham, on the border with Enfield and is managed by the Selby Trust. The centre is home to over 100 diverse social action organisations delivering significant social impact to communities across the borough.
- 2.4 The local area has elevated levels of deprivation, and the centre is a community hub that brings together a mix of individuals and organisations (primarily from BME, refugee and other historically excluded communities) to provide community businesses and diverse activities and services ranging from play and sports facilities, a cafe, private and community venues and office spaces.

- 2.5 The Selby Centre is an asset of community value that enables people of many cultures to come forward as one community, creating a place where they can move forward, fulfil their potential and make Tottenham a vibrant and diverse place to live and work.
- 2.6 Bull Lane Playing Fields are owned by Haringey Council but fall within the London Borough of Enfield (LB Enfield). The open space is lawned with shrubs and trees to its edges. It has been used for sports pitches (cricket and football) which historically were served by pavilions to the southern boundary.
- 2.7 In March 2019, Haringey Council and the Selby Trust signed a memorandum of understanding (MOU). The MOU sets out joint aspirations and agrees ways of working between the partners to ensure the successful re-provision and development of the Selby site.
- 2.8 Plans for the redevelopment called “The Selby Urban Village” started in 2020, subsequently Karakusevic Carson Architects were appointed as project architects. Following this, the design team held several public engagement events and design workshops.
- 2.9 The project was paused between May 2022 – September 2023 due to funding constraints and viability issues with the project. In late 2023 The Selby Trust and Haringey Council secured £20million of Levelling Up funding to enable the continued development of the project.
- 2.10 The project would be funded entirely by the public sector. The funding would include the £20m of DLUHC Levelling Up funding; GLA Affordable Homes Programme funding; Housing Revenue Account borrowing; as well as other grant funding.

Site Allocation

- 2.11 Part of the site falls within site allocation SA62: The Selby Centre as identified in the Site Allocations DPD. SA62 is allocated for a community use-led mixed use development including consolidation of the community uses with a potential housing development. No capacity is identified in terms of net residential units or square meterage of community use.
- 2.12 The site allocation requires the following from the site:
- the future consolidated re-provision of all of the existing community uses which should be secured before redevelopment can occur;
 - Land should be restructured to make the best use of the land, with the potential for re-provision/ enhancement of the community use taking account of existing uses.

- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013

2.13 Site Allocation SA62 development guidelines are as follows:

- There may be opportunities to link the open spaces in the area, specifically the Bull Lane and Weir Hall Road open spaces, to benefit wider areas of the Borough through the Green Grid network.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- The Selby Centre is an asset of community value.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- The Selby Trust should be consulted with regarding the development of future community uses on this site.

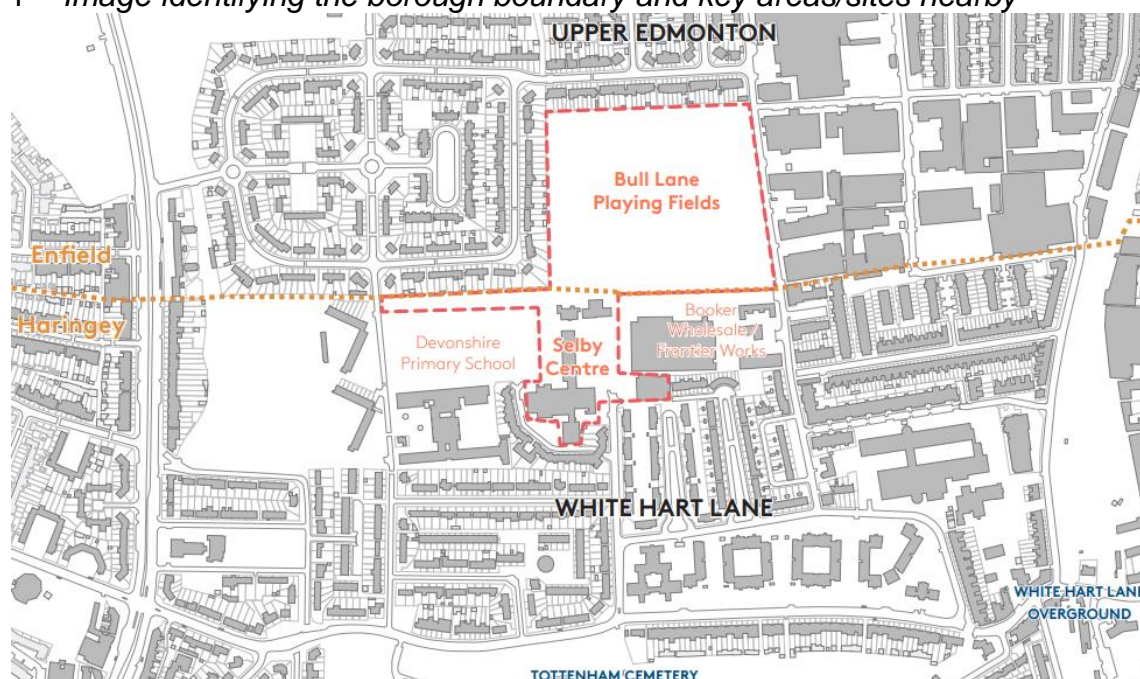
3. SITE AND SURROUNDS

3.1 The development site is comprised of two parts:

- Bull Lane Playing Fields which is owned by LB Haringey (LBH) but is located within the local planning authority area of the LB Enfield; and
- The existing Selby Centre site to the south of the playing fields which sits within LBH.

*See Figure 1 on the next page showing the two parts of the development site and the Borough boundaries.

Figure 1 – Image identifying the borough boundary and key areas/sites nearby



- 3.2 Bull Lane Playing Fields is an open space with sports pitches at the centre and shrubland and trees to the edges. The playing fields have in the past been marked out for football and cricket but are unmaintained, uneven, and have drainage problems. There is a historic vehicular access to the site in the southeastern corner from Bull Lane.
- 3.3 To the north and western edges, the open space is bordered by private residential back gardens. To the east lies Bull Lane - a busy road with industrial uses and access to the North Circular.
- 3.4 The southern edge of the open space is adjacent to Queen Street Locally Significant Industrial Site (LSIS) also accessed from Bull Lane which contains several small industrial units across 3 buildings and a larger building comprising a wholesale provider (Booker).
- 3.5 The Selby Centre lies to the west/southwest of the LSIS and is an active community hub and an Asset of Community Value (ACV) housed in six buildings ranging from 2-5 storeys in height.
- 3.6 The Centre is based on a 1 ha (2.4 acres) site and has six buildings built in the early 1960s & 1980s with offices, meeting rooms, training facilities, sports facilities, events halls, a restaurant and kitchen, a nursery, and a large car park.
- 3.7 The building is a disused school which does not provide a functional layout for its current use. The Sports Hall is situated to the east of the main buildings on Allington Avenue and the Selby Trust manages it.

3.8 The centre currently employs some 152 full time and 167 part time employees. In addition, a further 100 people volunteer at the centre. Some 38 organisations are based in the centre with many more operating from it, as follows:

- 93% of which are social enterprises / CIC / charities
- 1 sports club permanently based in the centre
- 20 clubs based in the sports hall for weekly activities
- A food hub
- A recording studio
- A children's play space / nursery

3.9 Spaces within the building are also let out for a variety of different functions ranging in scale from small meetings up to large weddings with a capacity for over 400 people. In addition, the spaces surrounding the site support a 'Global Garden' and surface car parking for up to 143 cars.

*See Figure 2 on the next page showing a satellite image of the site.

Figure 2 – Google Maps satellite image of the site looking north



- 3.10 To the west lies Weir Hall Road Community Open Space with Dalbys Crescent and Devonshire Hill Nursery & Primary School located to the southwest of the site. Further to the south of the site beyond White Hart Lane is Tottenham Cemetery and Bruce Castle Park.
- 3.11 LB Enfield designate the Commercial Road and North Middlesex Industrial Estate to the east of Bull Lane a Locally Significant Industrial Site; and Bull Lane Playing Fields a Local Open Space.
- 3.12 Most of the site has a Public Transport Accessibility Level (PTAL) of 2, albeit preliminary manual calculations have indicated a PTAL of 3 could be achieved for the site.
- 3.13 Other notable sites and points of interest in the wider area are North Middlesex University Hospital which is located further to the northeast along Bull Lane. Furthermore, White Hart Lane Station is located a 10-minute walk to the southeast, with Tottenham High Road located further east where the Tottenham Hotspur Stadium is located.
- 3.14 Tottenham High Road falls within the Upper Lee Valley (ULV) Opportunity Area and the west of the High Road is allocated for masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. It has hybrid planning permission for up to 2,869 homes and other uses.
- 3.15 Further to the north of High Road West in LB Enfield, the Joyce Avenue and Snells Park Estate is being redeveloped and has a resolution to grant for approximately 2000 new homes and other uses.
- 3.16 So, whilst the site falls outside of the North Tottenham Growth Area and ULV Opportunity Area, it is located close (around 500m) to significant regeneration / redevelopment projects to the east that fall within those areas.

4. PROPOSED DEVELOPMENT

- 4.1 In summary – the proposals involve:
- The demolition of the Selby Centre and its replacement with 202 social homes in 4 buildings of 4-6 storeys; and
 - A replacement Selby Centre and new sports and recreation facilities constructed on Bull Lane Playing Fields.
- 4.2 The Selby Urban Village project straddles the Borough boundary between LB Haringey (LBH) and LB Enfield. The first part of the proposals relate to LBH land and comprise the redevelopment of most of the existing Selby Centre buildings for new housing.

- 4.3 The second part of the project involves works to the Bull Lane Playing Fields (BLPF) to deliver a new community centre and new sports and recreation facilities. BLPF is situated immediately adjacent to the northern boundary of the LBH proposals and sits within the London Borough of Enfield.
- 4.4 The project area therefore straddles the administrative boundary between LBH and LB Enfield and requires the submission of separate, albeit inextricably linked, planning applications to cover the elements of the project that fall within each of the two boroughs. However, a single masterplanning framework and delivery strategy has been submitted for the proposals.
- 4.5 Three separate, but linked planning applications are to be submitted which would deliver the proposed masterplan (see Figure 4). The planning applications are as follows:

Figure 3 – Planning application strategy



- **Application 1** covers the land that falls within in LBH and would include:
 - the demolition of all existing buildings on the site that comprise the existing Selby Centre;
 - the delivery of 202 new social rented units in four new buildings ranging in height from four-six storeys accessed from Selby Road;
 - A new commercial unit at the top of Selby Road;
 - the creation of a new pedestrian priority street layout that will connect into the existing street network comprising of Dalbys Crescent, Allington Avenue and Selby Road;
 - retention of the existing sports hall on Allington Avenue

- opening up and improvements to the western access route to Weir Hall Road
 - new landscape and public realm enhancements;
 - new communal, semi-public, and private amenity spaces;
 - new children's play space;
 - car and cycle parking; and
 - all the necessary infrastructure to service the development.
- **Application 2** covers the existing BLPFs in LB Enfield and would include:
 - the construction of a new and replacement Selby Centre;
 - the creation of a new park that includes:
 - a 3G floodlit pitch;
 - a MUGA;
 - a new sports changing pavilion;
 - two padel courts;
 - the laying out of new grass pitches and other related formal and informal sport, leisure and play facilities;
 - associated car and coach parking;
 - new and enhanced boundary treatments;
 - enhanced pedestrian / cycle entrances into the new Park; and
 - a network of new / enhanced pedestrian and cycle links within the Park and associated lighting.
 - **Application 3** is to be prepared alongside Applications 1 and 2. The applicant proposes to submit this application in outline all matters - apart from the strategic point of access - reserved for subsequent approval and would seek:
 - planning permission for a new sports hall building on BLPF.

It is envisaged that this new sports hall would replace the existing Selby Sports Hall on Allington Avenue, which is located adjacent to the existing Selby Centre in LB Haringey.

Funding for this element of the project is not yet in place and there is an element of uncertainty surrounding its deliverability.

The Selby Trust is pursuing fundraising for this element of the project, and it is envisaged that once the required funding is in place the Selby Trust would finalise the brief for the new replacement facility and then prepare and submit reserved matters in pursuance to any outline permission granted in respect of this element of the project.

Given this uncertainty in relation to the funding and delivery of the sports hall the applicants have not included this element of the project within the masterplan proposals within Application 2 and want to be able to deliver an alternative sporting facility should funding not be secured.

The Application 2 proposals include the provision of two padel courts on the site proposed for the new sports hall and confirm that if the funding is not raised for the replacement sports hall prior to the lapsing of the Application 3 consent then the applicant will implement the padel court proposal. If, however, the funding is secured for the sports hall the padel courts would be provided elsewhere and the Application 3 proposals would be implemented.

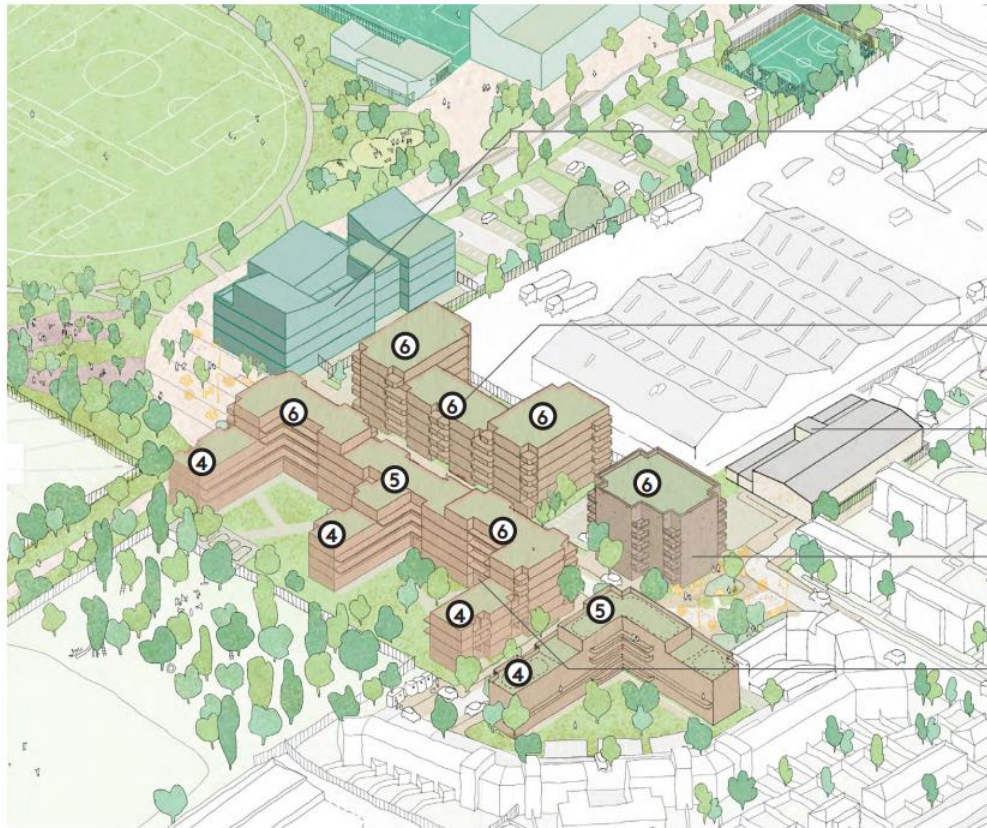
Phasing

- 4.6 The first phase would include the delivery of Application 2 within the administrative area of the LB Enfield and includes the construction of the new park, leisure and sport facilities on Bull Lane, alongside the new community building for the Selby Trust.
- 4.7 The construction of the new community building in Application 2, would allow the Selby Trust to move directly across the masterplan area into the new building which would release the existing brownfield site in LBH for development.
- 4.8 Phase 2 would include the delivery of the Selby site and Application 1, for housing development. Phase 2, which is within the administrative area of LB Haringey, would include the construction of 202 new council owned, social rented homes.

*See Figure 4 on the next pages showing the proposed masterplan, masterplan principles, and a massing overview.

Figure 4 – Proposed masterplan, masterplan principles, and massing overview





Selby Centre has formal main entrance off the park. Roof articulation to respond to approaches from north, east and west.

6 storey mansion block defining street with secure courtyard.

Sports hall retained, retaining option for future extension / retrofit.

Commercial unit potentially a corner shop terminates Selby Road

Articulated roof lines and stepping bays, regular front doors along the street, and secure courtyards that mediate the edge with the forest school and Dalbys Crescent.

5. PLANNING HISTORY

- 5.1 The Selby Centre site was in use as a school from the 60s until the early 80s. The Selby Centre started out as a community centre run by Haringey Council until 1990, when the Council handed over the running of the centre to local people.
- 5.2 The Selby Trust was set up as a charity in 1992 by local people who recognised the need for a multi-purpose centre led by the community and third-sector organisations.
- 5.3 The late Bernie Grant MP supported the centre and the vision for a venue in the community offering spaces and activities that people could afford and call their own. The Trust registered as a company limited by guarantee in May 1993 and as a charity in November 1994.
- 5.4 Since 1992, it has operated from the Selby Centre in Tottenham, in the former school premises, which the Trust manages as a multi-purpose community and social enterprise centre on a lease from LB Haringey.
- 5.5 The recent planning history of the site has largely been to facilitate the use of the building as a community centre and to enable services to be provided to the community. Permission has also been granted on a temporary basis for part of the office space to be used as a vehicle testing centre.

6. CONSULTATION

Public Consultation

- 6.1 The applicant has carried out consultation with residents; the Selby Trust and their management team; licensees and users of the existing Selby Centre; and sport's governing bodies and sport users.
- 6.2 Pre-application discussions have also taken place with Local Planning Authority Officers from both LB Haringey and LB Enfield as well as GLA officers.

Development Management Forum (DMF)

- 6.3 A DMF is programmed for September 2024.

Quality Review Panel (QRP)

- 6.4 Earlier iterations of the scheme were presented for full reviews to the QRP on Wednesday 6 May 2020, jointly to the QRP and Enfield's Design Review Panel on Wednesday 26 May 2021, and lastly for a Chair's review on Wednesday 16 February 2022. The full reports can be found at Appendix 1, 2, and 3 respectively). The QRP's summary comments for the last review were as follows:

“The panel thanks the design team for their presentation, which shows that good progress has been made since the last review. In particular the panel is pleased to see that the Selby Centre is now stand-alone, with the residential units redistributed elsewhere in the scheme.

The panel feels that it has the potential to be transformative for the local area, providing valuable new facilities and creating new connections. Some minor adjustments to the relationship between the buildings and public realm could enhance the legibility of the scheme and create more successful spaces.

The architecture of the mansion blocks is rich and well-considered, but the panel feels that the towers and the Selby Centre itself would benefit from further refinement. In particular, further attention is needed at the ground floor to ensure that frontages are activated as far as possible.

The panel welcomes the changes made to the design of sports ground and informal spaces around the pitches, which are working well, but would like to see greater clarity in the character and hierarchy of the other public spaces, particularly at the southern end of the site.”

6.5 The applicant team subsequently developed the design of the proposals with the main changes being:

- The retention of the sports hall and associated removal of 9 Townhouses previously proposed in its place;
- The number of homes has been reduced to increase the number of dual aspect homes;
- All buildings are now 6 storeys or lower - the height and massing of the residential blocks has been reduced and the Selby centre has been reduced in height following design development and reorganisation of the uses;
- All homes are for social rent whereas previously the proposal was for 50% affordable, 50% private sale.
- The parking ratio has been reduced from 0.37 to 0.12.
- A new sports pavilion with changing rooms, storage and club room has been introduced.
- The size of the 3G pitch has been reduced, which enables the balance between sport and park uses to shift in favour of the informal park functions
- Entrances into the Park from Bull Lane have been reinforced and widened.
- All existing trees have been retained and existing habitats consolidated.
- The relationship between and design of residential buildings and the associated public realm has been developed.

6.6 The applicant team have sought to address the concerns raised by the panels in the current design.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The planning team's initial views on the development proposals are outlined below.

Principle of development

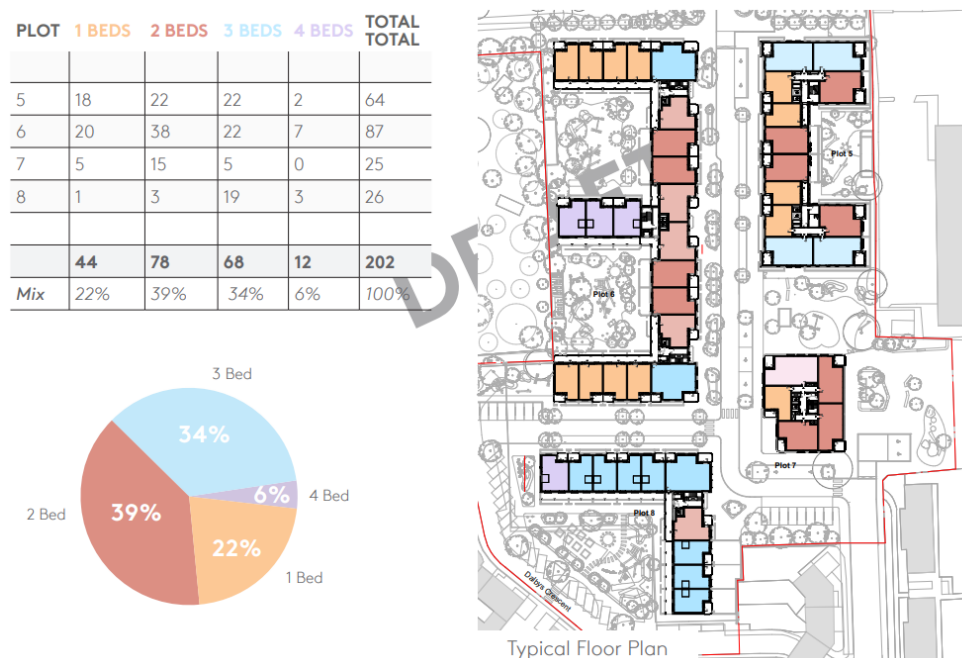
- 7.2 The proposal provides the opportunity to tackle the entrenched social and economic barriers that residents face in North Tottenham and deliver on the benefits the community have identified through consultation, such as good quality affordable homes, and new and improved community and leisure facilities.
- 7.3 The delivery of the scheme would represent a significant step forward in progressing the Council's and the community's ambition to ensure that North Tottenham is a fairer, healthier place where all residents can thrive.
- 7.4 The scheme represents a substantial and far-reaching investment, which expects to deliver the following public benefits: -
- The demolition of existing buildings, which are no longer fit for purpose, and the delivery of a high quality, environmentally sustainable replacement Selby Centre that has been designed to meet the specific needs of the Selby Trust, their licensees and users.
 - The delivery of 202, much needed social homes, including a high proportion of family units (approximately 40%).
 - The rejuvenation of underused and poor-quality playing fields and the provision of a wide range of new outdoor and indoor sport and changing facilities.
 - The provision of new informal and formal play facilities for children and young people.
 - The delivery of improved connectivity into and through the site for pedestrians and cyclists.
 - Extensive new tree planting, biodiversity enhancements, provision of public and communal spaces and new green infrastructure.
 - Provision of high-quality cycle parking, improved connections and wayfinding to public transport hubs and travel plans, which would help facilitate sustainable transport movements.
 - Delivery of a range of measures to maximise sustainability and minimise carbon emissions.
- 7.5 The proposal would fulfil the site requirements and follow the development guidelines of Site Allocation SA62. As the Council owns Bull Lane Playing Fields to the north of SA62 as well as the strip of land to the west leading to Wier Hall Road, the proposal is able to make the best use of the land and maximise the enhancements and public benefits by linking these spaces and enhancing them at the same time.

- 7.6 The Selby Centre has been designed in partnership with the Trust and would be consolidated and re-provided at the heart of the masterplan. It would come forward in the first phase of the development – this would allow the Trust to remain in its existing premises and only move into the newly constructed building once it is completed.
- 7.7 The new Selby Centre would be located in the LB of Enfield but in reality, it would be located just a few metres to the north of the existing premises in a purpose-built building that would be fit for purpose and functional. It would not be expensive to maintain and run, characterised by poor energy efficiency with long corridors and a series of cellular private classrooms like the existing building.
- 7.8 Locating the Selby Centre at the southern end of BLPF within the LB Enfield also allows the available land to be restructured to make best use of it, with the enhanced community use being re-provided at the centre of the development but also allowing for more housing to be delivered on the existing Selby Centre site. Placing the Selby centre in this location also allows it to activate the new park.
- 7.9 Provided suitable provisions are put in place to ensure that the existing centre can operate until the new building is available for occupation, the asset of community value would be retained for the residents of Haringey and it would enable the aims and objectives of the site allocation to be realised. This could be achieved with suitable conditions on any planning permissions given.
- 7.10 Policy DM55 of the Councils Development Management Plan Development Plan Document (DM DPD) states: *“Where development forms part of an allocated site, the Council will require a masterplan be prepared to accompany the development proposal for the wider site and beyond, if appropriate, that demonstrates to the Council’s satisfaction, that the proposal will not prejudice the future development of other parts of the site, adjoining land, or frustrate the delivery of the site allocation or wider area outcomes sought by the site allocation”*
- 7.11 Because the Council has been able to assemble the adjacent land, the proposed masterplan would satisfy policy DM55 of the DM DPD and go further by incorporating adjacent areas which would improve the potential for enhancements and maximise the public benefits further improving the impact on the wider area.
- 7.12 The proposals would link the open spaces in the area, specifically the Bull Lane and Weir Hall Road open spaces, would plan to connect to a decentralised energy network, and conditions could be attached to any planning permission given in order to resolve any issues relating to potential contamination and ensure the groundwater Source Protection Zone is safeguarded.

Principle of provision of housing

- 7.13 London Plan Policy H1 sets a 10-year target (2019/20-2028/29) for the provision of 522,870 new homes across London as a whole and 15,920 for Haringey. Local Plan Policy SP2 states that the Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement.
- 7.14 London Plan Policy H1 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, including through the redevelopment of surplus public sector sites.
- 7.15 Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites.
- 7.16 The site allocation does not identify a capacity for development. There is a significant need for housing in the Borough and across London, and in particular for affordable family housing. The proposals would deliver 202 affordable social rent homes, 40% of which would be larger family units.

Figure 5 – *Housing Mix (100% Council Rent, 95% dual aspect homes)*



- 7.17 In terms of housing delivery, the scheme would deliver a significant number of homes and substantial public benefits. The proposals would comply with the relevant housing policies of the Local and London Plans.

Affordable Housing

- 7.18 London Plan Policy H4 requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals on public land should deliver at least 50% affordable housing on each site. Local Plan Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on all sites.
- 7.19 The proposed development goes well beyond the 50% provision expected in the London Plan for public land would make a substantial contribution towards meeting the Council's affordable housing aspirations and would take a significant number of families off of the housing register.

Principle of re-provision of community use

- 7.20 London Plan Policy S1 Developing London's social infrastructure and Local Plan Policy DM49: Managing the Provision and Quality of Community Infrastructure seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.
- 7.21 The proposed Selby Centre, from the information provided, appears to re-provide a centre that would meet the needs of the Selby Trust and their management team, licensees, and the neighbourhood and wider community. However, a detailed description of the existing and proposed buildings and the spaces provided will need to be scrutinised to ensure this.
- 7.22 The applicant will need to submit a comparison of the existing and proposed buildings and identify the needs of existing users. It is expected that this comparison would show that whilst there is a quantitative loss in floorspace there is no loss in terms of lettable space and that the programming / running of the spaces would allow the centre's use to be optimised.
- 7.23 In order to further justify the re-provision of the building a detailed description of the quality of the existing building, the costs to run it, and its operational sustainability should be provided. This would then be compared with the proposals, which should demonstrate that the most sustainable solution would be to demolish the existing building and re-provide it as proposed.
- 7.24 Part D of London Plan Policy S1 identifies that proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported. This includes the rationalisation of facilities.
- 7.25 Provided the applicant can evidence that the new Selby centre would meet the needs of its existing users, the proposal should be supported given the public benefits of the proposal including new affordable homes, connectivity, and facilities.

Design and Appearance

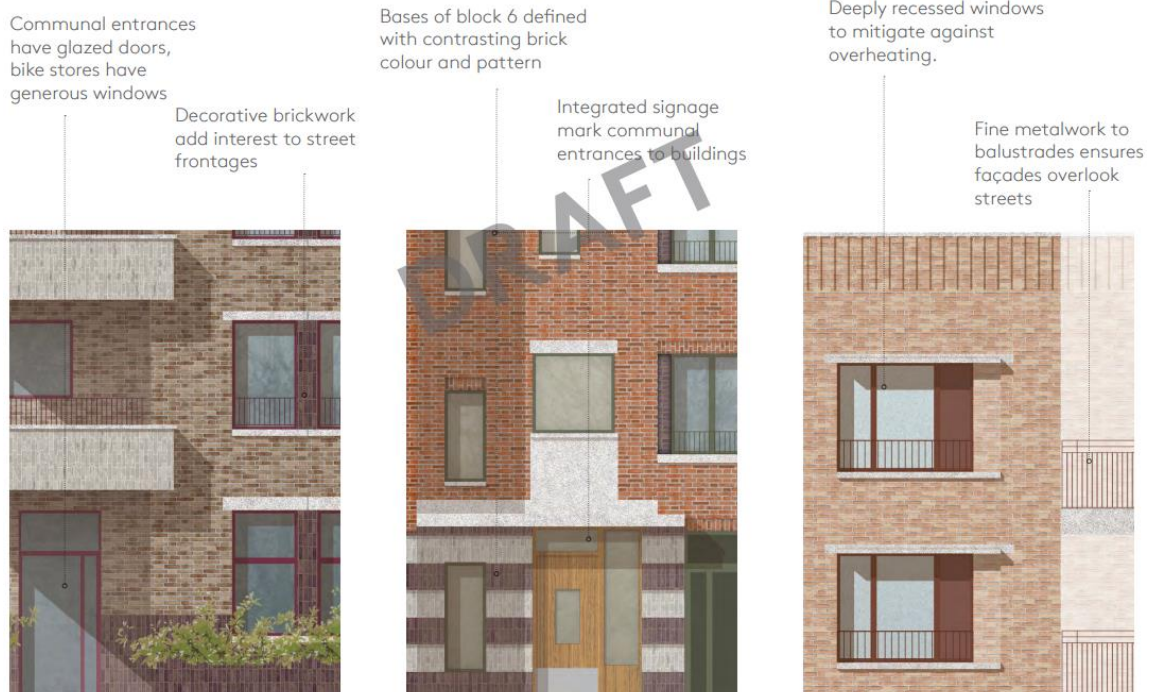
- 7.26 The London Plan 2021 Policy D3 emphasises the importance of high-quality design and seeks to optimise site capacity through a design-led approach.
- 7.27 Policy D4 of the London Plan notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers as appropriate. It emphasises the use of the design review process to assess and inform design options early in the planning process (as has taken place here).
- 7.28 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 7.29 Policy DM1 of the DM DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 7.30 The development proposal has been presented to the QRP three times. The most recent review took place on Wednesday 16 February 2022. The Panel felt that the scheme had the potential to be transformative for the local area, providing valuable new facilities and creating new connections.
- 7.31 The last review only recommended adjustments to enhance the legibility and refinements to improve buildings, as well as greater clarity in how the development links into existing developments to the south.
- 7.32 The changes the applicant has made since the final Chair's review (See section 6 under QRP) address the points raised and have improved the scheme. The design process is ongoing but the strategic principles in relation to layout, height and massing, and the approach to detailed design is supported by Officers.
- 7.33 The layout of the residential blocks would respect neighbours to the east and west whilst sympathetically integrating with Dalbys Crescent to the south. The layout would make the best of the land available and create successful streets and open spaces as well as improved links to the north and south, east and west.

Figure 6 – Ground floor uses



7.34 The proposed materiality and detailing of the buildings appears to be high quality and it is expected that there will be further improvements to the scheme as more detailed design work is carried out in relation to the public realm and the definition / role of a number of the key public realm spaces.

Figure 7 – Materiality



Tall Buildings

- 7.35 The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.
- 7.36 The proposed building heights of no more than 6 storeys meet none of these criteria. Several buildings on and near to the site are 4 storeys, with The Weymarks to the west of the site rising to 7 storeys. So, the proposed buildings would not be substantially taller than their neighbours.
- 7.37 In terms of the London Plan, policy D9 states that tall buildings should not be considered 'tall' where they are less than six storeys (or 18 metres) in height. As some of the buildings are six storeys it is considered that D9 applies.
- 7.38 A response to D9 would form part of a formal application submission and would include sunlight / daylight; wind; and townscape testing. Given that the buildings only just qualify for assessment under the policy there are unlikely to be concerns but this will need to be appropriately evidenced by the applicant.

Residential Quality

- 7.39 London Plan Policy D6 concerns housing quality and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due to the increased pressures that arise. It also requires development capacity of sites to be optimised through a design-led process.
- 7.40 The applicant has identified that all homes would meet or exceed unit size / amenity standards (private gardens, balconies and communal gardens). Dual aspect homes have been maximised (95%) and 10% of homes would be wheelchair accessible (M4(3)). The layouts suggest that all units would be well lit in terms of access to daylight and sunlight.
- 7.41 Whilst more information is needed to fully assess the impact, the layout of the buildings and the information provided so far indicate that the residential quality would be high. When submitted formally the application would be supported by a Fire Strategy, access strategy, will identify how it meets designing out crime principles and would have an appraisal of the proposals against the Mayor's Housing Design Standards LPG.

Impact on neighbouring properties

- 7.42 The buildings have been designed with neighbours in mind. The plot that backs on to the western boundary adjacent to the school has been designed so that the majority of the built form is set away from the boundary and the built form steps

down to four storeys near the curtilage. There would also be no windows to the western elevations close to the boundary.

- 7.43 The applicant will need to identify how the proposals, particularly the plot to the east that neighbours the Booker Wholesale building and Queen Street LSIS, would comply with the concept of 'Agent of Change' and London Plan Policy D13. The policy places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on proposed new noise-sensitive development.
- 7.44 The proposed block to the southern boundary with Dalbys Crescent would define a new shared communal courtyard with the existing crescent set back from the proposed open/play space and the new block. This separation distance should provide sufficient space to ensure there would be no undue impact on privacy and amenity.

Impact on transport, parking and highway safety

- 7.45 Most of the site has a Public Transport Accessibility Level (PTAL) of 2, albeit preliminary manual calculations have indicated a PTAL of 3 could be achieved for the site. Local Plan Policy DM32: Parking recommends that proposals for new development with limited or no on-site parking should have a PTAL of 4.
- 7.46 The scheme proposes on-site parking for blue badge spaces and is 'car lite' with no other vehicular parking. This strategy frees up space for urban design improvements including streets, playspaces, and greening. The site is bound to the south by an area with a PTAL rating of 4 along Creighton Road and White Hart Lane, which is 250m to the south of the top of Selby Road and the proposed housing.
- 7.47 DM32 also identifies that proposals with blue badge parking only should have alternative and accessible means of transport available, a Controlled Parking Zone (CPZ) should be in place, and parking is specified as car capped. The applicant has recently submitted information identifying sufficient on-street car parking capacity to accommodate the likely demand as a result of the proposals.
- 7.48 This information is under review by LBH Transport Officers. The applicant will need to provide sufficient evidence to identify that the site is suitable for a car lite approach. It is acknowledged that the Council has powers to manage housing offers and can ensure that only those who do not own a car and are willing to continue living without access to a private car are offered housing in this particular location.
- 7.49 The proposal would bring improvements in pedestrian and cycle access and would be close to bus and rail links as well as education, leisure, and community facilities. Therefore, there is the potential for a car lite approach to be successful.

- 7.50 However, this likely to only be possible given the specific circumstances of this site and the proposed improvements which would significantly enhance access and develop new facilities around the proposed housing reducing the likelihood of the need for vehicular ownership for day-to day use.
- 7.51 The proposal indicates that the proposed cycle parking would be policy compliant and car club contributions in accordance with the Planning Obligations SPD would be secured. Refuse storage would be in line with the operational requirements of the Council and the applicant has identified that servicing vehicles would be able to satisfactorily pass through the development.
- 7.52 The formal application would be accompanied by a Transport Plan, draft Travel Plan, Healthy Streets Transport Assessment, Delivery and Servicing Plan and a Parking Management Plan.

Energy & sustainability

- 7.53 The proposals are likely to perform well in terms of energy and sustainability. Be Lean - The applicant has identified that passive design and energy efficiency measures are to achieve 10% (residential) over Part L 2021 as far as possible with the fabric efficiency significantly exceeding Building Regulations. GLA targets will be exceeded and where feasible principles from LETI's Climate Change Design Guide will be adopted. This detail has yet to be scrutinised.
- 7.54 Be Clean – The intention is to connect the site to Energetik Meridian Water District Heat Network (DHN) to the north of the site. From information provided to date, the network's energy source is going to be low carbon waste heat from the new Energy Recovery Facility at Edmonton EcoPark. Connections are proposed to be made to four DHN substations each serving: The Selby Centre, The replacement Sports Hall (if progressed), The Sports Pavilion, and The residential plots.
- 7.55 Be Green - A PV array would be proposed across available, accessible, unshaded roof space resulting in further CO2 reductions to help surpass the 35% overall on-site carbon reduction target (compared to the Part L 'gas boiler baseline').
- 7.56 Be Seen - Commitments would be made to monitoring and reporting on energy consumption in-use. Any residual carbon emissions would be offset by payment into a carbon offset fund. A dynamic operational energy calculation will be carried out at design stage in accordance with CIBSE TM54 methodology.

Overheating

- 7.57 Full detail on overheating has not been shared at this stage. However, overheating analysis is currently being carried out in order to understand the strategies to minimise risk of overheating. A range of measures are currently being considered by the applicant to reduce the risk of overheating.

Circular Economy

- 7.58 A Pre-demolition survey and pre-redevelopment and pre-demolition audits are currently being carried out to determine estimates of demolition materials to provide the design team with an understanding of the available materials on-site as well as options for reuse & recycling.
- 7.59 A Circular Economy Workshop has been held with the project team to discuss the GLA's Circular Economy principles, and set targets to achieve the GLA Construction, Demolition, Excavation and Operational Waste targets. The application would be accompanied by an Energy Strategy, Overheating Assessment, Circular Economy Statement, and Sustainability Strategy which would address all the policy criteria and assess compliance.

Landscaping, greening, biodiversity & public realm

- 7.60 The proposal incorporates extensive landscaping and planting through the creation of both communal amenity and planted public courtyard spaces as well as a network of pedestrian priority streets. The proposals include 124 new trees.
- 7.61 The individual residential blocks also incorporate shared communal landscaped spaces at ground and roof levels and private garden spaces at ground floor. The applicant has identified that the formal application would be accompanied by a comprehensive Landscaping Scheme.
- 7.62 The proposals provide a significant uplift in ecological benefits through the soft landscaping proposals compared to the existing situation. It is expected that the proposals would comply with the recommended urban greening factor of 0.4 for residential development and a Biodiversity Net Gain (BNG) of 10% would be achieved. The potential impact on Epping Forest Special Area of Conservation will need to be assessed.
- 7.63 The children's play space provision comprises a mix of formal and informal play areas that appear to meet the spatial requirements of Local and London planning policy (with residential courtyards, open play space and a playground in the park).

Flood risk & drainage

- 7.64 The site is located in Flood Zone 1 so is at minimal risk of flooding from rivers or sea, but records show some risk of flooding from groundwater and surface water in localised areas. The site itself is not within a Critical Drainage Area but the surrounding areas are, such as BLPF and parts of Devonshire Hill Primary School.
- 7.65 A flood risk assessment would be submitted alongside a formal application which must identify how flooding from groundwater and surface water would be mitigated.

- 7.66 Given the situation that the Application 1 and 2 proposals straddle the border between the London Boroughs of Haringey and Enfield, and the natural topography falls from Haringey towards Enfield, the most practical and sustainable proposals would require that the surface water be allowed to drain across the border within a single drainage system that serves the whole development.
- 7.67 The approach would mitigate surface water flood risk by employment of various sustainable drainage techniques throughout the site - cleaning, slowing, and attenuating the flow of surface water before it is gradually discharged to the local sewer network at the greenfield runoff rate.
- 7.68 A series of biodiverse roofs, rain gardens, bioretention areas, permeable pavements, swales, urban wetlands, and ponds would provide biodiverse connectivity through the landscape and help to animate the public realm. In day - to - day rainfall most water would infiltrate the ground before ever reaching the sewer connection, but the system would also be sized with sufficient capacity to attenuate surface water in severe storms - up to the 1 in 100 year + 40% climate change storm events that planning policy requires.
- 7.69 Conditions on any planning permission would need to be attached to ensure all drainage across the wider site is up and running prior to the occupation of any development that requires it in order to meet policy requirements.

School Places, primary healthcare and sports provision

- 7.70 There is likely to be sufficient primary and secondary school capacity and primary healthcare provision to serve the development. Detailed information in this regard has not been provided but will be required on submission of a formal planning application.
- 7.71 In terms of sports provision there would be significant improvements. The applicant has worked with local sports organisations as well as Sport England to produce the proposals for BLPF which would realise the aims and objectives of the LBH Playing Pitch Strategy – delivering much needed sports and recreational facilities to the area.

Other matters

- 7.72 Matters such as sunlight, daylight and overshadowing; heritage & archaeology; air quality, land contamination and noise have not been assessed in detail at this stage, but the early signs are that the proposals would meet or exceed the associated Local and London Plan policies. Officers will seek further information in these areas to ensure policy compliance as the scheme progresses.