

Development Management Forum 25/09/2024 Meeting notes

Haringey Council LPA:

- Robbie McNaugher RMc
- Philip Elliott
- Tay Makoon

Applicant team:

- Abigail Batchelor AB - KCA
- Graeme Sutherland GS - Adams & Sutherland
- Jennifer Ross JR - Tibbalds
- Chris Gent CG - Velocity
- Azza Rahman AR - Haringey Regeneration & Economic Development

Introduction - RMc

AB presented the proposals identifying that it is publicly funded and being brought forward by Haringey.

- £20million levelling up funding
- Housing in Haringey
- entire area owned by Haringey
- desperate planning app for new Selby and Bull Lane in Enfield
- identified sports and amenities proposed in Bull Lane
- Selby at the heart - important local stakeholder
- New facilities activate the park as do the new routes
- Residents identified that non-sport activities were important too which has been incorporated - open spaces, biodiversity, and play
- Adding a huge number of trees
- Housing formed of 4 blocks
- Worked with the community to develop a better Selby.
- Adapted the new layout to fit the existing user groups with flexibility
- The existing building is inefficient
- Smaller - currently 370+ desk spaces, new building has over 400
- Improved pedestrian and cycling links
- No through route for cars
- Service yard to the southern boundary
- Protect and improve biodiversity to Weir Hall Link
- Respects school and Dalbys Crescent and knits in with surroundings
- Met with the school to minimise overlooking
- Corner retail unit - activating the street
- 32 parking spaces
- Cycle parking to meet LP standards
- Robust brickwork for all buildings
- 39% family homes
- Generous entrances
- Lots of balconies overlooking the streets
- Street trees and SuDS drawing the park southwards
- High quality entrances
- 95% dual aspect - great for daylight and ventilation and helps with overheating
- All wheelchair homes are serviced by 2 lifts

- 164 new trees
- Seating, play equipment, and growing in private amenity spaces
- Lintels creating shade and working well throughout the seasons
- Residents asked for dual aspect but balconies that create privacy
- Closed kitchens or an option to close off
- DOCO has commented and reviewed lighting and CCTV
- SUMMARY: New Selby provided and then housing delivered in Haringey.

Questions:

- TR lives nearby
- fabulous that something is being done
- Concerned about traffic from the Cambridge Roundabout
- Worried all the new people will increase traffic
- What provisions will be made for that

CG responds

- There will be limited parking
- Clear at the time of offer that there would be no opportunity to apply for a permit
- DVLA work which shows that there is very little car ownership - between 1 and 6 cars.
- Tenancy restricts car ownership
- Selby Centre will be similar - the parking is reduced from 112 - 70 as a result of charges in existing situation.
- 69 are proposed - so very similar to existing currently.
- Selby Centre uses peak at 2pm
- Sports facilities peak in evenings and weekends
- Parking will be sufficient and neighbouring roads can take overspill
- Not talking about a significant impact on the transport network

TR welcomed the lack of car ownership and low traffic impact as well as the sports facilities.