

Briefing paper for Planning Sub Committee

DETAILS OF THE DEVELOPMENT

References: PPA/2025/0002; HGY/2025/3217

Ward: Noel Park

Address: Mallard Place, Coburg Road, Wood Green N22 6TS

Proposal: Redevelopment of the site with the erection of a 22 storey building with 8 storey wing, and a 14 storey building with 6 storey wing, to provide 150 social rent dwellings along with double height flexible workspace (539 sqm). The proposal also includes landscaped public realm.

Applicant: London Borough of Haringey

Agent: Sophie Heritage, Iceni Projects

Ownership: London Borough of Haringey

Case Officer: Valerie Okeiyi

1.0 BACKGROUND

1.1 This scheme was presented to Members of the Planning Sub-Committee (PSC) on 6th November 2025 as a pre-application briefing. However, given the extent of the discussion that could take place on the night, it was considered appropriate to provide Members with a further opportunity to view the proposal.

1.2 Subsequent to the 6th of November PSC meeting, the proposal has been formally submitted as a planning application and is now under consideration by Planning Officers under planning ref: HGY/2025/3217.

1.3 It is important to note that Members are not making a decision on the proposed development at this stage – the purpose of this agenda item is to brief Members on the scheme as it stands, and to allow them primarily to ask the applicants questions, and also to make comments about the proposal. The applicants are expected to consider and assist with Members' questions and comments.

1.4 An update is provided below setting out progress since the pre-application scheme was presented to PSC on 6th November 2025, (under each relevant section / heading correlating with the headings set out in the original report attached under Appendix I).

1.5 The original pre-application briefing report, which was presented to Members at the 6th November PSC meeting, is attached to this report as Appendix 1.

2.0 UPDATED BRIEFING REPORT SINCE 6TH NOVEMBER 2025 PLANNING SUB-COMMITTEE MEETING

Environmental Impact Assessment Screening Opinion

2.1 An Environmental Impact Assessment (EIA) Screening Opinion was issued by Officers on 20 November 2025, confirming that the proposal does not constitute EIA development, and that an Environmental Statement is therefore not required to accompany the planning application.

2.2 Full details of the EIA screening opinion are available to view on the Planning Register under planning reference HGY/2025/3217.

Employment

2.3 The original pre-application scheme presented to Members proposed 539 square metres of affordable workspace. This has been revised, and the scheme now proposes 539 square metres of flexible workspace, which the applicant sets out would help to ensure that the proposed commercial units would remain viable and occupied.

2.4 The detail of the flexible workspace is currently being discussed between the applicant team and the Council's Inclusive Economy Team; along with Planning Officers.

Masterplanning and Regeneration

2.5 Following discussions between officers and the applicants, a number of viewpoint locations have been agreed which have informed the Heritage, Townscape and Visual Impact Assessment (HTVIA) for the proposal, and submitted with the planning application. The HTVIA will be reviewed and assessed by officers as part of their assessment of the case.

Residential Quality, Unit Mix and Affordable Housing

2.6 An internal daylight and sunlight assessment has been submitted with the planning application, which the applicants say demonstrates that the communal podium courtyard would receive adequate sunlight throughout the year. This assessment will be reviewed and assessed by officers.

Transportation and Parking

2.7 The planning application has been submitted with details of the future servicing, refuse/recycling and emergency services arrangements and an outline Demolition and Construction Logistics Plan. These reports will be reviewed and assessed by officers.

Amenity

2.8 A British Research Establishment (BRE) report has been submitted with the planning application which assesses the proposed development's potential impacts on the amenity of existing surrounding occupiers, as well as setting out the anticipated daylighting and sunlighting conditions for future occupiers of the proposed development. Officers will review and assess the report.

2.9 A Noise Impact Assessment, which includes mitigation measures for the proposed development, has been submitted with the planning application. Officers will review and assess the report.

2.10 A wind/microclimate assessment report has been submitted with the planning application. Officers will review and assess the report.

Sustainability

2.11 Reports covering the following sustainability and energy issues have been submitted with the planning application:

- Energy Strategy, Overheating Strategy and Sustainability Statement
- Embodied Carbon and Whole Life Carbon Statement
- GLA Carbon Emissions Reporting Spreadsheet
- GLA Whole Life Carbon Assessment Spreadsheet

2.12 Officers have reviewed these reports and require clarifications from the applicants in relation to the Energy Strategy, Overheating Strategy, Sustainability Strategy, Climate Change Adaptation and Whole Life Carbon Strategy. Once the further information requested has been received, officers will further review and assess the matters.

2.13 The formal consultation period expired on December 26th; however officers will take any response received into account up until a decision is made on the application. No response (objection, support or neutral) have been received from the local community to date.

3.0 NEXT STEPS

3.1 No decisions are taken at this meeting. The planning application will be the subject of a report and recommendation to a future meeting of the Planning Sub Committee, anticipated to be in Q1 of 2026, following standard Planning procedures, including full and proper consideration of the merits of the case by officers, and responses to the public consultation exercise from consultees, residents, groups and businesses etc. A note of this meeting, summarising the discussion that took place, will be included in the minutes of the next Planning Sub Committee meeting.