



**Haringey** Council

Agenda item:

**Planning Committee**

**On 3 September 2007**

Report Title: **Woodberry Down Estate – Planning application for observations to LB Hackney HGY2007/1046**

Forward Plan reference number (if applicable): **N/a**

Report of: **Shifa Mustafa**

Wards affected: **Seven Sisters/Harringay**

Report for: **Information**

**1. Purpose**

1.1 The purpose of this report is to notify members of this Councils formal observations to LB Hackney in relation to a referral to this borough for observations relating to a planning application in Hackney adjacent to the borough boundary.

**2. Introduction by Cabinet Member (if necessary)**

2.1 **N/a**

**3. Recommendations**

3.1 That Members note the observations made to LB Hackney.

Report Authorised by: **Shifa Mustafa**

Contact Officer: **Stuart Cooke, Team leader, Development Control, ext. 5129.**

**4. Director of Finance Comments**

4.1 **N/a**

**5. Head of Legal Services Comments**

**N/a**

<b>6. Local Government (Access to Information) Act 1985</b>
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6.1 None
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## **7. Background**

- 7.1 On 18 May 2007, the LB Hackney submitted to this Council an application requesting this Council's observations relating to a planning application lodged in their borough. Under the provisions of Article 10 of Town and Country Planning (General Development) Order 1995, Local Planning Authorities are required to notify adjoining authorities of applications which may affect their borough.
- 7.2 The application proposes the redevelopment of the Woodberry Down estate, involving the demolition of the majority of the existing buildings and their replacement with 4,644 new homes, (including 41% affordable), retail, commercial and community floorspace and new civic spaces.
- 7.3 As part of the process of considering this scheme, the Planning Service consulted approximately 300 residents within this borough, to which approximately 17 responded.
- 7.4 Under the terms of the Order, this Authority has 21 days to respond to the original request for observations. This period was considered inadequate given the major nature of the proposals. An extension of time was agreed with LB Hackney. Originally, LB Hackney intended to report the application to their Planning Committee on 31 July 2007. This meant that this borough had to give its formal observations to LB Hackney by 20 July in order to ensure they were included in the report to be considered by LB Hackney Planning Committee. This Council's comments were sent on the 18 July 2007. This timescale meant that it was not possible to report these comments to this Committee for agreement before they were sent to LB Hackney. LB Hackney have subsequently notified this council that the application will not now be reported to their Committee until the 3 September 2007.
- 7.5 The purpose of this report is to report the observations made to LB Hackney to this Committee. A copy of the letter is attached to this report. Members should note that copies of all the responses from Haringey residents received to the consultation exercise carried out by the Planning Service were forwarded to Hackney with the letter.

## **8. Conclusion**

- 8.1 That Members note the contents of the letter to LB Hackney dated 18 July 2007.

## **9. Use of Appendices / Tables / Photographs**

9.1 Copy letter to LB Hackney dated 18 July 2007.

**Environmental Services**  
**Planning Policy and Development**  
639 High Road, Tottenham  
London  
N17 8BD

Your Ref : 2007/0014  
Our Ref : HGY2007/1046  
Contact : Stuart Cooke  
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Date : 18 July 2007

LB Hackney  
Planning Service  
263 Mare Street  
London E8 3HT

FAO: Ms S. Foster

Dear Ms Foster

**Town and Country Planning Act 1990 (as amended)**  
**Re: Woodberry Down Estate, N4 - Yr. ref. 2007/0014**

Description: To demolish all existing buildings on the Woodberry Down Estate, with the exception of St. Olave's Church, the Beis Lebonos Girls School, Reservoir Centre, Primary School and Health Centre. Redevelop the site with 4,644 homes (including 41% affordable), comprising 1-bed, 2-bed, 3-bed, 4-bed flats, and 5-bed flats, 5-bed and 6-bed houses with associated car parking at an overall site provision rate of 50%; approximately 38,500m<sup>2</sup> of non-residential buildings and associated car parking, including 5194m<sup>2</sup> of retail buildings within classes A1-A5, 3144m<sup>2</sup> of class B1 Business use, 30,000m<sup>2</sup> of class C1, D1 and D2 use including education, health centre, children's centre, community centres, youth centre; provision of new civic space, public parks, open space, landscaping of the edges of the New River and the East and West Reservoirs, construction of bridges across the New River; reduce width of Seven Sisters Road from 6 to 4 lanes and related improvements to the public realm; formation of new access points to the new Woodberry Down Neighbourhood, the creation of new and improvement of existing cycle and

Planning Policy and Development  
Director Niall Bolger  
Assistant Director – Shifa Mustafa

pedestrian routes to and within the estate (Outline Application matters for determination siting, design and means of access). (Observations to L.B. Hackney).

I am writing in response to your letter dated 18 May 2007 regarding the above planning application requesting this Council's observations on the above proposal.

### This Council's Observations

This Council's initial views in relation to the consultation on the Urban Design Framework (UDF) Final Draft of August 2005 were set out in a letter to your authority dated 12 October 2005 from Cllr Lister, the Lead Member for Enterprise and Regeneration. This letter concluded that this borough is keen to work with your borough in relation to this proposal, but retained some concerns about highways, the scale of development and density, and reserved the right to make further observations to you at the formal application stage.

It is understood that the development will occur in five phases over a plan period of 20 years and that this process will be informed and guided by the Masterplan Report. Each phase will be subject to separate reserved matters applications to respond to future changes in circumstances.

The comments made below are based on the information supplied in the documents now provided, particularly the Outline planning application statement. At this stage they are Officer comments, but will be reported to the first available Planning Committee.

### Relationship Between This Borough and the Application Site

The application site covers an area of approximately 24 hectares directly to the south of this borough. The common boundary between this borough and the application site is formed to the west by the section of Green Lanes between Manor House and the New River. To the north the New River itself forms the boundary between the boroughs and is raised on an embankment at this point. There is a general rise in level from Eade Road in this borough to Seven Sisters Road in the centre of the application site of approximately 12 metres. The predominant land uses in this part of Haringey are the residential properties in Eade, Vale and Hermitage Roads and the employment uses in the Vale Road Defined Employment Area.

The main issues affecting this borough as a result of the proposed development are:

#### 1. Density

The planning statement states that number of dwellings within the application site will increase from 1900 to 4600. As a result, the residential density of the application site will rise from 265 habitable rooms per hectare at present to 540 habitable rooms per

hectare. This is considered to fall within the density ranges promoted by the East London Sub-regional Development Framework 2006 and the London Plan for this type of location and reflects the advice in PPS1 and PPS3 in promoting development that creates socially inclusive communities.

It is recognised that the Masterplan sets out a strategy for the provision of health and primary education facilities, youth services, and community support and information facilities. These proposals include a new health centre, a new life long learning campus, expansion of the existing Woodberry Down Primary School, two new nurseries and a new Childrens Centre as well as other social and community facilities. This Council welcomes these initiatives and supports this approach.

However, this Council is concerned that the increase in residential density is likely to impact upon the existing community support facilities within this borough, particularly in terms of secondary education provision.

## 2. Education

Paras. 3.28 – 3.38 refer to the education provision within the application. Woodberry Down primary School will be expanded from 2 to 3-form entry with a nursery of 57 places, (para3.29). Also, a new Childrens Centre will be co-located with the proposed health centre. However, the statement confirms there are no secondary schools for boys or sixth form colleges in the application area, (para. 3.29), and that 40% of pupils transfer to schools out of Hackney at age 11, (para.3.31). No additional secondary provision is being made within the application area.

This Council is concerned that as the number of units within the application area will more than double from 1900 to 4600, this will lead to a significant increase in the number of school age children aged between 11-16 for whom no new provision appears to be being made. In the light of the fact that 40% of secondary school age children within the application area, are currently provided for outside Hackney, a high proportion of whom will have school places in Haringey as this borough is closest to the application area, it must be assumed that a similar proportion of the increased numbers of secondary school children will be provided for in Haringey. This level of increase will inevitably place significant strain on the education resources of this borough.

This Council requests that a contribution is made to education provision within this borough through the S106 agreement that forms part of the application to reflect the additional burden placed upon its resources. The Council wishes to be involved at all stage of discussion/negotiation of the S106 where the interests of this borough will be affected.

### 3. Transportation

This Council welcomes the mixed nature of this development as it would reduce the prospective residents' need to travel. Also, the development is located in close proximity with Manor House tube station and Seven Sisters Road and Green Lanes bus routes which offer frequent bus services, for connections to other bus corridors and tube/rail stations. Moreover, the applicant has proposed a bridge crossing, north of the site and across the New River, to provide pedestrian/cyclist linkage to LB Haringey hence encouraging walking and cycling between the two Boroughs and share of local amenities by the residents and staff of this development.

However, there is the concern that with the inevitable supplementary traffic this development proposal would generate especially the adverse effect this would have on the capacity of Green Lanes and Seven Sisters Road. In particular, a recent junction capacity analysis submitted in support of a planning application on Green Lanes, near LB Haringey's boundary with LB Hackney, suggests that the section of Green Lanes near this proposed development, has no spare capacity to accommodate additional vehicles in the peak traffic hours.

This Council requests that a financial contribution to the LB Haringey is made towards implementing traffic management measures deemed necessary to mitigate the impact of this development on that part of Green Lanes within this borough.

### 4. Visual Impact/Design

The Council recognises the advice in the London Plan which states that the Mayor will promote the development of tall buildings in locations where they create attractive landmarks enhancing London's character, act as a catalyst for regeneration and can be an efficient and sustainable way of using land. This is supported by CABE's Guidance on Tall Buildings (2003) which requires tall buildings to be in an appropriate location and of first class quality in terms of design.

The buildings proposed in the scheme range from 3 – 21-storeys in height. The taller buildings in this scheme are located at the key entry points to the application area, and clustered around the new Woodberry circus. This clustering approach is in line with the advice in the London Plan.

The proposed buildings closest to this borough are shown as being between 5 – 9 storeys in height. A 17-storey building is shown located in the north west quarter of the development. This Council would wish to be satisfied that these buildings will not adversely affect the existing amenity of the properties in this borough closest to the application site.

### Conclusion

In conclusion, this Council is keen to work with the LB Hackney to bring about a successful outcome to the redevelopment of the Woodberry Down estate. The main

issues which are considered to affect this borough are the potential impact on the existing education facilities in this borough, traffic flows on Green Lanes and the potential affects on the existing visual amenity within this borough.

### Resumee of Responses from residents of this borough

As part of the process of dealing with this application, this Council considered it necessary to undertake additional consultation with residents of this borough who we felt may be affected. Letters were sent to residents in Eade Road, Vale Road, Hermitage Road and Finsbury Park Avenue, approximately 300 addresses. A full list is attached as an appendix to this letter. I have received 14 responses to date. The issues raised are set out below. Copies of the responses are also attached.

As set out above, this Council consulted a number of its residents as part of the application process. At the time of writing, 14 responses have been received from local residents within this borough. Some responses support the scheme in general terms, others object. Copies of all the responses are attached as an appendix.

The main issues raised by residents of this borough are:

- the proposed pedestrian/cycle bridges over the New River.
- the amount of housing is excessive and the levels of affordable housing within the scheme are inadequate.
- The height and scale of the buildings closest to this borough is excessive.

I understand that this application is to be reported to your Planning Committee on 31 July 2007. I would be pleased if the issues raised above and the responses from residents of this borough are included in that report. I would be pleased if you would ensure that all these respondents are notified formally when the application is to be reported to your Committee. Should you require any further information regarding the response set out above, please do not hesitate to contact myself or Stuart Cooke, the case officer on 8489 5129.

Yours sincerely

Shifa Mustafa  
Assistant Director



WOODBERRY DOWN ESTATE

HGY2007/1046

OBSERVATIONS TO LB HACKNEY

LIST OF CONSULTEES IN LB HARINGEY

Councillors: Knight  
Basu  
Kobler  
Adamou  
Alexander  
Baker  
Canver  
Haley  
Harris

Finsbury Park Action Group  
Finsbury Park Community Trust  
Finsbury Park Partnership  
Friends Of Finsbury Park  
Ladder Community Safety Partnership

356-388 Green Lanes  
1-21 Woodview Close  
1-73, 2-66 Eade Road  
1-7 (cons) Linkway  
1-81, 2-90 Vale Road  
1-7 (cons) Vale Grove  
1-87, 2-92 Hermitage Road  
1-50 (cons) Finsbury Park Avenue  
1-20 (cons) Surrey Gardens  
1-8 Park View Mansions, Green Lanes