

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Ref: PPA/2015/0006

Site Address: Cross Lane Industrial Estate, Cross Lane, London N8 7SA

Ward: Hornsey

Description of Development:

Redevelopment of site to provide a mixed-use development including residential and employment floorspace.

Applicant: Noble House Properties Ltd

Agent: Icen Planning

Ownership: Private

Case Officer: Adam Flynn

2. BACKGROUND

- 2.1 The proposed development is being reported to Planning Sub Committee to enable members to view it at an early pre-application stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee early next year.

3. SITE AND SURROUNDS

- 3.1 The property is located on the eastern side of Cross Lane, near the junction with New River Avenue. The site comprises a number of single-storey and two-storey light industrial buildings. There is a mixture of employment uses on the site, including a small number of residential units.
- 3.2 The site is bordered on two sides (north and east) by six and seven storey residential buildings in the New River Village, and to the south the remainder of the Cross Lane Industrial Estate. Cross Lane forms the western boundary, and on the opposite side of Cross Lane the redevelopment of Hornsey Depot is underway. The building opposite (on the Hornsey Depot site) is consented up to a height of seven stories.
- 3.3 The site is surrounded on three sides by the Hornsey Waterworks and Filter Beds Conservation Area. There are three listed buildings located on the High Street to the south of the site.
- 3.4 The site forms part of Site SA47 in the Site Allocations DPD, which is due to go out to Examination in Public shortly (subject to Council approval).

4. PROPOSED DEVELOPMENT

4.1 The proposal is for the redevelopment of the site for a mixed-use development of 90 flats and approximately 1300sqm of commercial floorspace, in 3 to 7-storey buildings, together with private and communal amenity spaces, refuse facilities, cycle storage, landscaping, and 47 parking spaces with vehicular access from Cross Lane.

5. PLANNING HISTORY

5.1 There is no relevant planning history for the site relevant to this application.

6. CONSULTATION

6.1 *Internal/external consultation:*

6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. There has been no external consultation as yet as the planning application has not yet been submitted.

6.3 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council.

6.4 Development Management Forum

6.5 The proposal is to be presented to a Development Management Forum in the near future. Feedback from the Forum will be included within the written report to the planning sub-committee dealing with the application when received.

6.6 The applicant has also run its own public consultation on the scheme, and has met the local ward Councillors. Details of this consultation will accompany the application in the way of a Statement of Community Involvement. The applicant will update on the feedback received at the meeting

6.7 Quality Review Panel

6.7 The proposal was presented to a Quality Review Panel on 21 October 2015. Feedback from the Panel will be included within the written report to the planning sub-committee dealing with the application when received. Verbal feedback from the panel meeting will be presented at the meeting.

7. MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the proposed development are:

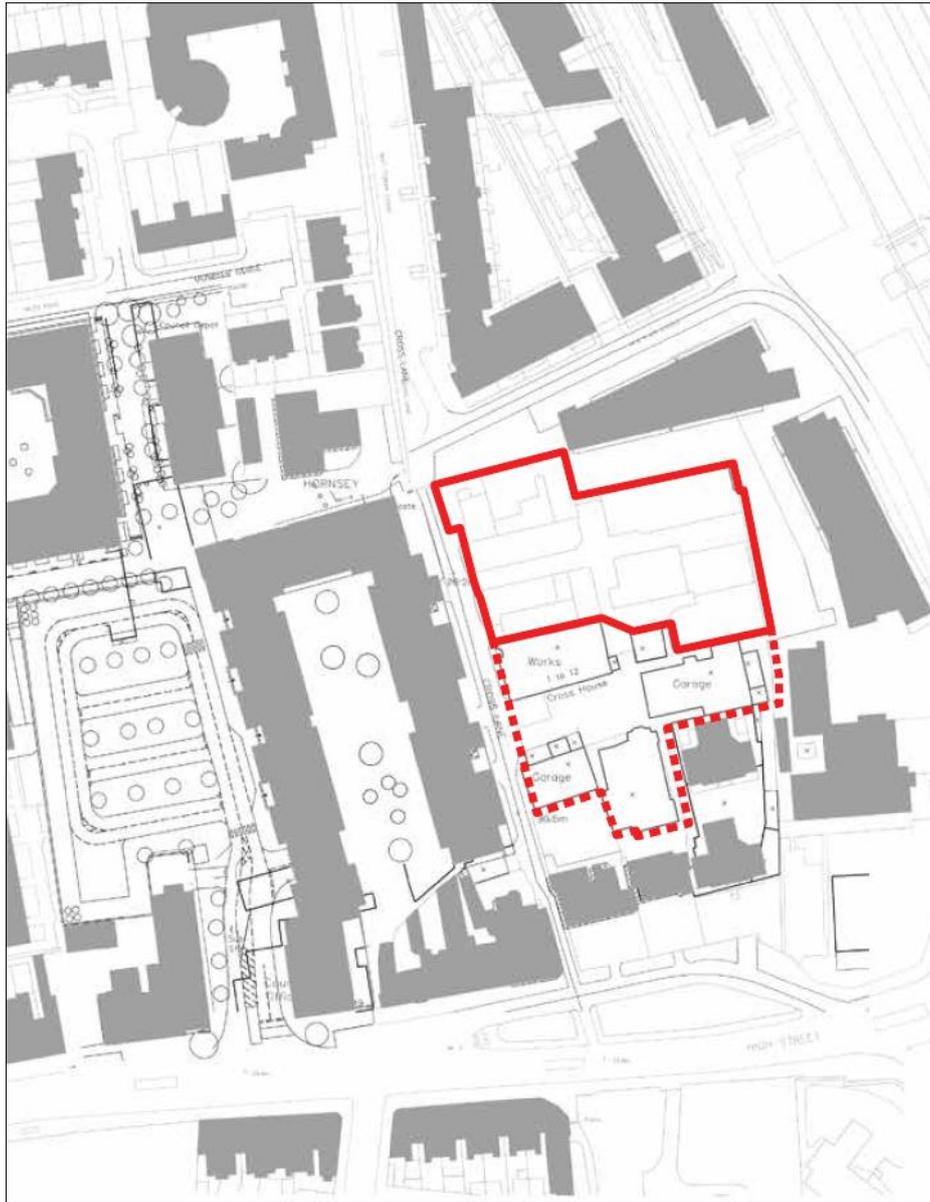
1. *Principle of the development* – The principle of the redevelopment of the site for mixed-use purposes is considered to be broadly acceptable. However, if there is a net loss in employment floorspace on this portion of the site, it would need full justification in policy terms. This would be taken as a proportion of the entire site allocation's requirement.
2. *Design and appearance* – The bulk, scale and massing of the proposal has reached a point where it is broadly acceptable, subject to a full daylight and sunlight assessment to ensure there are no impacts on the neighbouring New River Village properties. Officers have recommended the buildings be 'broken up' in design terms to avoid 'piecemeal' development of the whole allocated Cross Lane site should the rest of the area come forward for development. The specific design has not yet been finalised. The applicant will need to provide an indicative masterplan in any design and access statement for the rest of the site to demonstrate how this will be suitably developed in line with Council's policy set out in the emerging Site Allocations DPD.
3. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock. However, any proposed scheme providing less than 50% affordable housing must submit a viability report for assessment. The full mix of units and tenure split has not been confirmed. However, some affordable workspace would be expected in this scheme, as well as affordable housing.
4. *Density* – The density of the proposal has not been finalised and the unit mix is still being worked on, however at present the density stands at 274 units per hectare, and approximately 900 habitable rooms per hectare. The guidance in the London Plan Density Matrix for an Urban location with a PTAL of 3 such as this, is 45-170 u/ha and 200-450 hr/ha. It is recognised the proposal is in excess of this guideline, and the applicant would need to justify this by way of creating an exceptional design and a high quality living environment.
5. *Housing mix* – The full mix of units and tenure split has not been confirmed.
6. *Impact on residential amenity* –The proposal should consider the impact on the amenity of the surrounding properties, particularly those on the New River Village buildings adjoining the site. The submission should include an annotated site plan showing the distance between the proposal and dwellings on the neighbouring sites, together with a robust daylight and sunlight assessment.
7. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans provided, it appears that the

proposed units would be of a good size and layout, with good sized rooms and access to amenity space.

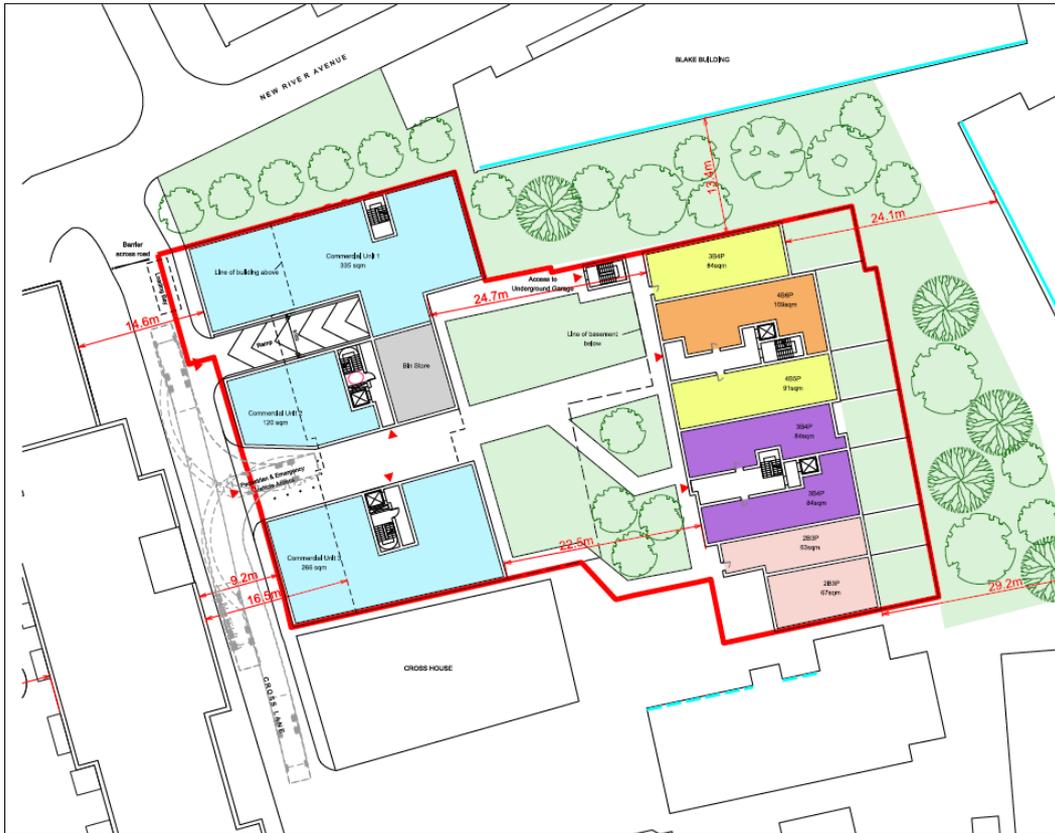
8. *Parking and highway safety* – The applicant is currently preparing a safety audit to inform the Transport Assessment for the application.
9. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.
10. *Sustainability* – The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application.

7.2 These matters are to be assessed prior to the application being considered at Committee.

Site Location Plan



Proposed Ground Floor Plan



Proposed Second Floor Plan



Indicative Cross Lane Elevation (West Building)



Indicative Eastern Elevation (East Building)

