

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: n/a

Ward: Tottenham Hale

Address: Land north of Monument Way and south of Fairbanks Road, N17

Proposal: Development of the site to create 54 affordable residential units in three blocks ranging from 3-stories to 4-stories in height.

Agent: Allies and Morrison

Ownership: Haringey Council

Case Officer Contact: 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 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 later in the year.

3. SITE AND SURROUNDS

3.1 The property is located on the northern side of Monument Way, to the south of the existing Fairbanks Road. The site is currently vacant, apart from some landscaping and car parking. The site currently forms a buffer for the Chestnut Estate from Monument Way.

3.2 The long, thin site is bordered by streets on two sides, with five flatted blocks of the Chestnut Estate sitting adjacent to the site to the north. Monument Way to the south is a very busy major 'A' road, and Welbourne Primary School lies on the opposite side of Monument Way.

3.3 The site forms part of Site TH10 in the pre-submission Version of the Tottenham Area Action Plan (AAP) 2016. The site is not located within a Conservation Area, and does not contain any listed buildings.

3.4 The site has a Public Transport Accessibility Rating (PTAL) of 5 and 6 and is within close proximity to Tottenham Hale Underground and rail station, and is within walking distance of numerous bus routes.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the development of the site to create a residential development of 54 residential units in three blocks ranging from 3-stories to 4-stories in height, with accommodation in the roof space. The scheme is proposed to be 100% affordable. Fairbanks Road would be re-aligned as part of the proposal.

5. PLANNING HISTORY

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

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 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. Consultation has taken place on this site through the process of the formulation of the District Centre Framework and the Tottenham AAP.

6.3 Development Management Forum

- 6.4 The proposal will be presented to a Development Management Forum, potentially post submission. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

6.5 Quality Review Panel

- 6.6 The proposal will be presented to the Quality Review Panel. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The site forms part of the wider site allocation TH10 in the Tottenham AAP, which includes the Welbourne Centre and this portion of land. The AAP for this portion of the site states:

A development complementing the end properties on the Chestnuts Estates will be acceptable, with new homes opening onto the existing (undesignated) open land to the south providing passive surveillance.

The relevant Design Guidelines from the AAP are as follows:

- *Opportunities to address air quality issues and to create an improved access to the road network from the Chesnut Estate should be included*
- *Development on the Monument Way section of the site should respond to established heights within the Chesnut Estate. This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.*
- *Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.*
- *A flood risk assessment is required. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.*
- *Development of this site should create a public realm which enables a safe connection between the Green Grid, the new District Centre, and Down Lane Park. This should include retention and improvements to the trees planted along Chesnut Road.*
- *Development will need to ensure that noise and air quality issues arising from Monument Way are not increased for existing residents, and are appropriately mitigated for new residents.*

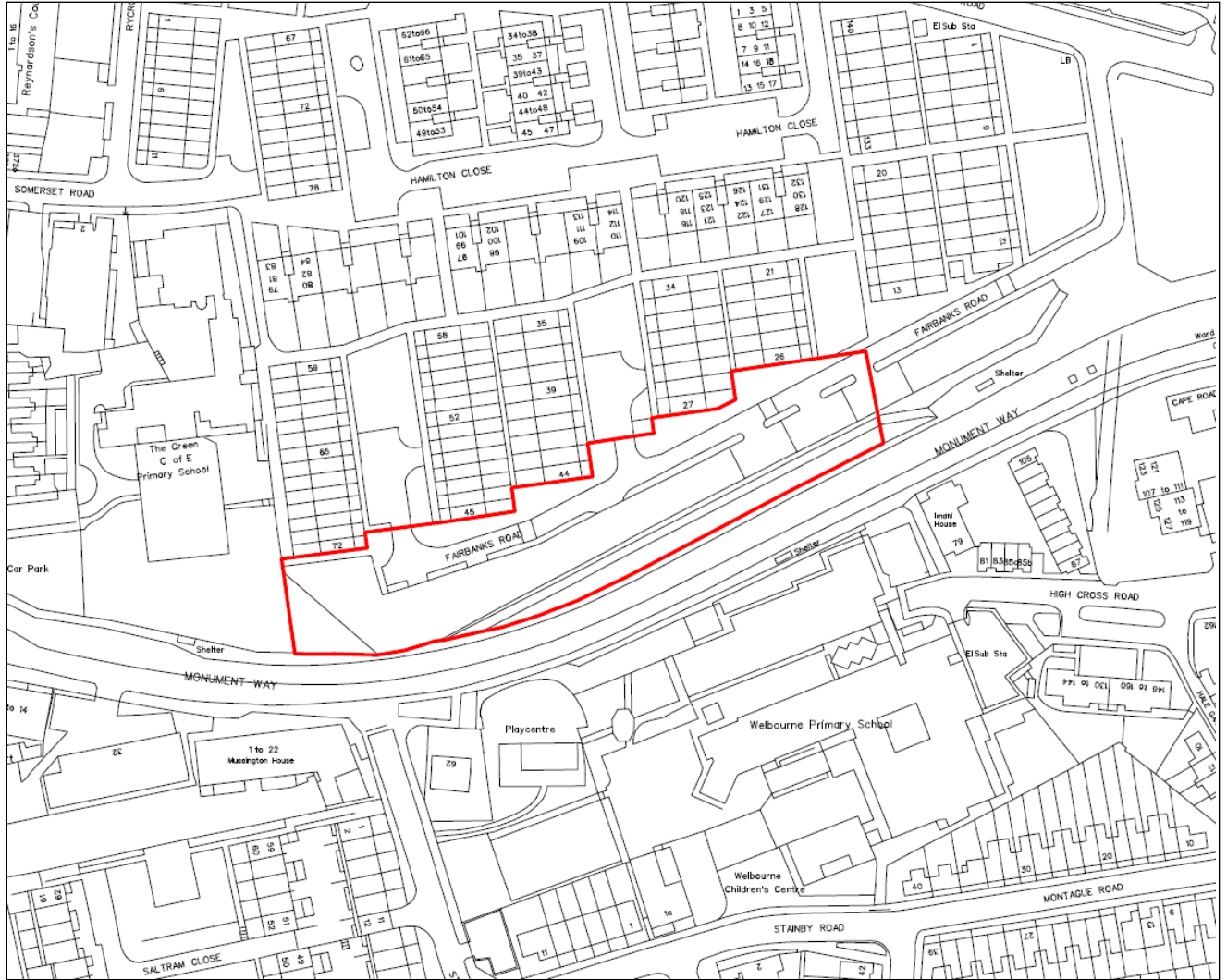
7.2 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Design and appearance
3. Affordable housing
4. Density
5. Housing mix
6. Impact on residential amenity
7. Quality of accommodation
8. Parking and highway safety
9. Accessibility
10. Sustainability

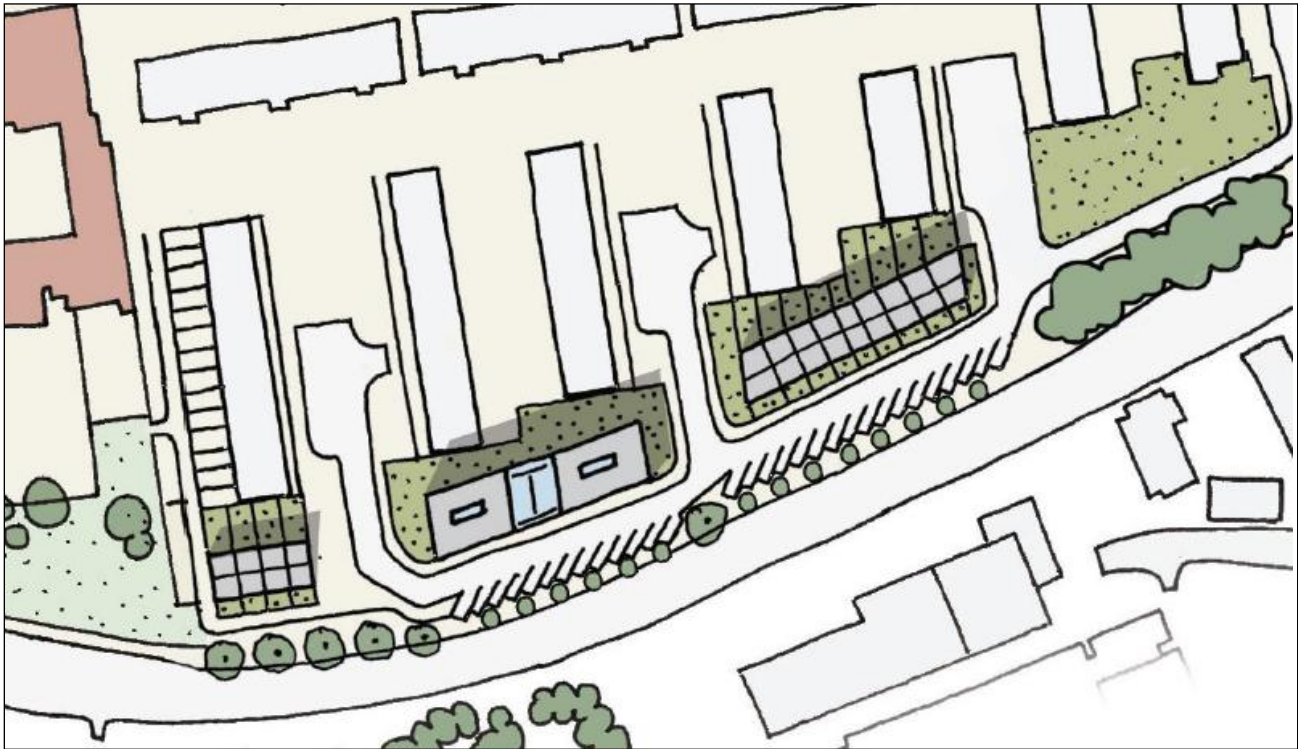
7.3 These matters are to be assessed prior to the application being considered at Committee. The proposal is considered to be broadly in line with the site allocation for the site.

PLANS AND IMAGES

Site Location Plan



Indicative Site Plan



Proposed Visual

