

Appendix 4: DM Forum Notes

PLANNING SERVICE DEVELOPMENT MANAGEMENT TEAM

MINUTES

Meeting	:	Development Management Forum- Hale Wharf, Ferry Lane, N17 9NF
Date	:	Wednesday 9th March 2016
Place	:	Tottenham Green Leisure Centre, 1 Philip Lane, Tottenham, London, N15 4JA
Present	:	Emma Williamson(Chair), Robbie McNaugher, Tay Makoon
Minutes by	:	Robbie McNaugher

- | | |
|----|---|
| 1. | Emma Williamson welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. She explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, she explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee. |
| 2. | Presentation by Michael Orr (Muse Developments) and Hendrik Heyns (Allies Morrison) |
| 3. | Questions and Answers:

Q- What is the rationale for the low buildings at the north
Q- What is the breakdown of units?
Q- Will the scheme be lined to the Hale Village Energy Centre, is there capacity?
A – Georgina Dowling (Raboll) – There are environmental designations for birds north of the site and a duty of care not to disturb them. The scheme must respond to these constraints with height to the south
A- MO- PTAL rating of 6 at the south of the site and guidance requires density to be in these areas. Natural identity for height and urbanism to the south on Ferry Lane.
A- MO- 40-45% x 1 bed, 40-45% x 2 bed and 10% 3 bed.
A- MO- GLA encourages connection to energy centre. Developer will need to install 'kit' in the energy centre to increase capacity

Q- Will the affordable housing comply with 50% in the London Plan? The proposal appears to be overdevelopment of the site.
A-. MO- A viability process will take place and figures are not available yet.
LBH has sought family sized units which are proposed on the east of the site

Q- The plans would suggest that these will be 5% of the units?
A- EW- The policy is 50% or the maximum reasonable amount. As part of the housing zone the aim is to achieve 40% across all developments so some will |

have more and some less. There is a desire to have larger units on this site and it is accepted that there is likely to be less than 40% on this site as a result.
A- EW- The density of the development will be assessed and the London Plan allows the guidelines to be exceeded where there is exceptional design.

Q- 21 Storeys seems out of character

A- EW- Will take this point on board.

Q- Surrounding the site is all green belt which could be used to meet the housing target without tall buildings.

Q- What is the site of the site?

A- MO- 2Ha

Q- Capacity of the site?

A- EW- The AAP allocates 405 units

Q- Why is there no figure for affordable homes at this stage?

A- MO- Looking at the viability, density and policy challenges for the site around 500 units makes the site viable. 2Ha is large for London and smaller sites have taken more development.

A- HH- There is a responsibility to develop densely to achieve sustainability. The scheme aims to develop a new London Vernacular. There used to be a mill on the site and this has been part of the inspiration for materials and design.

Q- The District Centre Framework recommends tall buildings around the Station. The height of buildings should step down away from the station. The Proposal is contrary to this. It will be twice the height of the Hale Village Pavilions and is on the edge of the green belt. This is an open area not an urban area. Ferry Lane is not an urban corridor. The housing is ok but not the 2 taller buildings at the front of the site. The residents of Hale Village Pavilions are very angry.

Q- Could the development be denser across the site rather than at the front? Tottenham Marshes is a historic area; the density will harm the ecology and usability of these areas. Will there be mitigation for Tottenham Marshes to minimise the impact?

A- GD- The EIA will cover a lot of the issues in relation to ecology including daylight assessments etc. The proposal includes open space and links to the Paddock and Walthamstow Wetlands. The surrounding areas have influenced the design eg. no light on balconies. There are no sewerage facilities on the site currently so the proposal will improve the water quality and runoff will be managed.

Q- The density will impact on the environment.

A- GD- This will be dealt with in the EIA and the Council will decide if it is acceptable.

A- MO- Uniformity of height across the site has been looked at with taller development across the site. This did not respond to the features of the site for

example the canal side.

Q- What is the percentage break down of the units across the site

A- MO- 50% are within the towers

Q- This is to make profit? The towers make profit and the rest pays for the rest?

Q- There are 500 flats where are the amenities? Cafes nurseries etc.?

A- MO- Looking at providing food and beverage, there are 3 commercial units, 1 at the base of the block onto Ferry Lane, 1 at the back of the 2nd block and 1 at the bridge landing. 2 will have outdoor uses. There is likely to be a cafe/bistro and coffee shop at the front. Looking at a farmers market on the open space.

Q- Hale Village has commercial vacancies because it is too expensive.

A- MO- We are speaking with agents about potential occupiers and hoping to attract local businesses. Place making is important.

A- EW- the Regen team area working with local businesses

Q- How much parking?

A- MO- 50/60 spaces providing for wheelchair accessible units first then family units.

Q- Bream Close has Hale Village residents parking in their area

A- MO- we are speaking with TfL on the parking requirements.

Q- Have also heard the rent is too high.

Q- Hale Village parking not used, parking is an issue in Bream Close. Medical facilities are needed. Porous land and sewerage issues, what will be the disruption from works on the area?

A- Cllr Reith- Lea Valley Estates have been helpful NHS are the problem. Planning permission for a demountable facility has been purchased.

A- GD- Construction methodology has been considered for the construction phase and operation phase. There will be a 2 metre acoustic screen and watching brief for ecology, wheel washing etc. The proposal will look at the impact on GP surgeries. The NHS are looking for less hospital and more local provision.

Q- Started homes?

A- MO- Government proposal but not a lot known at this time. This will depend on the Council's requirements. May have to look at this.

A- EW- Council not supporting starter homes, prefer affordable rent.

Q- 500 units and 60 will not work, the bridge design is not acceptable

A- MO- We are not responsible for the bridge design. There is a pipe within the bridge.

Q- The CRT does not have to pay for the land

A- MO- CRT own the freehold with some leasehold

Q- Lower sale price would require less development

A- The viability review will show the costs from land acquisition, infrastructure etc.

Q- CRT is a charity, how much will be re-invested in the local area?

A- MO- The development is a joint venture with 50% of profits going to CRT. They are looking at upgrades within the area with a number of projects considered including upgrading the moorings along Stonebridge Local.

Q- I share the criticism of the towers. How will this link to outdoor area, policies and improvements?

Where is the access to the site?

A- MO- Every unit will have a balcony and door step playspace and 5-9 year olds playspace will be provided. There are aspirations to link to the Paddock and improve this space.

A- MO- there will be a S278 agreement for the entrance with TfL, at the moment there will not be traffic lights.

Q- The big issue is the height. Several reasons to justify the height. 2 buildings will transform the site. Large tower is not unusual for the area and will make it much more urban. Should think very carefully about the effect on the area.

Q- How long will construction take, will this be through one entrance?

Q- Funding from the GLA and other sources?

A- MO Construction will take approximately 4-5 years. Utilities along ferry lane installed for the entire site.

A- GLA and government funding in loans and grant.

Q- Will there be a link to Tottenham Hale Station without using Ferry Lane?

A- MO- Yes bridge across to Hale Village

Q- How do you find out about the planning committee?

A- EW- Those who comment will be notified.

Q- Will there be a wider consultation on the application?

A- EW – Yes we will take addresses to inform of application and there will be more site notices.

Q- Timing for the application?

A- MO- Will submit April/May and hope for a decision after 3/4 months so Sept/Oct. There will be more than 21 days for comments.

Q- What is the output of this meeting?

A- EW- There will be a note of the meeting and it will be considered as part of the pre-app discussions

Q- Will the developer take anything said into consideration

A- MO- We are consideration comments from the previous consultation and attempts to develop the site in the past. We have brought in Allies and Morrison as architects to address previous concerns

End of meeting