

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2017/0008

Ward: Tottenham Hale

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

Proposal: Submission of reserved matters namely a) scale b) layout c) landscape and d) appearance for a development comprising a total of 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories pursuant to outline planning application ref: HGY/2016/2184

Agent: Allies and Morrison

Ownership: Haringey Council

Case Officer Contact: Tobias Finlayson

2. BACKGROUND

2.1 The reserved matters proposal 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 reserved matters planning application submitted for formal determination. It is anticipated that the reserved matters application will be submitted shortly and will be presented to the Planning Sub-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 statutory 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 relates to the submission of reserved matters application namely scale, layout, landscape and appearance for development in relation to an outline planning application (ref: HGY/2016/2184) for development of the site to create a residential development of 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories (scale, layout, landscape and appearance reserved was, subject to a section 106 legal agreement, approved at Planning Sub-committee on 13 February 2017). This has not yet been signed but will be very soon.

6. CONSULTATION

Internal/external consultation

- 6.2 The applicant has been advised of 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.
- 6.3 Prior to submission of the approved outline application, the Council's Regeneration Team undertook significant engagement with local residents in the vicinity of the site. Once submitted, the outline application was consulted on in accordance with the Council's SCI.
- 6.4 Subsequent to the outline application being approved at committee in February 2017, the applicant has held further community engagement with a consultation event held on the 15th and 16th March 2107.
- 6.3 Once submitted, the reserved matters application will also be consulted on in accordance with the Council's SCI.

Quality Review Panel

- 6.6 The proposal was presented to the Quality Review Panel (QRP) on 15 March 2016. The summary of the QRP views are as follows:

The Quality Review Panel finds much to admire in the proposals for Monument Way, which promise high quality development for this

significant site. The key challenge at this design stage is to ensure the best possible relationship with the housing to the rear of the site. The panel thinks there is scope to refine the architecture of the rear elevation, to improve its appearance and light reflecting qualities. They also think the roof scape could be refined, to minimise overshadowing, within the parameters of the outline approval.

7. MATERIAL PLANNING CONSIDERATIONS

7.1 The National Planning Practice Guidance makes clear that reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). These are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:

- Access – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- Appearance – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Landscaping – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- Layout – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- Scale – the height, width and length of each building proposed within the development in relation to its surroundings.

7.2 The outline planning approval (subject to the signing of the section 106 agreement), approved the land use principles and parameters of the development as well as access.

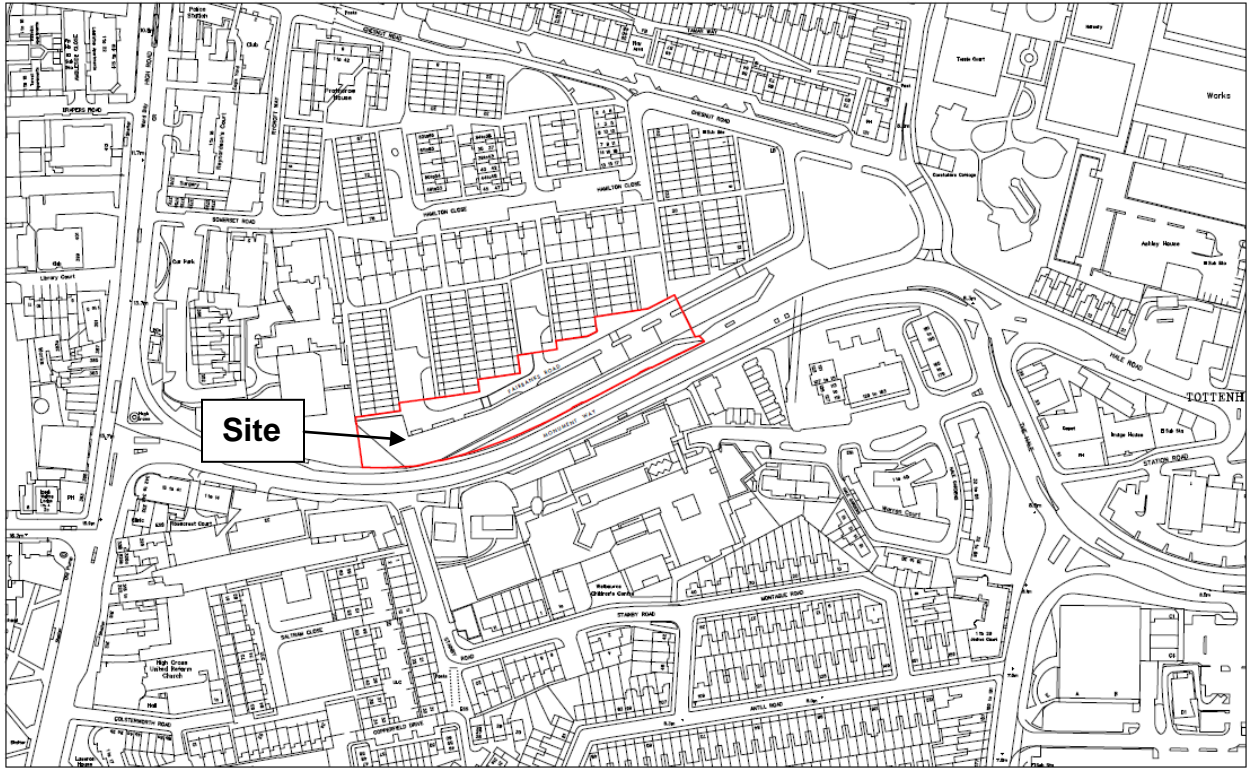
7.3 Therefore, the outline application did not approve the visual appearance of any building on the site and the internal unit layouts and positioning of amenity spaces were reserved. The site-wide heights of the blocks (including level of roof

form) were fixed by way of a conditioned parameter plan however, the scale of the buildings is also a reserved matter.

- 7.4 Subsequent to the Planning Sub-committee resolution to approve the outline application, Council officers and the applicant have held several pre-application meetings to facilitate submission of a reserved matters application considered acceptable by Council officers.
- 7.5 The main planning issues raised by the outstanding reserved matters (scale, layout, landscaping and appearance proposal) are:
1. Design and appearance
 2. Impact on adjoining residential amenity
 3. Parking and highway safety
 4. Quality of accommodation
 5. Accessibility
 6. Energy and sustainability
 7. Tree protection and ecology
 8. Air quality
 9. Land contamination
 10. Flood risk and Drainage
 11. Waste management
- 7.6 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site location plan



Indicative site plan



Proposed visual of front elevation (looking west along Monument Way)



Proposed visual of side elevation (looking north west along Monument Way)

