

APPENDIX 4 – Public Representations

Issue and Representations	Officer comment
Principle of Development	
The development represents an overdevelopment having regard to other developments locally.	The site is highly accessible (PTAL 6) and density of the development is broadly compliant with the London Plan Density Matrix. The QRP confirm that the scale of the development is at its maximum acceptable limit.
The number of units proposed exceeds the strategic allocation in the Tottenham Area Action Plan taking account of the Bernard Works development.	The density and scale of development is complementary to the scheme at Bernard Works and respects the scale and character of the existing and potential new built form in the surrounding area.
Policy requires development to be commercially led not residential led.	The development has sought to strike a balance in providing both high quality new commercial uses and residential accommodation. Its mix is compliant with the Site Allocation policy having regard to the quantum of employment floorspace being provided at the Bernard Works site.
The owners of this site and Bernard Works have allowed businesses to fall into disrepair.	This is not a planning matter.
The area accommodates business and industry. There needs to be more commercial space in the area.	The proposed development in addition to that consented at Bernard Works provide new employment space to replace that existing in accordance with the Site Allocation policy.
The scheme will result in the loss of local businesses existing jobs on the site.	The existing commercial building is in a poor state of repair and is not fit for purpose to meet modern commercial requirements. The proposed development will deliver new purposes built and flexible business accommodation.
The Bernard Works scheme [adjacent] set a poor precedent and does not comply with policy	The Bernard Works development has received planning consent and is a material consideration.
Development Design	
The proposed development is too tall, dominant and overbearing.	The height and scale of the proposed development respects the scale and character of the surrounding area and the consented scheme at Bernard Works. It would have no direct adverse impact on neighbouring homes.
The height and bulk of the new build blocks are out of keeping with area.	The height and scale of the proposed development respects the scale and character of the surrounding area and the consented scheme at Bernard Works.
This development at 6 storeys and Bernard Works at 7 storeys are out of place with area which comprises 2/3 storeys buildings.	There are a range of heights in the surrounding area. The proposed development proposes a part 2, part 4 and part 6 storey building that responds to different heights of the existing and consented residential and industrial buildings in the local area.
The density of the scheme is excessive.	The density of the scheme is broadly compliant with the London Plan density matrix and
The new open space to be provided as part of the Bernard Works scheme will be overshadowed, adversely affecting green landscaping and become dark and unwelcoming.	The amended proposals have reduced the storey heights of the proposed building to break down its massing and allow more light to penetrate the proposed new park being provided as part of the Bernard Works scheme.

The Council's Conservation officers comments show no regard to the design of the surrounding area.	The proposed development is considered to have a positive impact locally, having regard to the character of the surrounding area. The Conservation Officer has assessed the impact of the development on local heritage interests and confirms that these will not be adversely affected by the proposed development.
The proposed building should be redesigned so that it is smaller. Less intrusive in relation to existing properties and more sensitive to the character of the area.	Given the sites accessible location and the varied nature of the buildings and uses locally, the scale and design of the proposed development responds positively to the character of the surrounding area.
Local Amenity	
Neighbouring properties are only two storeys high and will be overshadowed by the proposed development.	The proposed building would be 4 storeys in height opposite the 2 storey houses on Ashby Road. A distance of 16.6m would be retained between the opposing facades which is not untypical of an urban street in London. The new building will cause some overshadowing to neighbouring properties, but this is not considered detrimental
The development will reduce levels of daylight/sunlight for neighbouring properties and cause loss of privacy, compounding those in relation to the consented Bernard Works scheme.	The proposed development will cause some overshadowing and loss of light to neighbouring properties but based on the sunlight/daylight analysis undertaken this is not considered to cause harm to residential amenity. The proposed building would be located at a sufficient distance from neighbouring properties to not adversely impact existing levels of privacy.
The sunlight/daylight study does not take into account of the Bernard Works development.	The sunlight/daylight study does take account of the Bernard Works development and demonstrated that the proposed scheme would not have a detrimental impact on existing properties nor consented development.
The proposal will result in additional air pollution locally from traffic and construction work.	An Air Quality Assessment was submitted with the application which demonstrates that the proposed development would not adversely affect air quality locally. The Councils' Environmental Health Officer has reviewed the Assessment and confirms its conclusions.
The proposed rooftop gardens will cause overlooking and disturbance.	The proposed rooftop amenity areas are positioned well away from the perimeter of the building facing neighbouring homes and would not lead to overlooking or noise nuisance.
There is insufficient waste collection and servicing proposed, which will lead to local fly tipping	The proposed development will accommodate sufficient refuse/recycling facilities in accordance with the Councils guidelines.
Pressure on local services and infrastructure including health services, schools and public transport	The proposed development comprises 45 new units in a highly accessible location. It will make an appropriate construction via the Community Infrastructure Levy in accordance with planning policy.
New open space will attract anti-social behaviour.	The proposed development does not provide any publicly accessible open space.
People's quality of life and health will be adversely affected.	The proposal is a high-quality development that will significantly enhance the visual and environmental condition and amenity of the site and surrounding area.
Transport	
Increased vehicular (cars and heavy goods traffic) and pedestrian movement will be dangerous, particularly with Earls mead Primary School nearby.	A Transport Study was submitted with the application that concluded that the proposed development would not adversely impact existing road conditions. This has been confirmed by the Councils Transport Officer
The proposal doesn't provide sufficient parking and will add to parking pressure in the local area	The proposed development is 'car-free' having regard to its very publicly accessible location and the Controlled Parking Zone. Four Blue Badge spaces are proposed, and parking permits will be restricted for new occupants of the

	developments. The Transport Study and the Council's Transport Officer consider that the proposed development will not adversely affect local parking conditions.
Permit Free development will be insufficient to prevent parking on local roads (after CPZ hours)	As above.
Local road layout isn't suitable, and proposal only considers road change associated with Bernard Works scheme.	The proposed development has been designed having regard to whether the Bernard Works schemes is delivered or not. In both instances' officers consider that the existing and proposed road network is suitable.
Air quality concerns arising from additional vehicle movements.	An Air Quality Assessment was submitted with the application which demonstrates that the propped development would not adversely affect air quality locally. The Councils' Environmental Health Officer has reviewed the Assessment and confirms its conclusions. The quantum of traffic that the proposed development would generate given it is 'car-free' is insignificant.
Changes to the road layouts will cause congestion and lead to highway safety issues.	The proposed development has been designed having regard to whether the Bernard Works schemes is delivered or not. In both instances' officers consider that the existing and proposed road network is suitable.