

James Argles

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2022/2575

Site Address: Unit F Tottenham Hale Retail Park Broad Lane London N15 4QD

Comments by: JJ Best

From:

Morr Ave

Bruce Grove

N17 6TU

Submission: Objection

Comments: HGY/2022/2575 - Proposed outdoor seating area for new Prêt à Manger Unit

I strongly object to the removal of mature trees and shrubs as proposed in the above referenced application.

There is enough space in this area to work with and enhance the existing greenery that would make the seating area an even better, more enjoyable space.

The site is immediately adjacent to a very busy road as well as a very large asphalted parking lot. There are very few trees to provide public realm amenity value nearby. The existing tree took years to grow and cannot be easily replaced.

The east of Haringey Borough including South Tottenham Ward suffers from a deficiency of open spaces and a lack of tree canopy coverage and has some of the highest levels of deprivation in the UK/Europe. It means that residents and other stakeholders will yet again suffer from unnecessary action by a private business. I am surprised that a business with Prêt à Manger's profile has not made more efforts to take this into account.

Paragraph 4.21 of the Haringey's DPD policies states ' Insensitive design and siting of facilities can detract from the character of open space, adversely impact on the environmental functions it performs and place limitations on the range of uses possible on open space. The Council will therefore seek to ensure that any proposals for ancillary facilities are appropriate to their location, having regard to the Haringey Development Charter (see DM1), and do not compromise the value and the function that open space can perform.'

Furthermore, our planet is going through a period of serious climate change and every tree and shrub counts to help saving us from the announced disaster. Under these circumstances, how can the removal of a mature tree be justified?

This is just irresponsible design and planning. I ask the local planning authority to either refuse the permission altogether or to make preservation of the tree a condition of any permission they would be minded to grant.

I refer to the following Haringey DPD policies, inter alia, as material considerations in this application.

DM1: Delivering High Quality Design - Landscaping C

Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to: aLandform; bLevels, slopes and the fall of the ground; cTrees on and close to the site; dLandscaped boundary and treatments; and eAny other significant biodiversity (including prioritising native over invasive species) on or close to the site.

DM20 Open Space and Green Grid E

The Council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance the park and open space offer (such as refreshment facilities, market and event spaces, public conveniences, public art installations or outdoor play and fitness equipment), or those which meet the special needs of education, will be permitted, provided that they: aAre of a high standard of design and quality, safe and accessible to all; bDo not detrimentally impact on nature conservation and biodiversity; cDo not adversely detract from the overall function, amenity, character and appearance of the park or open space.