

Planning Statement

**For: Peabody Trust,
Catalyst by Design and
Hill Residential Limited**

**St Ann's New
Neighbourhood
Haringey
N15 3TH**

**Reserved Matters
Application 1 (Phase 1b
and 2)**

December 2023

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Signed: *Lambert Smith Hampton*

For and on behalf of Lambert Smith Hampton

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1.0 Executive Summary

- 1.1 This Planning Statement, which has been prepared on behalf of our clients, Peabody Trust, Catalyst by Design and Hill Residential Limited, sets out how the proposed development relating to the Reserved Matters of Phase 1b and 2 ("the Scheme") at St Ann's New Neighbourhood satisfies the conditions of the hybrid consent (ref. HGY/2022/1833) granted on 10 July 2023, whilst providing details on those matters reserved of; layout, scale, appearance and landscaping.
- 1.2 This Reserved Matters application (RMA) complies with the hybrid consent and will deliver:
- 464 high quality residential homes, including:
 - o 210 London Affordable Rent homes (LAR)
 - o 38 London Living Rent homes (LLR)
 - o 33 Shared Ownership homes (SO)
 - o 58 Community led homes (CLH Option)
 - o 125 Market Sale Homes (Private)
 - c. 99.5 sqm (GIA) of new build Use Class E, F1 and F2 floorspace
 - New landscape, public realm, play spaces, and an enhanced SINCE.
- 1.3 The reserved matters application seeks approval for the following reserved matters:
- Appearance - aspects of the buildings which affect the way it looks, including the exterior of the development;
 - Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, including the planting of trees;
 - Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development; and
 - Scale - includes information on the size of the development, including each proposed building.
- 1.4 Means of access was not reserved for subsequent determination and therefore does not form part of the RMA.
- 1.5 Through this Reserved Matters application, Peabody Trust, Catalyst by Design Limited and Hill Residential Limited will continue to deliver on the principles set out within the hybrid application including c.60% affordable housing, c.40% market housing, the delivery of a range of homes of varying sizes and tenures, a range of non-residential uses and substantial new open spaces across the Site.

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- 1.6 The key planning and public benefits were set out in the hybrid Planning Statement and assessed in detail by officers and LB Haringey's Planning Committee. The benefits applicable to this RMA are:
- **The continued significant delivery of new homes** – 464 new homes with a range of terraced houses and flats across a range of sizes from 1-bed to 4-bed.
 - **The significant delivery of new affordable homes** – 73% affordable housing including London Affordable Rent (LAR), London Living Rent (LLR) and Shared Ownership (SO) *in these Phases*.
 - **The delivery of community led homes** (*subject to appropriate option agreement*) – Up to 58 Community-Led Homes.
 - **High quality design and landscaping** – Responding appropriately to landscape and heritage opportunities to deliver a high-quality Scheme.
 - **The enhanced and enlarged SINC** – Resulting in increased habitat creation in a protected space.
 - **The provision of new publicly accessible open space** – The creation of new public spaces throughout Phase 1b and 2.
 - **New routes and enhanced permeability** – High-quality connections and entrances into the Scheme.
- 1.7 The Planning Statement concludes that the Reserved Matters submitted for Phase 1b and 2 are in accordance with the parameters agreed in the outline component of the hybrid application.
- 1.8 We therefore consider this Reserved Matters application should be approved, as it accords with local, regional and national planning policy and continues to delivery on the significant benefits as set out above.

2.0 Introduction

- 2.1 This Planning Statement has been prepared by Lambert Smith Hampton (LSH) on behalf of our clients, Peabody Trust, Catalyst by Design and Hill Residential Limited ("the Applicant"), to support a Reserved Matters Application ("RMA 1") for layout, scale, appearance and landscaping of Phases 1b and 2, relating to the development at St Ann's New Neighbourhood (ref. HGY/2022/1833).
- 2.2 The purpose of this Planning Statement is to set out the proposals for Phases 1b and 2 of the St Ann's New Neighbourhood development, assessing and justifying the proposals against relevant planning policy and other material considerations.
- 2.3 This Planning Statement should be read in conjunction with the Planning Compliance Report which sets out how RMA 1 meets the key planning parameters and design metrics set out within the hybrid consent. The location plan is included in Appendix 1.
- 2.4 The hybrid application was submitted in part-detail, part outline, which received resolution to grant at committee in November 2022 and received permission on 10 July 2023. The hybrid application for St Ann's New Neighbourhood (ref. HGY/2022/1833) comprised a detailed first phase (1a) in the north-west of the Site, and three further phases (1b, 2 and 3) submitted in outline form with all matters reserved bar access.
- 2.5 The description of development for the hybrid application is set out below:
- (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;*
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and*
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.*
- 2.6 This Planning Statement is submitted in accordance with Annex 1 of the hybrid planning consent. The full list of submitted documents submitted in support the discharge of conditions related to the hybrid consent is included in Appendix 4.

2.7 The subsequent Planning Statement is structured as follows:

- **Chapter 3** details the context of the application site and its surroundings;
- **Chapter 4** outlines the proposed development comprising Phases 1b and 2;
- **Chapter 5** summarises the pre-application discussions and key outcomes;
- **Chapter 6** sets out the planning policies relevant to the proposals;
- **Chapter 7** assesses the proposals within the context of key planning policies; and
- **Chapter 8** summarises the proposals comprising Phases 1b and 2, and key benefits of the scheme.
- **Chapter 9** provides an overall assessment of the Scheme.

3.0 Site and Surroundings

- 3.1 The wider St Ann's New Neighbourhood Site is located within the administrative boundary of the London Borough of Haringey ("LBH"), south of St Ann's Road on the former St Ann's Hospital site.
- 3.2 This application relates to Phases 1b and 2 (comprising Plots E - J), as indicated on Figure 1 below, which will subsequently be referred to as "the Site". Phases 1b and 2 form the southern portion of the Site, with 1b sitting to the west and Phase 2 to the east. Together, they occupy an area of 2.39ha, of the total 7.2ha occupied by the wider St Ann's New Neighbourhood site.
- 3.3 The phases are bounded to the south by the London Overground railway line and Site of Importance for Nature Conservation (SINC), and to the north by Phase 1a. The western boundary of Phase 1b lies adjacent to the rear gardens of Warwick Gardens, whilst to the east of Phase 2 are refurbished St Ann's hospital site buildings.

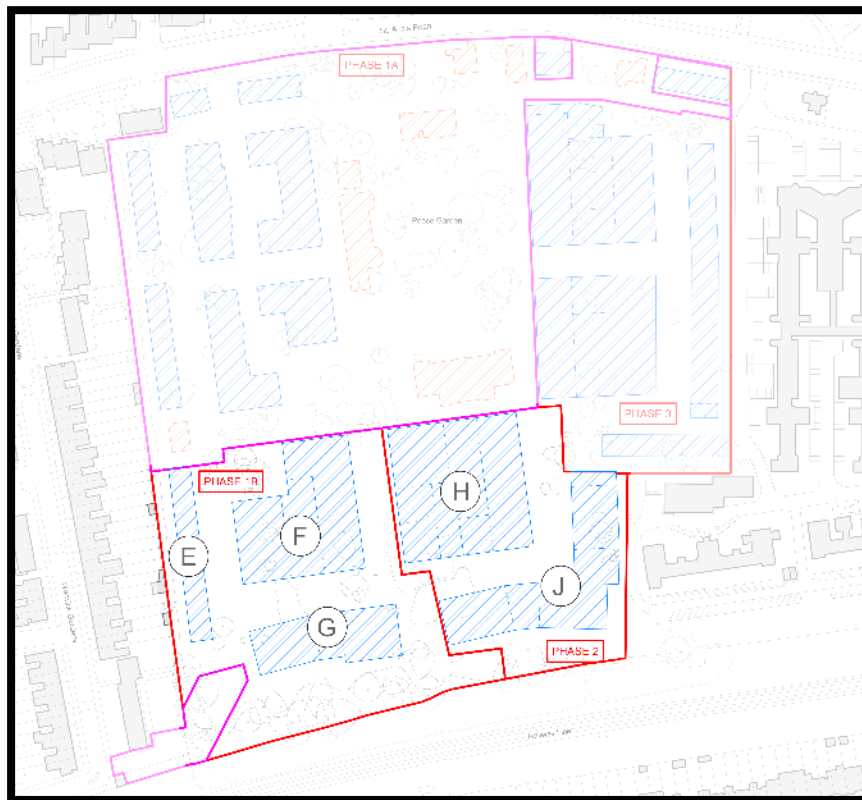


Fig. 1 – RMA 1 red line boundary (comprising Phase 1b and 2)

- 3.4 Development to the west of the Site is predominantly 2 storeys, with several taller heights of 5-storeys adjacent to the south-east corner of the Site. To the east, the existing hospital buildings are approximately 2 – 3 storeys in height.
- 3.5 As a stand-alone Site, it is inaccessible, relying on the connections and routes through Phase 1a, which have been granted in detail.

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- 3.6 Further detail and information regarding the Site and its surroundings are provided within the submitted Design and Access Statement.

Planning History

- 3.7 The full planning history of the Site was set out in the Planning Statement submitted as part of the hybrid application (ref. HGY/2022/1833).
- 3.8 Since then, one additional application has been submitted on the Site for a Sales and Marketing Suite (ref. HGY/2023/1773), required to support and facilitate sales of homes at St Ann's New Neighbourhood. The Suite is proposed to be located in the north-western corner of the Site, adjacent to St Ann's Road, for a temporary period, by which time sales are expected to have been completed. The application is currently being determined by Haringey Council.
- 3.9 Following review, there are no further applications which are relevant in the determination of RMA 1.

4.0 The Proposed Development

- 4.1 This application seeks the approval of reserved matters relating to layout, scale, appearance and landscaping for Phases 1b and 2 of the St Ann's New Neighbourhood development. The final reserved matter, access, was not reserved and formed part of the detailed component of the hybrid submission.
- 4.2 Phases 1b and 2 will provide 464 new, high-quality homes, including c.73% affordable homes across a mix of tenures, detailed further in Section 6, alongside 99 sqm (GIA) of non-residential floorspace, comprising a mix of Class E, F1 and F2 uses in line with the hybrid consent. This will be supported by pedestrian and cycle accesses, landscaping enhancements to St Ann's Hospital Wood, Tottenham Railsides and the Site of Importance for Nature Conservation (SINC), plus associated parking and servicing.
- 4.3 To note, demolition of all buildings across all Phases was approved within the hybrid application and access across the whole Site was submitted in detail.
- 4.4 Accordingly, the description of development for Phases 1b and 2 is as follows:

"Application for the approval of Reserved Matters in respect of appearance, landscaping, layout and scale relating to Phases 1b and 2 associated with the outline component of planning permission HGY/2022/1833 for "Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces."

The Reserved Matters

- 4.5 As set out above, the matters reserved for future determination are layout, scale, appearance and landscaping. This submission includes the requisite level of detail required to enable the Council to form a full assessment of the proposals and the submission includes detailed layouts, elevations, materials and landscaping details.
- 4.6 The hybrid consent contains a range of approved documents which sets the principles, parameters and design ethos of the outline component of the consent.
- 4.7 The documents listed below control the design quality of the built form (layout and scale), materials (appearance) and public / private realm (landscaping) of Phases 1b and 2, both on site-wide and plot-specific scales, as approved under the hybrid permission.
- Design Code;
 - Design Specification;
 - Green Infrastructure Parameter Plan;

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- Access and Circulation Parameter Plan;
 - Ground Floor Uses Parameter Plan;
 - Maximum Building Footprints Parameter Plan;
 - Maximum Building Heights Parameter Plan; and
 - Upper Floor Uses Parameter Plan.

4.8 The principles within these documents have been applied to inform the detail of the reserved matters to ensure accordance with the approved detail component of the hybrid application.

4.9 The Development Specification sets out the maximum development quantum in terms of housing numbers and floorspace.

4.10 The Design Code ensures design continuity, providing guidance to protect its character and that of its surroundings, and ensure the delivery of an accessible, inclusive development. It will also ensure that the built environment, public realm and landscaping is in accordance with local, regional and national policy, reflecting discussions with council officers and technical consultants, and deliver continuity throughout the wider scheme.

4.11 The approved Parameter Plans set the physical limits and development principles of future RMA's.

Layout

4.12 The principle for the layout of Phases 1b and 2 are set out in Parameter Plans "Maximum Footprints", "Green Infrastructure" and "Access and Circulation". These drawings set the limit for Plot widths and depths, highways and green space across the Site.

4.13 The layout of Phases 1b and 2 follows the same pattern of development as the Design Specification across Plots E to J. The submitted Design and Access Statement provides the visual detail on what has been approved as part of the maximum parameters and all are solely residential aside from Plot G which has a small amount of non-residential floorspace. The plots are set out below:

- Plot E comprises three-storey terraced housing adjacent to Warwick Gardens.
- Plot F comprises two courtyard buildings of 6 storeys.
- Plot G comprises two villa buildings of 6 storeys and 9 storeys.
- Plot H comprises another courtyard building of 6 – 9 storeys and 5 – 7 storeys.
- Plot J comprises three villa buildings of 9, 8 and 7 storeys.

- 4.14 Figure 2 shows the layout of Phases 1b and 2 which are in conformity with the maximum parameter drawings. Further information is provided within the accompanying Design and Access Statement.



Fig. 2 – Layout of RMA 1

Scale

- 4.15 The principles for the scale of development are set out in Parameter Plans “Maximum Heights” and “Maximum Footprints” which gives an overall maximum floorspace and general built form in the form of a massing envelope.
- 4.16 This was presented as maximum parameters within the outline component of the hybrid application. Figure 3 provides details of the height and general massing of the buildings in Phase 1b and 2.



Fig. 3 – Phase 1B and 2 Heights Overview

Appearance

- 4.17 The appearance of the buildings follows the guiding principles set out within the Design Code, including the elevations, floorplans and detailing of the building, and are provided in further detail in the Design and Access Statement.
- 4.18 The proposals have been developed giving consideration to the proximity of St Ann's Conservation Area, which contains buildings of historical significance, and in accordance with the heritage approach set out within the Design Code.



Fig. 4 - Extract from DAS, showing north elevations from the Peace Garden

Landscaping

- 4.19 The approach to trees and landscaping within the hybrid application demonstrates the priority to retain, enhance and expand greenspaces and tree planting within the masterplan.
- 4.20 The proposals for Phases 1b and 2 align with the landscape requirements set out in the Parameter Plans and Design Code, retaining the relevant ecological and landscaping features within each plot, responding sensitively and appropriately to the SINC to the south of the Site and creating an interaction with the public.
- 4.21 Figure 5 shows the general arrangement of the landscaping. This is expanded upon in the dedicated Design and Access Statement for Landscape submitted with this application.

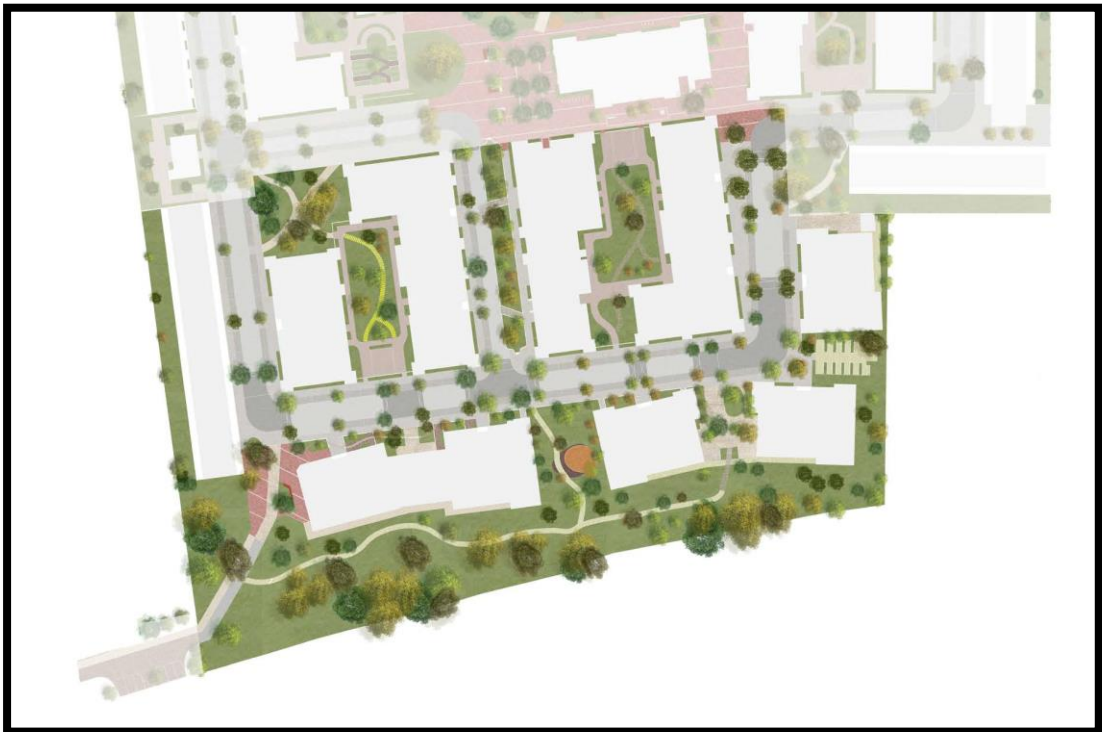


Fig. 5 – Landscape Plan for Phase 1b and 2

Land Uses

- 4.22 The hybrid consent allows for up to 995 new homes to be delivered across the Site and provides an indicative split of tenures, housing sizes. Phases 1b and 2 will deliver 464 new homes in total, of which 73% will comprise affordable homes. The breakdown of homes is set out in Table 1 of this report.
- 4.23 The proposals also deliver the 58 homes that have a Community-Led Housing option and provide a mix of housing sizes.
- 4.24 Further detail of the location of the tenures is provided in the associated Design and Access Statement, along with breakdowns of unit sizes. This is consistent with the indicative splits set out in the submission of the hybrid consent.

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- 4.25 Table 2 in this report sets out the housing delivery in detailed Phase 1a and outline Phases 1b and 2. It demonstrates that in combination, the proposals will deliver 62% affordable housing with a high percentage of London Affordable Rent (66% - excluding CLH Option homes) across the LAR, LLR and SO tenures. The remaining homes will be delivered in Phase 3.

Non-Residential Floorspace

- 4.26 A single non-residential unit of c. 99.3sqm is proposed as part of this reserved matters application. This is located on Plot G in Phase 1b, adjacent to the southwest link. The non-residential unit has been designed with active and positive frontages in mind, having regard to its location adjacent to the public realm.
- 4.27 It is envisaged that a café, commercial leisure, retail or other complementary uses will be suited to this unit.

5.0 Pre-Application Discussions

- 5.1 The proposals comprising this Reserved Matters Application (RMA) have been guided by pre-application discussions with officers at LBH, including consultation with a Quality Review Panel (QRP).
- 5.2 This Section of the Planning Statement summarises the key feedback received at each meeting, and the Design Team's response to their comments.

Pre-Application Meeting 1

- 5.3 The first formal pre-application meeting took place on 22 May 2023. The Design Team presented the anticipated content of the RMA, programme and expected deliverables, in addition to accordance with the Parameter Plans and Design Code, approved under the hybrid application.
- 5.4 The feedback from LBH is summarised below:
- a) *Officers were in support of the approach being taken to the preparation of the RMA.*
 - b) *Officers were in support of the tenure split within these Phases, providing a high percentage of affordable housing.*
 - c) *It was confirmed that proposals were expected to align with the Parameter Plans and Design Code, unless otherwise explained prior to submission.*
 - d) *The proposed planning application deliverables were confirmed in principle.*
- 5.5 No formal feedback was received, however in response to the meeting, the design team progressed the detailed design in line with comments received.

Pre-Application Meeting 2

- 5.6 The second pre-application meeting took place on 5 June 2023. The Design Team provided an overview of the previous pre-application meeting and confirmed key dates, before presenting more detailed heritage, architectural and landscaping proposals.
- 5.7 LBH's feedback is as below:
- a) *A more heritage-focused presentation was given, following which the Conservation officer confirmed all was clear, and they had no further questions.*
 - b) *A slight deviation from the agreed Parameter Plans was suggested regarding a play area no longer being fenced due to the removal of a servicing area. No issues were raised by LBH.*
 - c) *Officers praised the setting of the Admin Building, and the detail of the balconies and windows of the proposed building, commenting that they followed the language of Phase 1a.*

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- d) *Officers suggested some buildings and courtyard facing facades were repetitive, with potential for further variety through possible window sizes and amount of fenestration.*
 - e) *LBH suggested the villas should be more “villa-like”, possibly through making them lighter.*
 - f) *LBH suggested more could be done to identify the commercial unit.*
 - g) *Officers commented that there should be a clear public route on the eastern end of the Site to enable an entrance and exit to the SINC.*

5.8 No formal feedback was received, however in response to the meeting, the design team have worked on the variation of the facades, the commercial unit on the south-west link and also the delineation of the route through to the SINC.

Quality Review Panel

5.9 The RMA proposals were presented to the Quality Review Panel on 21 June 2023. A full, comprehensive presentation of the design and landscaping elements of the scheme was given. The feedback from Panel Members is summarised below and included in Appendix 3.

- a) *Members were impressed with the scheme and commended the work of the design team.*
- b) *A member queried the positioning of the commercial unit on the corner, and the ambition for it to connect better to the Peace Garden.*
- c) *A member commented that the Plot E gardens looked shallow.*
- d) *A member questioned whether the Plot F ground floor would have sufficient natural light, given the “dog-leg” entrance.*
- e) *A member queried overheating issues in some homes, and suggested this needed to be justified at a later stage.*
- f) *A member requested small changes to reduce embodied carbon within the proposals.*
- g) *A member suggested the villa blocks could form their own architectural expression, possibly with new materials, whilst another supported that they could be made to be more distinctive.*
- h) *A member queried whether the cargo bike stores could be better integrated into the landscape.*
- i) *Further consideration of how the informal path near the SINC will be used.*

5.10 The design team have responded to these comments in a number of ways and this Planning Statement and the Design and Access Statement submitted with the application will address the comments in further detail.

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- 5.11 The design team have reviewed how the cargo bike storage works, the overheating comments on the villa blocks and the look and feel of the buildings in response to comments made regarding architectural expression.

Community Engagement

- 5.12 The proposals have also been informed by detailed consultation with key local stakeholders and members of the public, through in-person meetings, feedback forms and online engagement.
- 5.13 Two in-person meetings were held with the local community on 28 and 29 June 2023, with a total of 17 attendees.
- 5.14 Full details of the community engagement events undertaken, and feedback received, are included within the submitted Statement of Community Involvement.

6.0 Planning Policy Context

- 6.1 This Section revisits the national, regional and local planning policies of relevance to this reserved matters application. A full list of policies are included in Appendix 2.

Development Plan

- 6.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan in force for the area is:

- The London Plan (adopted March 2021);
- LBH Strategic Policies Development Plan D (adopted March 2013, with alterations 2017);
- LBH Development Management Policies (DMP) Development Plan Document (DPD) (adopted July 2017);
- LBH Site Allocations Development PD (adopted July 2017).

Site-specific Allocations and Designations

- 6.3 Following review of planning policy changes since submission of the hybrid, the Site remains subject to the following planning designations, as part of the Development Plan:

- Site Allocations DPD allocation (St Ann's Hospital Site, ref. SA28) for both residential and non-residential development;
- Area of Change: Seven Sisters Corridor.
- Seven Sisters east/west link ecological corridor (southern boundary of the Site);
- St Anne's Hospital Wood SINC Local (southern boundary of the Site);
- Tottenham Railsides SINC Grade II (southern boundary of the Site);
- Proximate to St Ann's Conservation Area to the north, along St Ann's Road;
- Draft Local Plan Allocation (Area 5, Harringay and St Ann's);
- Family Housing Protection Zone; and
- Flood Zone 1.

LBH Strategic Policies Development Plan Document

- 6.4 The Strategic Policies Document ("SPD") was adopted in 2013 and consolidated with alterations in 2017. The document sets out a vision for the borough up to 2026, and a strategy for achieving this in terms of location of development, and strategic needs across employment, retail, leisure and other uses.

Site Allocations Development Plan Document

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- 6.5 The Site Allocations Document (“SAD”) was adopted in July 2017, and sets out the long-term spatial vision for how Haringey should develop by 2026.
- 6.6 The wider **St Ann's Hospital Site (ref. SA28)** was allocated for residential-led, mixed-use development, covering 11.41ha.
- The London Plan (2021)*
- 6.7 The London Plan was adopted in March 2021, and comprises the overall strategic plan for London over the next 20-25 years. It sets out policies to deliver “Good Growth”; growth that is socially and economically inclusive, and environmentally sustainable.
- The National Planning Policy Framework (2023)*
- 6.8 The latest version of the National Planning Policy Framework (NPPF) was adopted in September 2023, and provides guidance for local planning authorities and decision takers on delivering sustainable development in England.
- 6.9 The NPPF is a material consideration when determining planning applications.
- 6.10 It is considered there have been no significant amendments to planning policy since the hybrid application was approved.

7.0 Planning Assessment

- 7.1 The role of this Section is to assess the proposals against the planning principles set out in the outline component of hybrid submission, and confirm the proposals remain in line with the development plan.

Principle of Development

- 7.2 The principle of development for Phases 1b and 2 has already been established by the granting of hybrid permission (ref. HGY/2022/1833) for residential and non-residential floorspace, with associated parking and landscaping. The broad parameters, set out within the Development Specification, were for up to 995 residential homes and 5,000sqm of non-residential floorspace.
- 7.3 This is further supported by St Ann's Hospital Site remaining allocated for residential and non-residential development within LBH's Site Allocations Document (ref. SA28). To further justify and support the detailed proposals, technical documents have been submitted to satisfy the relevant conditions and Annex 1 of the Decision Notice.
- 7.4 This Section draws upon the technical details of these documents to demonstrate compliance of the proposals with the relevant planning policies and material considerations, outlined within Section 5. This is also alongside the submitted Reserved Matters Compliance Statement, which demonstrates accordance with the approved hybrid consent.
- 7.5 Having considered the nature of the application, relevant conditions and planning policy, the following issues are considered most relevant to the application proposal:
- Housing;
 - Design (including layout, scale and appearance);
 - Access, Transport and Parking;
 - Landscaping and Ecology;
 - Environmental Considerations; and
 - Energy and Sustainability.

Housing

Housing Need and Provision

- 7.6 This Reserved Matters application sets of the additional detail required to deliver 464 homes of up to 995 as set out in the hybrid consent.
- 7.7 London Plan Policy H1 (Increasing housing supply) sets a 10-year target of 15,920 housing completions in Haringey between 2019/20 – 2028/29. The latest Housing Delivery Test (HDT) 2021 results for LBH demonstrate that LBH has delivered just 75% of its housing target in the last three years. As LBH has delivered below 85% of its housing target, a 20% buffer to LBH's

five-year housing land supply housing has been applied further amplifying the demand for new housing. LBH's 5-year housing land supply is 5.04 years.

- 7.8 Policy SP2 (Housing) of the states that the Council will aim to provide homes to meet Haringey's housing need, seeking to meet and exceed the minimum target of 19,802 homes from 2011-2026. This includes a need for approximately 7,920 affordable dwellings up to 2026. New homes should be of excellent design quality, including affordable provision, which should be fully integrated within schemes, according to Policy SP2.
- 7.9 London Plan Policy H5 (Threshold approach to applications) applies to major development proposals and sets a threshold level of a minimum of 35% affordable housing provision.
- 7.10 As such, the residential led development will provide a significant number of new homes to help LBH meet its currently unmet need and exceeds the policy position with regards to affordable housing.

Housing Mix and Delivery

- 7.11 Table 1 sets out the delivery of the 464 homes proposed within RMA 1, including the housing mix and the tenure mix. This demonstrates that the delivery of affordable homes and the housing mix is in accordance with the approved hybrid application.

Table 1: Housing Delivery – RMA 1 (Phase 1b and 2)						
Tenure / Unit Size	1 bed	2 bed	3 bed	4 bed	Count	%
London Affordable Rent	69	86	41	14	210	45%
London Living Rent	7	16	15	0	38	8%
Shared Ownership	6	27	0	0	33	7%
CLH Option	11	34	13	0	58	13%
Private Sale	49	64	12	0	125	27%
Totals	142	227	81	14	464	100.0%

Table 1 - RMA 1 residential component split by tenure and size mix

- 7.12 Table 2 sets out the overall delivery of homes against the approved hybrid application. Phases 1a, 1b and 2 will provide c.62% of the overall affordable housing provision for the St Ann's Neighbourhood development.

Table 2: Housing Delivery - Phases 1a, 1b and 2							Total
Tenure / Unit Size	1 bed	2 bed	3 bed	4 bed	Count	%	
London Affordable Rent	69	86	41	14	210	30%	62%
Older Adults (LAR)	36	2	0	0	38	5%	
London Living Rent	17	28	15	0	60	9%	

Shared Ownership	22	39	6	0	67	10%	
CLH Option	11	34	13	0	58	8%	
Private Sale	91	140	21	18	270	38%	38%
Totals	246	329	96	32	703	100.0 %	100 %

Table 2 - Phases 1a, 1b and 2 combined residential components split by tenure and size mix

- 7.13 In accordance with the submitted illustrative masterplan, London Plan Policy H10 (Housing size mix) and LBH Policy DM11 (Housing Mix), the proposals meet the aspirations of the housing mix and tenure mix across Phases 1b and 2 and, additionally, Phase 1a which has already been approved.

Housing summary

- 7.14 This Section has demonstrated that the proposed development for Phases 1b and 2 of St Ann's New Neighbourhood accords with local, national and regional policies, and the details submitted within the supporting technical assessments meet both policy requirements, and those listed within the decision notice of the approved hybrid application.

Affordable Housing Statement

- 7.15 This section of the Statement provides information on the approach to affordable housing including how the affordable housing quantum / unit mix of RMA 1 relates to the hybrid consent.
- 7.16 The hybrid application seeks the provision of 60% affordable housing by unit number and habitable room. The indicative tenure split set out within the hybrid consent, not including the community-led homes, sets out the delivery of 60% London Affordable Rent, 18% London Living Rent and 22% Shared Ownership (intermediate) by unit number.
- 7.17 Holistically, the proposed affordable housing meets and exceeds the targets within LBH Strategic Policy SP2 (Housing), which sets a Borough wide affordable housing target of 40% with a 60% affordable rented and 40% intermediate tenure split and London Plan Policy H4 (Delivering affordable housing) which requires major development proposals to provide housing through the threshold approach.
- 7.18 RMA 1 provides the tenure breakdown and split set out in Phases 1b and 2 of the proposed development.

London Affordable Rent (LAR)

- 7.19 RMA 1 provides 210 London Affordable Rent homes which is 45% of the total number of homes in the two Phases.

Intermediate Housing (London Living Rent and Shared Ownership)

- 7.20 RMA 1 provides 71 intermediate homes (38 London Living Rent and 33 Shared Ownership) homes in the two Phases.

Community Led Housing

- 7.21 The hybrid application set out that the Scheme would deliver a minimum of c.50 community led homes as an option. This exceeded the minimum requirements set out within the Invitation to Tender (ITT) document when the Site was tendered in 2020. RMA 1 provides 58 community led housing homes which is 13% of the homes in the Phase.

Affordable Housing Summary

- 7.22 To conclude, RMA 1 delivers a significant quantum of affordable homes and reflects the submission requirements outlined within the approved hybrid consent.
- 7.23 Provisions to maintain the affordable housing numbers across the Site are included in the Section 106.

Non-residential uses

- 7.24 The hybrid application included the delivery of up to 5,000sqm (GEA) of flexible Use Class E / F1 / F2 (Commercial, Business and Service and Local Community and Learning). Phase 1a provides 3,905sqm (GEA).
- 7.25 Phase 1b, adjacent to the south-west link, is safeguarded for non-residential floorspace. This unit occupies the ground floor of Plot G and is 99.3sqm in size (GIA).

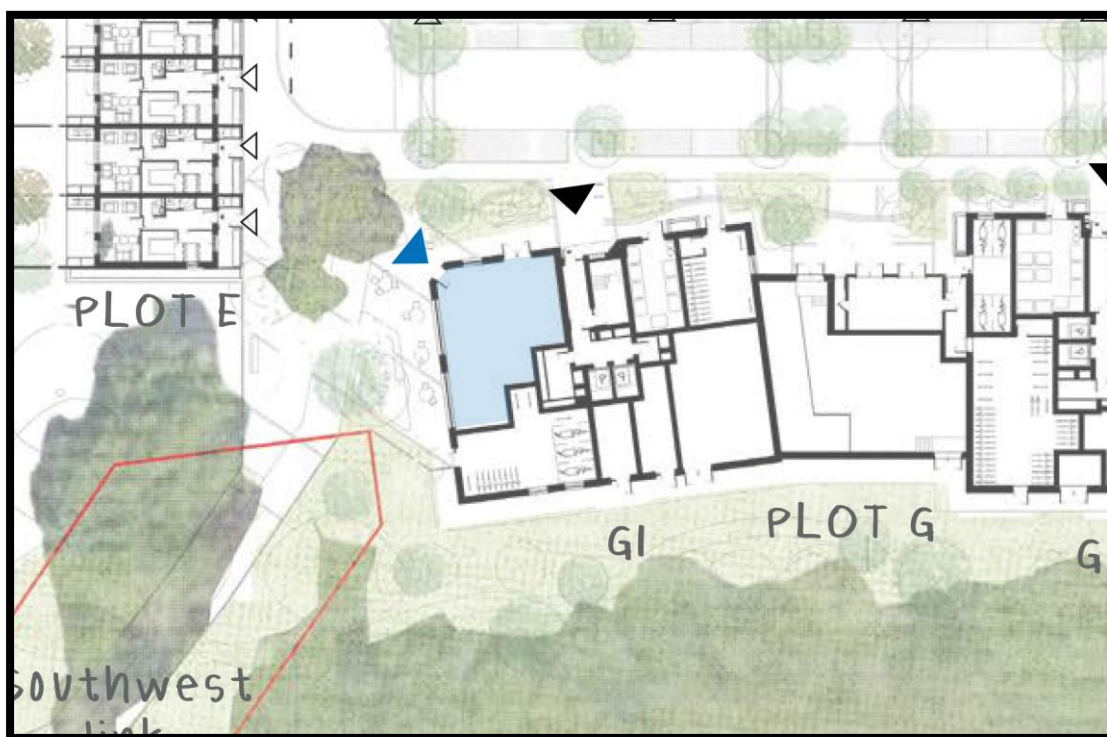


Fig. 6 – Location of non-residential floorspace within Phase 1b

Design

- 7.26 Appearance is a reserved matter for determination as part of this RMA. The approved Design Code, Design Specification and Parameter Plans within the hybrid application guide the design of the development for RMA 1 in terms of layout, appearance, scale, massing. The outline component of the hybrid consent was developed in accordance with local, regional and national policies, and approved due to their compliance with these.
- 7.27 There are also several key policies of relevance to the design of the proposals, which have guided their development. London Plan Policy D4 (Delivering good design) sets out the requirements for how the design quality of development proposals should be assessed. RMA 1 has utilised design codes, and collaboration with the LBH through pre-application discussion and QRP meetings in order to satisfy this policy.
- 7.28 Policy DM1 (Delivering High Quality Design) of the DMPD sets out the standards of development design in terms of character, landscaping, privacy and amenity, to benefit future occupiers, nearby residents and the wider community. This is continued within Policy SP11 (Design) of the SPD, which requires new development to enhance Haringey's built environment, protecting heritage assets and local character, whilst delivering attractive, high-quality landscaping and buildings to promote social inclusion.
- 7.29 Policy D5 (Inclusive design) specifically requires proposals to demonstrate the highest standards of accessible and inclusive design, enabling spaces to be used safely and easily by all equally, also echoed within Policy DM2 (Accessible and Safe Environments) of the DMPD.
- Regarding building heights, Policy DM6 (Building Heights) requires proposed heights to be of an appropriate scale, responding positively to their surroundings and local context. In accordance with London Plan Policy D9 (Tall Buildings), LBH defines tall buildings as those which are 10 storeys and over. Accordingly, no heights proposed within RMA 1 constitute "tall buildings" under this definition.

Layout

- 7.30 The layout of Phases 1b and 2 accords with the approved Design Code, Design Specification and Parameter Plans of the approved within the hybrid application. The pattern of development approved within Phase 1a is extended within Phases 1b and 2, illustrated in greater detail within the submitted Design and Access Statement and associated drawings.
- 7.31 Phases 1b and 2 is divided into five plots of buildings, labelled E – J. Plot E comprises a row of terraced houses to the western boundary and is a continuation of Phase 1a homes, separated by the existing Water Tower.
- 7.32 Plots F and H comprise courtyard mansion blocks with semi-private amenity spaces. The courtyards are accessed on the northern and southern façade, allowing visual permeability and daylight to the courtyards.

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- 7.33 Plots G and J comprise five villa blocks, which are an individual typology across the Site and allow wide vistas through to the woodland edge. The villa typology is structured around the provision of dual aspect corner layouts that provide bright, well-ventilated spaces. The building footprint and layouts are designed to maximise dual aspect and ensure that all family homes are dual aspect and there are no single aspect north-facing homes.
- 7.34 All built form falls within the maximum building line footprints and provide layouts of typically 5-8 homes per core. The proposals are tenure blind.
- 7.35 Private amenity spaces are well proportioned, and balconies are either recessed or semi-recessed to provide privacy and provide protection from the elements, with the exception of fully projecting south-facing balconies towards the SINC which make the most of the woodland aspect and provide shading to the living spaces below.
- 7.36 An Access Statement has been submitted in support of this application, to demonstrate accordance with Policy D5 of the London Plan and policies DM2 and SP11 of the Local Plan, achieving the highest standards of accessible design, meeting the needs of London's diverse population, and ensuring spaces can be entered safely and easily by all.

Scale

- 7.37 The principle of scale, including the height and massing, is set within the hybrid consent but needs to be agreed in detail as part of this Reserved Matters submission. The approach to height for Phase 1b and 2 is designed to conform to the prevailing character of the surrounding townscape, whilst addressing more and less sensitive areas with appropriate massing response.
- 7.38 Plot E comprises a row of 3-storey houses, towards the boundary with Warwick Gardens which follows the same principles as within Phase 1a. Plot F provides two 6-storey buildings around a central courtyard, mediating the change in massing between the lower rise edges and taller buildings to the centre of the site
- 7.39 Plot H comprises two buildings around a central courtyard, stepping up from 5 storeys in the south to 9-storeys towards the Peace Garden frontage. This
- 7.40 Plot G and J comprise villas of 6 to 9 storeys, with the tallest buildings towards the centre of the Site to aid wayfinding and respond to the massing approach.
- 7.41 Although the proposals do not constitute "tall buildings" as defined by LBH, the proposed heights accord with the requirements of Policy DM6 of the Local Plan, by being of an appropriate scale to the surroundings of Phases 1b and 2, giving regard to both Phase 1a, and the existing residential area to the west.

Appearance

- 7.42 The appearance of the proposed development within Phases 1b and 2 reflect the materiality and built form approved and implemented within Phase 1a, utilising the same guiding principles within the Design Code to ensure continuity.
- 7.43 A range of drawings and the Design and Access Statement set out the design rationale, design intent and design quality. The DAS sets out this on a Sitewide approach, a Phase 1b and 2 approach and then finally on a plot by plot / building by building approach.
- 7.44 The proposals are predominantly brick with a range of tones to respond to the context of each Plot. There is the introduction of a new typology in Phase 1b and 2, not seen in Phase 1a, which are the villa blocks to the very south of the Site. The architectural approach and material tones can be seen in Figure 7 and present a contextual design approach to this area and response to building heights.



Fig. 7 – New typology of “Villa Blocks” in Phases 1b and 2

- 7.45 As displayed within the supporting documents and Design and Access Statement, the buildings are of excellent architectural quality, and the details of the Design Code informed by rigorous heritage assessment, considering the character and architectural features of the surrounding locality, satisfying policy DM1 and Paragraph 130 of the NPPF.

Heritage

- 7.46 There are several policies of relevance to the protection and enhancement of heritage assets. Despite Phases 1b and 2 lying outside of St Ann's Conservation Area, and not including any

designated or non-designated listed buildings, it lies proximate to their setting, and therefore there is potential for the proposals to impact upon them.

- 7.47 Spatial Policy SP12 (Conservation) states that the Council will ensure the conservation of heritage assets in Haringey, including Conservation Areas and both designated and non-designated heritage assets. This is reinforced within Policy DM9 (Management of the Historic Environment) of the DMPD, which requires proposals to provide evidence and assessment that the significance and contribution of heritage assets will not be detrimentally harmed by proposals. Further to this, London Plan Policy HC1 (Heritage conservation and growth) seeks to effectively integrate heritage assets within regenerative change, responding to the sense of place they create within development proposals.
- 7.48 Embedding heritage into illustrative design was central to the design approach set out at the hybrid application stage, and this has been key in informing the detailed design for buildings and landscape in Phases 1b and 2. This therefore accords with Policy HC1 of the London Plan, which requires heritage considerations to be embedded in the design process since the early stages of the proposals.
- 7.49 In accordance with Policy DM9, a Heritage Statement has been produced to support this Reserved Matters application. The Statement confirms that the proposals accord with the heritage elements of the Design Code and concludes, in accordance with the requirements of the above listed heritage policies, that the proposed design of Phases 1b and 2 would overall conserve and sustain the significance of the designated and non-designated heritage assets within the wider St Ann's Site. Additionally, in accordance with the above policies, the high-quality design will enhance the setting of these assets. As such, the Heritage Statement concludes that no harm to the significance of any designated heritage asset would result from the detailed design of these phases within their wider townscape settings / views. Should the Council conclude, however, that there is less than substantial harm to the nearby heritage assets (as substantial harm is a very high bar), it has been demonstrated that the significant number of public benefits generated by the application scheme (see Chapter 8) would mean that the test at paragraph 202 of the Framework is passed. Accordingly, less than substantial heritage harm (if any) would not provide a clear reason for refusal, and the tilted balance remains engaged under NPPF paragraph 11d) i).

Access, Transport and Parking

- 7.50 Access was approved in detail under the hybrid application. Nevertheless, policies of relevance to transport and parking have been assessed below.
- 7.51 London Plan Policies T1 (Strategic approach to transport) and T2 (Healthy Streets) require development to facilitate accessibility to pedestrian, cycle and public transport routes, reducing car dominance and improving safety and convenience of active travel. This is further supported within Local Plan Policy DM31 (Sustainable Transport). London Plan Policy T5 (Cycling) and

Local Policy DM32 (Parking) seek to facilitate this, through guiding provision of safe and convenient cycle parking to encourage it as a transport choice.

- 7.52 Policy DM2 (Accessible and Safe Environments) of the DMPD specifically includes cycle and pedestrian routes to apply the principles of inclusive design, enabling people to access and use these spaces safely, easily and equally.
- 7.53 The submission is supported by a Car Park Management Plan, Cycle Management Plan, Delivery and Servicing Plan and a Travel Plan, all required under conditions or Annex 1 within the hybrid consent.

Transport and Travel

- 7.54 In accordance with Annex 1 of the hybrid decision notice, a Residential Travel Plan has been prepared for Phases 1b and 2 to support and enable long-term, sustainable travel to and from the site.
- 7.55 The Travel Plan highlights that despite the existing, seemingly low PTAL of between 1a and 1b, the proposed opening up of the south-west link in particular improves accessibility to the Site, and routes to public transport options. There are multiple bus services and regular rail services to the surrounding and wider area, and services within walking distance of the Site.

Car Parking

- 7.56 In accordance with Condition 77 (Car Park Management (Outline)), a Car Park Management Plan (CPMP) has been submitted as part of this application, to set out the proposed approach management of car parking under Phases 1b and 2.
- 7.57 This includes provision of Electric Charging Points, which accords with the standards set out within Policy T6.1 of the London Plan, and justification of accessible parking provision.
- 7.58 The CPMP will evolve with monitoring outcomes of the Travel Plan, to ensure accordance with the relevant regulations, and the safe and efficient management of parking on-site, satisfying the requirements of Policy T6 (Car parking) of the London Plan.

Cycle Parking

- 7.59 To satisfy Condition 66 (Cycle Provision - Outline) of the outline component of the hybrid application, to promote sustainable travel and accordance with London Cycle Design Standards in Haringey, details of long and short-stay cycle parking provision have been submitted within the Cycle Parking Provision Report. This Report demonstrates that as 836 long stay cycle parking spaces are provided across Phases 1b and 2 (flats only), and 31 short stay cycle parking spaces are provided too. The houses each have cycle spaces provided in the curtilage of each dwelling. There are 4 non-residential cycle space. The proposals therefor accord with the standards set within London Plan Policy T5 and LBH Policy DM32.

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- 7.60 This also supports the ambition within London Plan Policies T1, T2 and LBH policies DM31 and SP7 to support active travel by reducing car-reliance, and provision of safe and sufficient cycle parking and cycle routes within development proposals.

Delivery and Servicing

- 7.61 London Plan Policy T7 (Deliveries, servicing and construction) requires development proposals to facilitate safe, clean and efficient deliveries and servicing, set out within Delivery and Servicing Plans.

- 7.62 Therefore, in accordance with Policy T7 and Annex 1 of the hybrid consent, a Delivery, Servicing and Refuse Management Plan has been submitted to support the application. The document confirms that the development proposal will not generate a significant number of delivery or servicing movements during peak hours and offers measures to effectively manage these movements.

Transport Summary

- 7.63 In summary, the proposed development will increase and enhance safe access to and from the Site by a range of means, but actively encouraging and enabling sustainable transport options in accordance with both London policies and the Local Plan.

- 7.64 The submitted travel documents will continue to be reviewed and amended to ensure the Site is functioning effectively and safely, providing for the needs and patterns of future residents.

Sustainability

- 7.65 A holistic sustainability strategy for St Ann's Hospital was developed for the hybrid application in collaboration with the entire design team to comply with the sustainability policies included within the London Plan and LBH Local Plan.

- 7.66 This hybrid sustainability strategy included a Sustainability Statement and Sustainable Design and Construction Statement, an Energy Strategy, a BREEAM Assessment, Circular Economy Statement, Pre-Demolition Audit and a Whole Life Carbon Assessment.

- 7.67 The sustainability elements for this RMA comprise:

- Energy Strategy;
- Overheating Assessment;
- Circular Economy Statement; Whole Life Carbon Assessment;
- Climate Change Adaptation Statement; and
- Sustainability Assessment.

- 7.68 An Environmental Statement of Conformity has also been submitted in support of this application, in accordance with Annex 1 of the hybrid consent. This assesses RMA 1 against

the assessments and conclusions of the previous Environmental Statement submitted to LBH, and confirms it remains valid for the determination of the RMA.

Energy Strategy

- 7.69 In accordance with Condition 79a of the hybrid consent, an Energy Statement has been prepared to illustrate compliance with the London Plan Energy Hierarchy: Be Lean, Be Clean, Be Green and Be Seen, as set out within London Plan Policy SI2 (Minimising greenhouse gas emissions) and supported by Local Plan Policy DM21 (Sustainable Design, Layout and Construction).
- 7.70 The estimated CO₂ savings for this Phase are 79% which is in excess of the 76% overall saving as set out in the hybrid consent. The calculations have been presented both against a Part L 2013 baseline (using SAP 10 emission factors) and a Part L 2021 baseline, to reflect the specific CO₂ targets set within condition 79a and the 2022 GLA Guidance, respectively.
- 7.71 The submitted Energy Statement aligns with the Energy Statement submitted within the hybrid application, effectively balancing the need to reduce CO₂ emissions with the affordability of heat, climate change adaptation and the provision of high-quality buildings. This demonstrates compliance with the Energy Hierarchy, and therefore policies SI12 and DM21.

Overheating

- 7.72 Policy D6 (Housing quality and standards) also supports design which provides sufficient daylight, whilst avoiding overheating. Policy SI4 (Managing heat risk) furthers this, requiring development proposals to minimise adverse impacts of the urban heat island and demonstrating how measures to minimise the risk of overheating will be implemented.
- 7.73 This is continued within Local Policy, as Policy DM21 (Sustainable design, layout and construction) requires proposals to apply the cooling hierarchy to reduce potential for overheating, and reduce reliance on mechanical air conditioning systems, whilst more generally, Spatial Policy SP4 (Working towards a low carbon Haringey) supports measures within developments to reduce carbon emissions and energy use during occupation.
- 7.74 In accordance with the above policies, and Condition 80 of the hybrid consent, the submitted Dynamic Overheating Report demonstrates that the proposed development within Phases 1b and 2 has been designed to mitigate the risk of summertime overheating. These results are based upon key design features and mitigation measures in accordance with the London Plan cooling hierarchy, in accordance with Policy SI4. This is also in response to comments raised at Quality Review Panel (QRP) regarding homes on the south side of the villa blocks.

Circular Economy

- 7.75 London Policy GG6 (Increasing efficiency and resilience) seeks to support London to move towards a low carbon, circular economy through planning and development. This is echoed

within Policy SI7 (Reducing waste and supporting the circular economy), which encourages waste minimisation and resource efficiency. Policy DM21 (Sustainable design, layout and construction) of LBH's DMP also encourages sustainable methods of construction.

- 7.76 To satisfy Condition 73 (Circular Economy Statement (Outline)), a Circular Economy Statement has been submitted in support of this reserved matters application, to ensure sustainable waste management and maximise the re-use of materials, in accordance with the above policies.
- 7.77 The Statement provides a series of targets which, when applied, will facilitate a circular economy approach to the development through conservation of resources, elimination and management of waste, which will meet the requirements of both London Plan Policies GG6 and SI7 and LBH Policy DM21.

Climate Change Adaptation

- 7.78 Within the context of seeking to establish London as a zero-carbon city by 2050, Policy SI2 (Minimising greenhouse emissions) highlights the need for energy-efficient measures to be implemented in order to reduce greenhouse gas emissions across the City. This is also related to the above outlined Policy SI7 (Reducing waste and supporting the circular economy). LBH policies also outline ambitions for reducing carbon emissions during design, construction and occupation within SP SP4 (Working towards a low carbon Haringey) and DM21 (Sustainable Design, Layout and Construction).
- 7.79 To satisfy Condition 78 (Climate Change Adaptation (Outline)), a Climate Change Adaptation Statement has been submitted, to address climate change and secure sustainable development of Phases 1b and 2. The Statement identifies potential climate hazards deemed significant to the development and suggests a series of adaptation measures to be implemented to minimise their potential impact upon the development, therefore meeting the requirements of Condition 78. Two of the three identified hazards which are considered significant to the proposed development are related to precipitation, flooding and drought. Accordingly, the proposed climate change adaptation measures are to be read in accordance with the submitted Surface Water Drainage Strategy Scheme, discussed later in this report.

Sustainability Statement

- 7.80 Sustainable development is at the core of national, regional and local policy, and therefore underpins the development proposals at St Ann's New Neighbourhood. In accordance with Annex 1 of the hybrid consent, a Sustainability Statement has been submitted in support of RMA 1.
- 7.81 The Statement sets out the performance and metrics against the 10 Principles set out in the One Planet Living Framework and there is a chapter dedicated to each of those principles.
- 7.82 In addition, the new commercial space is proposed to be BREEAM Excellent in line with planning policy.

- 7.83 The Sustainability Statement demonstrates that the proposed development at Phases 1b and 2 is considered an exemplar of modern design quality and sustainable building practice, and therefore compliant with the requirements with the London and Local Plan policies listed in the above sub-sections, in addition to the underpinning ambition of the NPPF.

Landscaping and Ecology

- 7.84 Landscaping is a reserved matter for determination under this application. The proposed landscaping for the Site has been developed in accordance with the relevant Green Infrastructure Parameter Plan and elements of the Design Code, approved under the hybrid permission, to deliver an ecologically rich and biodiverse environment on the Site.
- 7.85 There are a range of planning policies, both regional and local, which have guided the landscaping proposals at St Ann's New Neighbourhood.
- 7.86 London Plan Policies G1 (Green Infrastructure), G4 (Open Space), G5 (Urban Greening) and Local Plan Policy DM20 (Open Space and Green Grid) are highly supportive of provision, protection and enhancement of new and existing green and open spaces throughout urban areas, which are publicly accessible. For this to be beneficial to all, London Plan Policy D5 (Inclusive Design) and Local Plan Policy DM2 (Accessible and Safe Environments) should be applied to ensure equal and safe access to this space for all.
- 7.87 London Plan Policy G6 (Biodiversity and Access to Nature) and Local Plan Policies DM19 (Nature Conservation) and SP13 (Open Space and Biodiversity) require Sites of Importance for Nature Conservation (SINCs) to be protected and support the enhancement and safeguarding of habitats and biodiversity within developments, seeking to deliver net gain.
- 7.88 London Plan Policy G7 (Trees and Woodland) and Policy SP13 state that existing trees of value should seek to be retained, with further trees planted where possible. This is supported by Spatial Policy SP13 (Open Space and Biodiversity). In support of RMA 1, a Landscape Design and Access Statement, guided by the above policies, has been submitted to provide further detail to the proposals.

Landscaping

- 7.89 In accordance with London Plan Policies G4 and G5, the proposals promote the creation of new, publicly accessible open space, integrating high-quality landscaping and planting to both the development and wider area, in accordance with Policies DM1 and DM20.
- 7.90 The overall landscape and public realm strategy, developed as an integrated site wide approach, is underpinned by a consolidation and extension of the important existing landscape assets of the Peace Garden and the SINC, combined with the retention of key mature trees across the site. This reinforces the existing distinct spatial character whilst also ensuring that there is sufficient mature landscape amenity to support and enhance the development.

7.91 The proposals for tree planting across the Site remains the same as the hybrid consent and there will be a range of new trees being planted consisting small, medium and large trees. There will be 48 x large sized species, 87 x medium sized species and 41 x small sized species planted across a range of spaces within the Site. This is detailed within the accompanying Landscape Plans and Design and Access Statement.

7.92 An Arboricultural Method Statement has been submitted to set out details of how existing trees will be protected across the Site.

7.93 We therefore consider the proposals are in accordance with policy DM1 and DM20 of the Local Plan.

Ecology

7.94 The ecological value and biodiversity of this open space and greening are in accordance with London Policies G6 and G7, delivering opportunities to support the protection and conservation of habitats and species across the Site through the introduction of a diverse range of plants and trees.

7.95 As this is a complex Site from an ecology perspective, and much of the open space lies within Phase 1a, BNG and UGF are undertaken on a site-wide basis as agreed in the hybrid submission. As the detail progresses for each subsequent Phase, the metrics will be updated and compared against the baseline.

7.96 The updated site wide BMA (inclusive of Phases 1A, 1B, 2 and 3) identifies that that the proposed development (habitat loss, retention, enhancement and creation combined) will result in the following:

- Habitats: net gain of 2.81 habitat units, a 14.29% increase of baseline habitat value.
- Hedgerows: net gain of 0.80 hedgerow units, a 214.99% increase of baseline hedgerow value.

7.97 This demonstrates a slight betterment to the 12% BNG projected as part of the hybrid application. As such, the proposals will deliver a Biodiversity Net Gain of 14.29% to mitigate any harmful impacts upon the biodiversity value of the Site in accordance with Policy SP11. The proposals also satisfy London Plan Policy G6 and DMP DM19, through the protection of the existing SINC to the south of the Site.

7.98 In terms of Urban Greening Factor, the proposals continue to exceed the policy requirement with a score of 0.414.

7.99 To satisfy Condition 70 (Ecological Impact Assessment (Outline)) of the outline component of the hybrid application, a Construction Ecological Management Plan, an Ecological Mitigation Strategy and a Landscape and Ecology Management Plan have been submitted to ensure the development provides maximum provision towards the creation of habitats for biodiversity, and

the mitigation of climate change. This therefore accords with the requirements of the policies listed above.

Environmental Considerations

- 7.100 The following environmental considerations have been submitted to accord with Policy DM23 (Environmental Protection) of the Local Plan, which requires development proposals to consider their potential polluting impact upon occupiers, users and the local community, ensuring a safe environment and quality of life for all.

Noise

- 7.101 London Plan Policy D14 (Noise) seeks to reduce, manage and mitigate possible noise impacts resulting from development proposals, to improve quality of life. Accordingly, Local Policy DM23 (Environmental Protection) requires a noise assessment to be submitted if the proposed development is noise-sensitive.
- 7.102 Therefore, in accordance with Annex 1 of the hybrid consent and Policy DM23, a Noise Assessment has been submitted in support of the proposals at Phases 1b and 2 of the St Ann's New Neighbourhood. This Assessment demonstrates compliance with the above policies, concluding that there are no noise-related reasons to not grant permission of this application, subject to sufficient mitigation methods which are set out in the report.

Daylight / Sunlight

- 7.103 London Plan Policy D6 (Housing Quality and Standards) and Local Policy DM1 (Delivering High Quality Design) require development proposals to demonstrate that dwellings will have adequate access to sunlight and daylight. Accordingly, Annex 1 of the hybrid decision notice requires submission of a Daylight and Sunlight Assessment as part of each Reserved Matters Application.
- 7.104 Assessments have been undertaken using the VSC, NSC (daylight) and APSH (sunlight) tests set out within the BRE guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (2022).
- 7.105 In terms of impacts to neighbouring properties, the results of these tests have shown that, whilst there will be some reductions to individual windows surrounding the Site, this is generally due to the presence of overhanging access decks/ porches or the open existing outlook.
- 7.106 In terms of overshadowing impacts to neighbouring properties, the assessment of sunlight amenity (overshadowing) within the surrounding amenity areas assessed has shown that all 35 amenity areas will exceed the target of 50% of their areas receiving 2 hours of sun on March 21st. The scheme is therefore considered to be fully BRE compliant with respect to neighbouring amenity.

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- 7.107 In terms of daylight and sunlight within the residential homes, the results of the daylight illuminance analysis have shown that 88% of the rooms meet the daylight criteria has been undertaken and the results have shown similar results to Phase 1a. Results of the sunlight assessment have shown that 78% of the units would achieve the recommended total sunlight exposure criteria. The lower levels of both daylight and sunlight stem from the requirement to provide external balconies and the wider site constraints. It is critical to appreciate that sunlight and daylight is a careful balancing act between BRE targets, outlook, noise and overheating. We consider this to be an appropriate balance.
- 7.108 In terms of overshadowing impacts to proposed amenity areas, the results show high levels of compliance with the BRE targets in terms of both the effects to neighbours and internal amenity within the proposals. The scheme is therefore considered to be consistent with the intentions of the BRE guidance and policy requirements in respect of daylight and sunlight.
- 7.109 The submitted Assessment demonstrates that the scheme is consistent with the relevant BRE guidance (2022), and therefore satisfies policies D6 and DM1 of the London Plan and Local Plan.

Drainage

- 7.110 There are several Development Plan policies of relevance to the drainage of the proposed development, which lies within Flood Zone 1. Overall, the sensitivity of the Site to flooding is considered to be low and appropriate Sustainable Urban Drainage (SuDS) features have been incorporated into the proposals, according with the NPPF and a range of planning policies and guidance.
- 7.111 Policy DM24 (Managing and Reducing Flood Risk) requires proposals for new development to avoid and reduce the risk of flooding, utilising the appropriate mitigation measures, in-keeping with the London Plan Drainage Hierarchy, outlined in London Plan Policy SI13 (Sustainable Drainage) and echoed within Local Plan Policy DM25 (Sustainable Drainage Systems). Spatial Policy SP5 (Water Management and Flooding) requires development in Haringey to be water efficient during construction and reduce all forms of flood risk.
- 7.112 As the Site lies within a Critical Drainage Area (CDA), Local Policy DM26 (Critical Drainage Areas) requires a flood risk assessment to be completed. Local Policy DM27 (Protecting and Improving Groundwater Quality and Quantity) seeks to ensure development proposals have no adverse impact upon groundwater quality,
- 7.113 Accordingly, the Scheme is supported by a Surface Water Drainage Scheme, including a range of drawings, to satisfy Condition 71 (Surface Water Drainage Scheme (Outline)) of the hybrid decision notice. This is to be read alongside the Flood Risk Assessment and Drainage Strategy Report from the hybrid submission.

7.114 The Scheme outlines the SuDS features to be incorporated into the development, which will improve water quality, provide interception and attenuation and provide biodiversity and amenity improvements, in accordance with the above policies.

7.115 As such, the Scheme is considered to conform with London Plan policies SI12 (Flood Risk Management), SI13 (Sustainable Drainage) and policies DM24 (Managing and Reducing Flood Risk), DM25 (Sustainable Drainage Systems), DM26 (Critical Drainage Areas), DM27 (Protecting and Improving Groundwater Quality and Quantity) and DM29 (On-Site Management of Waste Water and Water Supply) of LBH's Development Management DPD.

Wind

7.116 London Plan Policy D8 (Public Realm) and LBH Policy DM1 (Delivering High Quality Design) highlight those microclimatic considerations, such as wind, should be considered and appropriately addressed within proposals to encourage people to use and activate the space.

7.117 Accordingly, as required by Annex 1 of the hybrid decision notice, a Wind Assessment has been submitted in support of this reserved matters application. The Assessment concludes that the proposed development at Phases 1b and 2 is unlikely to result in any major building-related wind microclimate impacts and highlights potential areas of risk for which mitigation measures have been incorporated to improve conditions for pedestrians.

Fire

7.118 London Plan Policy D12 (Fire Safety) requires development proposals to achieve the highest standards of fire safety, setting out key considerations to reduce risk to occupants and users. More generally, London Plan Policy D5 (Inclusive Design) and Local Policy DM1 (Delivering High Quality Design) require buildings to be accessible to all, including the ability to be exited safely.

7.119 To satisfy the above policy requirements, and Condition 69 (Fire Statement (Outline)) of the hybrid decision notice, a detailed Fire Statement has been submitted to ensure the development incorporates the required fire safety measures. The recommendations within the Statement will ensure that the proposed development is of the highest standards of fire safety, in accordance with Policies D12 and DM1, whilst also outlining means of egress for persons of reduced mobility, meeting the requirements of Policy D5.

7.120 In July 2023, Michael Gove (Secretary of State for Levelling Up, Housing and Communities of the United Kingdom) announced that the government will require two staircases in all new residential high-rises taller than 18m, rather than the 30m threshold previously proposed.

7.121 In October 2023, further details were released relating to transitional arrangements, confirming that approvals (such as St Ann's) and those progressing through the planning system will benefit from a transition period and those who live in new buildings over 18m can be reassured that those buildings are already subject to the additional scrutiny of the new, enhanced building

safety regime. Their fire-safety arrangements are scrutinised initially during planning Gateway 1 and in detail at the new building control gateways post planning (pre-commencement and on practical completion).

- 7.122 The proposals as submitted will be progressed through the current system in place, including a review by the Health and Safety Executive through Planning Gateway 1.

Land Contamination

- 7.123 Local Policy DM23 (Environmental Protection) states that proposals for new development will only be permitted where it is demonstrated that any risks associated with land contamination can be adequately managed and mitigated to ensure safety of future users and occupiers.
- 7.124 Conditions 16, 17, 18 and 19 of the hybrid consent sets out a site-wide contamination and remediation approach.

Planning Policy Assessment Summary

- 7.125 Chapter 7 has set out the relevant topics for consideration of the reserved matters proposals and assessed them against the requirements of the Development Plan, including the London Plan, LBH's Strategic Policies DPD and LBH's Development Management DPD.
- 7.126 It is considered that the proposals fully comply with the technical and design parameters set out in the hybrid consent, which means the proposals under RMA 1 either meet or exceed the provisions of the policies set out within the Development Plan.
- 7.127 A range of conditions and planning obligations in the Section 106 will also secure Scheme quality.

8.0 Summary and Scheme Benefits

- 8.1 This Planning Statement has been prepared by on behalf of our clients, Peabody Trust, Catalyst by Design and Hill Residential Limited, to accompany a reserved matters application for appearance, layout, scale and landscaping at Phases 1b and 2 of St Ann's New Neighbourhood, Haringey.
- 8.2 The Planning Statement has set out the proposals for Phases 1b and 2, assessing and justifying proposals against the relevant national, regional and local policy, to meet the requirements set out within the hybrid decision notice.
- 8.3 The detailed technical reports and drawings submitted in support of the application demonstrate that the proposals are in accordance with the approved hybrid application, and ensure that Phases 1b and 2 will, like Phase 1a, deliver a high-quality, highly sustainable development with substantial public and planning benefits, as listed below:
1. **The Continued Significant Delivery of New Homes:** Provision of 464 new homes of varied size, type and tenure, including 73% affordable dwellings as part of a subsequent phase of an approved, high-quality scheme.
 2. **The Provision of New Jobs and Employment Opportunities:** New commercial floorspace within Phase 1b so stimulate activity and economic growth.
 3. **High Quality Design and Landscaping:** The creation of accessible, enhanced landscaping, ecology and biodiversity for local people, including enhancement and protection of the existing SINC.
 4. **The Provision of New Publicly Accessible Open Space:** In addition to the Peace Garden within Phase 1a, there are significant new open spaces proposed within Phases 1b and 2 including Doorstep Play and Playable Landscapes with formal and informal provision.
 5. **New Routes and Enhanced Permeability:** Enabling the delivery of the South-West link (approved as part of Phase 1a) that will provide a high-quality connection through to Haringey Green Lanes Station.
 6. **Continued Display of Excellent Sustainability Credentials:** The Scheme will meet zero-carbon aspirations with a residential saving of 79% across the new build parts of Phase 1b and 2, significantly in excess of the 35% policy requirement.
 7. **Biodiversity and Urban Greening:** An increase from 12% to 14% Biodiversity Net Gain and an Urban Greening Factor in excess of planning policy.
 8. **Enabling Training and Apprenticeships:** The continued commitment to provide new jobs, new skills and apprenticeships through Phases 1b and 2.

-
9. **LB Haringey and Mayoral CIL contributions:** These will be provided in accordance with the London Plan and LB Haringey Development Plan Policy DM48 (Use of Planning Obligations) and the associated Planning Obligations SPG.
- 8.4 The proposed development at Phases 1b and 2 will contribute to the creation of a highly sustainable, inclusive development of high-quality, consistent with the approved hybrid application, sensitively responding to the local character of its surroundings.
- 8.5 Accordingly, the proposed development is in accordance with the relevant Development Plan, including local and regional planning policies, the NPPF which is an important material consideration. Furthermore, the RMA is in accordance with the requirements of the hybrid application, improving the social, environmental and economic conditions of the area.

9.0 Overall Scheme Assessment and Conclusions

- 9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless other materials considerations indicate otherwise.
- 9.2 The reserved matters application seeks approval for the following reserved matters:
- Appearance - aspects of the buildings which affect the way it looks, including the exterior of the development;
 - Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, including the planting of trees;
 - Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development; and
 - Scale - includes information on the size of the development, including each proposed building.
- 9.3 Means of access was not reserved for subsequent determination and therefore does not form part of the RMA. This Planning Statement has demonstrated that the proposed scheme accords with the policies set out within the adopted LBH Development Plan, the London Plan, the NPPF and the Planning Practice Guidance Notes.
- 9.4 The comprehensive suite of documents submitted with this Reserved Matters Application demonstrate that the proposals continue to generate significant planning and public benefits to the London Borough of Haringey and its residents and workers in line with the hybrid application.
- 9.5 The proposed Scheme will provide a significant proportion of new homes in accordance with the agreed parameters of the hybrid consent and is in general conformity with the indicative quantum, mix and tenure.
- 9.6 Phases 1b and 2 of the wider Scheme would continue to present a very good quality of design and would have an acceptable impact on the surrounding environment.
- 9.7 In accordance with the indicative landscape Masterplan, RMA 1 includes an enlarged SINC and significant new tree planting which will improve and enhance habitats. The proposals maintain a minimum of 12% Biodiversity Net Gain (with an increase demonstrated) and above 0.4 Urban Greening Factor, both of which are considered to be significant public benefits.
- 9.8 Phase 1b and 2 will continue to implement a range of sustainability measures to meet the highest standard of energy efficient design in line with the details set out in the hybrid consent.
- 9.9 The Energy Strategy remains in compliance with the Development Plan and London Plan Energy Hierarchy, will provide low-cost, low-carbon heating to the Scheme to meet the expected energy demands. The provision of highly efficient Air Source Heat Pump technology,

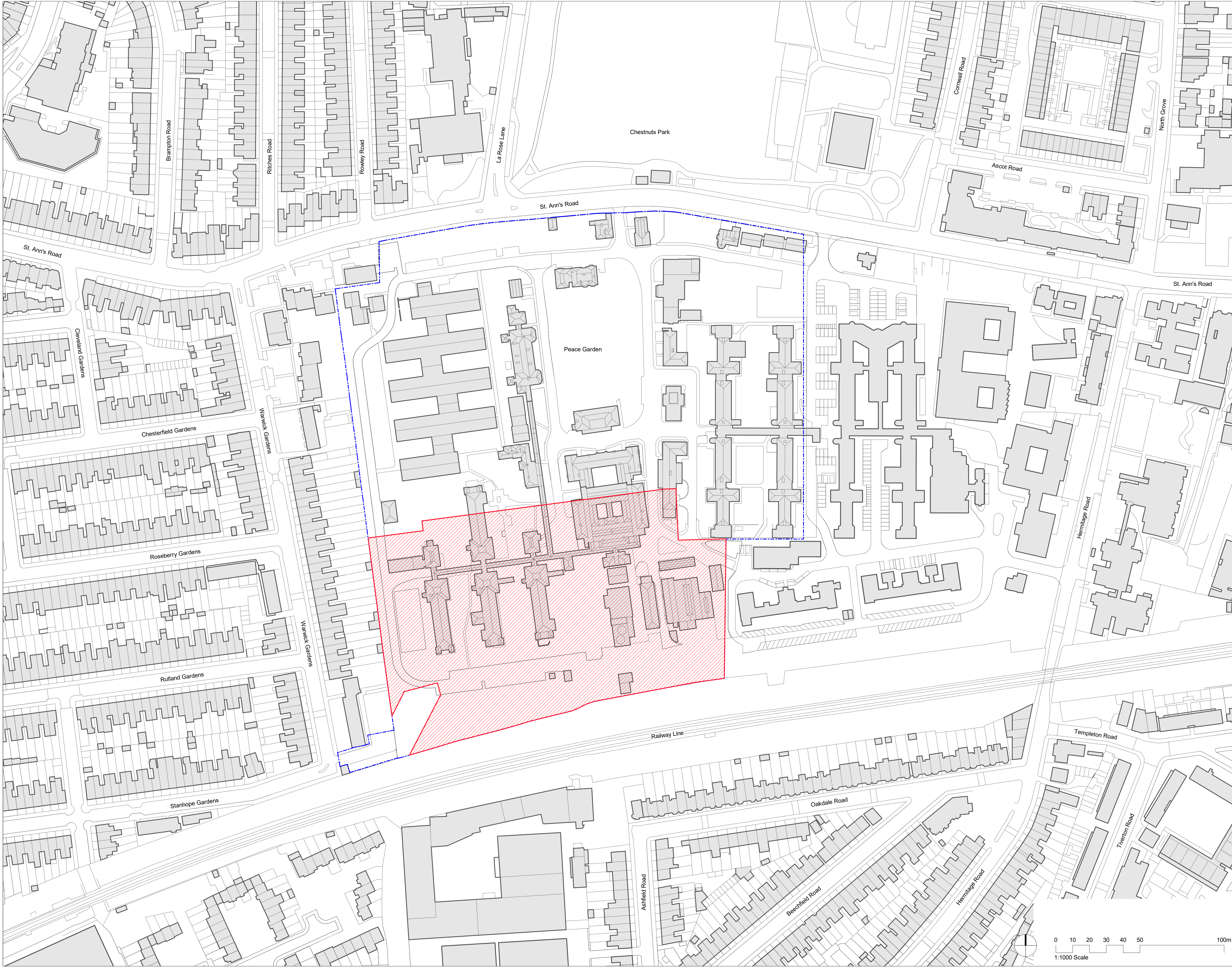
supplemented by PV, will help LBH and the GLA meet their climate aspirations to become net-zero.

- 9.10 The Scheme is within the maximum limits assessed under the initial Environmental Impact Assessment (EIA) and as such will not result in any material impact to the public transport and road networks within the vicinity of the Site. The provision of the south-west link is maintained and will improve the PTAL and connections through the Site.
- 9.11 Matters relating to Daylight, Sunlight and Overshadowing are considered to be acceptable and in line with the detail submitted for Phase 1a.
- 9.12 Further environmental considerations including Air Quality, Noise, Flood Risk, Microclimate and Land Contamination have been fully assessed and mitigation proposed or secured within conditions.
- 9.13 In conclusion, the Scheme would continue the high quality design, environmental and land use approach to the Site as set out in the hybrid application.
- 9.14 It is considered that the proposed scheme is in accordance with the hybrid consent and the parameters set within that and the Development Plan.
- 9.15 For all the reasons above we consider the proposed scheme should be approved, as it is in line with local, regional and national planning policy and brings significant benefits as set out above.

Lambert Smith Hampton

December 2023

Appendix 1: Site Location Plan



KEY PLAN

CLIENT

DO NOT SCALE FROM THIS DRAWING.

THIS DRAWING IS BASED ON DIMENSIONAL SURVEY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT CANNOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY INFORMATION.

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NOTES

Please note that this drawing is suitable for planning application purposes only and should not be used for undertaking or planning construction works or activities.

Please read in conjunction with landscape architects drawings and information.

SITE BOUNDARY OF RMA 1 (PHASE 1B & 2)

SITE BOUNDARY OF APPROVED HYBRID PLANNING APPLICATION (REF HGV2022/1833)

Key:

Extent of Reserved Matters Planning Application 1 - Phase 1B and 2

C01 A3 Planning Submission	27/11/23
Rev	Status Reason for Issue Date

Karakusevic Carson Architects

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PROJECT

**St. Ann's New Neighbourhood
RMA 1 - Phase 1B & 2**

TITLE

Existing Location Plan

DRAWING NUMBER		REVISION
N15302-KCA-ZZ-ZZ-DR-A-00000		C01
STATUS		
A3 - Authorized and accepted, Planning		
REVISION DATE	DRAWN BY	SCALE
27/11/23	NK	1:1000 @ A1
FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
27/11/23	SP / MB	633

0 10 20 30 40 50 100m

1:1000 Scale

Appendix 2: Planning Policy Background

Planning Policy Background

Policy Background for The Loss of The Existing Use

- 1.1 London Plan Policy S1 (Developing London's social infrastructure) sets out that any "development proposals that would result in a loss of social infrastructure in an area of defined need as identified in the borough's social infrastructure needs assessment...should only be permitted where: 1) there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or; 2) the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services."
- 1.2 London Plan Policy S2 part A 2) (Health and Social Care Facilities) outlines the importance to understanding service transformation plans and the subsequent need for new models of care on current and future infrastructure provisions.
- 1.3 London Plan Policy S2 part A 5) also states the need to identify opportunities to make better use of existing infrastructure through integration, co-location or reconfiguration of services.
- 1.4 Policy SP14 (Health and Well-Being) of the Strategic Policy DPD sets out that the Council will "identify appropriate sites for new health infrastructure including those in Haringey's growth areas based on a health service delivery plan agreed by the Council and its partners; and Protect existing facilities and support the provision of new or improved health facilities through land use planning area plans, development management decisions, improved service management plans and through planning contributions".
- 1.5 Policy SP16 (Community Facilities) of the Strategic Policy DPD states that the Council will promote the efficient use of community facilities and provision of multi-purpose community facilities, including health facilities.
- 1.6 Policy DM49 (managing the provision and quality of community infrastructure) states that the Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community. Where a development proposal may result in the loss of a facility its loss must be demonstrated, and evidence will be required to justify its loss.

Policy Background for Mixed Use Redevelopment of the Site

- 1.7 Chapter 11 of the NPPF (Making effective use of land) sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.

- 1.8 Paragraph 120 outlines that planning policies and decisions should “...give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs...” and “...promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”.
- 1.9 The London Plan (2021) sets out the Mayor’s spatial vision and overall strategic plan for London. Underpinning the London Plan is the Mayor’s principle of “*Good Growth*” which is described as “*working to re-balance development in London towards more genuinely affordable homes for working Londoners to buy and rent. And it’s about delivering a more socially integrated and sustainable city, where people have more of a say, and growth brings the best out of existing places while providing new opportunities to communities*”. This is further supported by the Six Good Growth objectives, which are:
- *GG1 Building strong and inclusive communities*
 - *GG2 Making the best use of land*
 - *GG3 Creating a healthy city*
 - *GG4 Delivering the homes Londoners need*
 - *GG5 Growing a good economy*
 - *GG6 Increasing efficiency and resilience*
- 1.10 Whilst all of the above are important in the consideration of this planning application, with regards to the principle of a mixed-use development in this location, policy GG2 (Making the best use of land) is of particular note. The policy supports the development on brownfield sites on surplus public sector land. It also promotes a design-led approach to optimise the development capacity of sites and promotes higher density development. The policy also supports the protection and enhancement of open spaces, along with seeking the enablement of car-free lifestyles.
- 1.11 The proposals are residential led, and the London Plan’s ten-year housing target for LBH is 15,920. Policy GG4 of the London Plan (Delivering the homes Londoners Need) sets out that more homes should be delivered, development must support the delivery of the strategic target of 50 per cent of all homes to be genuinely affordable and development must create mixed and inclusive communities, including specialist housing.
- 1.12 London Plan Policy H1 (Increasing housing supply) sets out that Boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions. The policy outlines that sources of capacity should include the redevelopment of public sector owned sites, such as the St Ann’s site.

- 1.13 Furthermore, the latest Housing Delivery Test (HDT) 2021 results for LB Haringey demonstrate that the Council has delivered just 75% of its housing target in the last three years. As the Council has delivered below 85% of its housing target, a 20% buffer to the Council's five year housing land supply housing has been applied.
- 1.14 Development Management DPD Policy DM10 (Housing Supply) outlines that the Council will support proposals for new housing on sites allocated for residential development, including mixed-use residential development, within the Site Allocations DPD and Area Action Plans.
- 1.15 Strategic Policies DPD Policy SP2 (Housing) states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum targets.
- 1.16 Site Allocations DPD Policy SA28 allocates the site for a residential led mixed-use development. The allocation gives an indicative capacity of 456 residential dwellings and c.5,248sqm of 'other' uses.
- 1.17 The proposed site allocation is for "enabling residential development to rationalize and improve the existing hospital site". It recognises the 2015 consent for the development of part of the site for residential use. The site allocation information is provided in Appendix D.

Policy Background for Residential Development

Delivery of Homes

- 1.18 Chapter 5 of the NPPF seeks to significantly boost the supply of housing across the country through the supply and subsequent development land that can meet a specific housing need.
- 1.19 Paragraph 65 of the NPPF states that local planning authorities should support development which makes the most efficient use of land which takes into account the identified need for different types of housing and other forms of development.
- 1.20 Paragraph 73 sets out the supply of new homes can "often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).
- 1.21 London Plan Policy GG1 (Building strong and inclusive communities) sets out the intentions to build strong and inclusive communities across London, whereby new development must respond and build on the city's diversity and equality, creating environments that everyone can use whilst promoting a genuine choice of homes.

- 1.22 London Plan Policy H1 (Increasing housing supply) seeks to optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity... *“the redevelopment of surplus utilities and public sector owned sites”*. The proposals are residential led, and the London Plan’s ten-year housing target for LBH is 15,920 which equates to 1,592 dwellings per annum.
- 1.23 London Plan Policy H10 (Housing size mix) also encourages a range, and an appropriate mix of housing sizes to be provided, with regard to the local housing need.
- 1.24 London Plan policies pertaining to affordable housing will be addressed in the following section.
- 1.25 LB Haringey also have a Housing Strategy (2017 – 2022) that has four key objectives, those being:
- i. Achieve a step change in the number of new homes being built.
 - ii. Improve support and help to prevent homelessness.
 - iii. Drive up the quality of housing for all residents.
 - iv. Ensure that housing delivers wider community benefits.
- 1.26 The Council’s housing strategy is set out in further detail in the Affordable Housing Statement and addresses the approach to affordable housing across the scheme.

Delivery of Specialist Housing

- 1.27 The London Plan also recognises the growth of older person households in London by 2029, with the number of households aged 75 and over who are most likely to move into specialist older person housing, increasing by 42 per cent. Policy H13 (Specialist Older Accommodation) therefore recognises the need for accommodation to meet the needs of these groups, encouraging the collaboration of Boroughs with housing providers.
- 1.28 Strategic Policy 2 (Housing) of Haringey’s DPD encourages the delivery of specialist housing in accordance with the London Plan, intending to meet the diverse needs of the boroughs residents and provide a sufficient number of suitable homes.
- 1.29 Policy DM15 (Special Needs Housing) of the DM DPD sets out that the Council will support proposals for new special needs housing where it can be shown that there is an established local need for the form of special needs housing sought having regards to the aims and recommendations of Haringey’s Housing Strategy and Older People Strategy.

Policy Background for The Provision of Affordable Housing

- 1.30 The National Planning Policy Framework (NPPF) (July 2021), sets out the Government's planning policies for England and how they should be applied. Regarding the delivery of affordable housing, paragraph 20 requires that local planning authorities set strategic policies within their boroughs defining the pattern, scale, and design quality of places, making sufficient provision for housing including affordable housing.
- 1.31 Paragraph 34 requires Development Plans to clearly set out the contributions that are expected from development, including the levels and types of affordable housing along with other infrastructure.
- 1.32 Paragraph 60 to 67 seeks to ensure that there is the delivery of a sufficient supply of homes, with a requirement for local authorities to identify the need for different types and sizes of affordable housing, including the identification of those households who are eligible for accommodation. Where this need is evidenced, policies should specify the types of affordable housing required with the expectation that affordable homes will be delivered on-site, unless exceptional circumstances exist.
- 1.33 Annex Two of the NPPF provides a glossary for affordable housing and defines affordable housing for rent, starter homes, discounted market sales housing and other affordable housing routes to home ownership.
- 1.34 The London Plan introduces a policy framework that responds to the 2017 Strategic Housing Market Assessment that identified an annual need of 43,500 new affordable homes per year.
- 1.35 The approach identified in the London Plan to the delivery of affordable housing and planning viability reflects the approach set out in the Affordable Housing and Viability SPG (2017).
- 1.36 Strategic Policy H1 sets ten-year targets for net housing completions for each local authority to incorporate in their local Development Plan documents.
- 1.37 The London Plan sets ambitious housing delivery targets for LBH identifying the net delivery of 15,920 new homes during the period 19/20 to 28/29 equating to 1,592 homes per annum.
- 1.38 Policy H4 seeks to maximise the delivery of affordable housing with a strategic target of 50% of all new homes delivered to be 'genuinely' affordable.
- 1.39 Policy H5 outlines that applications will not be required to provide viability information, nor be subject to review mechanisms provided an agreed level of progress is made following the grant of planning permission, where they:
 1. *deliver at least 35 per cent affordable or 50 per cent for public sector land (where there is no portfolio agreement with the Mayor) housing on-site without public subsidy;*

2. *are consistent with the relevant tenure split and meet other obligations and requirements to the satisfaction of the LPA and the Mayor where relevant; and*
3. *have sought to increase the level of affordable housing beyond 35 per cent by accessing grant.*

1.40 Policy H6 defines the Mayor's priorities in respect of affordable housing tenures. The policy requires local authorities to seek the following:

1. *A minimum of 30% low cost rented homes, as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes*
2. *A minimum of 30% intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership*
3. *The remaining 40% to be determined by the borough as low cost rented homes or intermediate products based on identified need.*

1.41 The GLA further notes a preference for their preferred affordable housing tenures as follows:

- a) *Homes based on social rent levels, including Social Rent and London Affordable Rent*
- b) *London Living Rent; and*
- c) *London Shared Ownership*

1.42 Policy SP2 of Haringey's Local Plan Strategic Policies DPD states that subject to viability, sites capable of delivering 10 or more homes will be required to meet a Borough wide affordable housing target of 40% with a 60% affordable rented and 40% intermediate tenure split.

1.43 This policy also sets out Haringey's housing need to secure an additional supply of high-quality affordable homes and exceed the councils minimum target of 19,802 new homes between 2011-2026. Policy SP2 also aims to supply the type of homes that meet Haringey's housing need, with the unit size and type of dwelling provided determined by up-to-date housing need assessment, viability and negotiation.

(March 2013, with consolidated alterations 2017)

1.44 Policy DM11 of Haringey's Local Plan Development Management DPD sets out that proposals for new residential development, including mixed-use schemes comprising residential accommodation, should provide a mix of housing having regard to a range of different factors, including:

1. *Individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed;*

2. *The target mix for affordable housing, in accordance with Policies SP2 and DM13, and the Council's Housing Strategy;*
3. *The priority afforded to the delivery of affordable family housing; and*
4. *The need to achieve inclusive and mixed sustainable communities.*

1.45 Additionally, according to the policy, the Council will not support proposals which result in an over-concentration of 1 or 2 bed homes unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized homes.

1.46 Policy DM13 outlines that the council will seek the delivery of the maximum amount of reasonable affordable homes on sites with the capacity to deliver more than 10 homes. As well as complying with policy SP2, Policy DM13 requires 60% of new homes to be social/ affordable rent with 40% being intermediate housing.

Supporting Guidance

1.47 The below guidance does not form part of the adopted development plan and is intended to give guidance on the adopted development proposals.

Haringey's Housing Strategy (2017 – 2022)

1.48 Haringey's Housing Strategy sets out the strategic direction for housing activity in the borough, dealing with housing need, supply and the Borough's approach to quality and management of existing and new housing stock.

1.49 The Strategy includes four strategic objectives which seek to address housing need and supply across the Borough.

1.50 Objective 1 seeks to achieve a step change in the number of new homes built. The proposals achieve this by maximising the number of dwellings on the site through a design led approach; providing up to 60% affordable housing, exceeding LB Haringey's strategic target and adopted policy position; prioritising affordable rent with 60% of affordable homes being London Affordable Rent (LAR); and engaging with the local community to deliver the most appropriate type of development.

1.51 Objective 2 seeks to improve help and support to prevent homelessness. The proposed Development is led by a high quality and experienced Registered Provider, Catalyst Housing Limited. As set out above, Catalyst will also be offering an option to the Haringey Council to acquire up to 50% of the London Affordable Rent homes on the site.

1.52 Objective 3 seeks to drive up the quality of housing for all residents, through a number of initiatives including management; appropriate tenure and housing mixes in new developments;

and better new build quality. The final scheme will be managed by Catalyst Housing, an approved registered provider who manages over 34,000 homes across London and the Home Counties.

- 1.53 Objective 4 seeks to ensure that housing delivers wider community benefits. St Ann's New Neighbourhood will promote independence, health and wellbeing through the development of a landscape led Masterplan and during the planning process, will work with the local community through an engagement strategy to shape and refine the proposals. Catalyst is currently working with Community Regen to recruit community volunteers to shape our interim uses and design proposals.
- 1.54 Appendix C of the strategy provides additional guidance on the unit mixes sought and the affordability requirements for the different affordable tenures.
- 1.55 For low-cost rent homes the strategy states that rents should be affordable for Haringey residents and as a minimum at rents below Local Housing Allowance (LHA) rates. The benchmark LHA will be sought across the site
- 1.56 For intermediate homes LBH's preferred provision is lower cost shared ownership affordable to households on gross incomes at or below £40k per annum.

Intermediate Housing Policy Statement (2018)

- 1.57 This statement provides further detail on LBH's intermediate eligibility criteria. LBH will limit intermediate housing to households with less than £90,000 of household income in accordance with GLA requirements. Additionally, LBH will target households with a maximum income of £40,000 for 1 and 2 bed properties and £60,000 for larger properties.
- 1.58 The statement provides LBH's priority criteria as follows:

Priority One

- *LBH social housing tenants*
- *Households on the housing register*
- *Household who are required to move due to estate renewal including leaseholders and freeholders unable to purchase a property on the open market*
- *Children of LBH social housing tenants who are currently living with their parents*

Priority Two

- *Members of the armed forces*
- *Applicants who live and work in the borough*

Priority Three

- *Any other applicants living or working in another London borough.*

1.59 Where applicants are in the same priority band, priority will be given to households on the lowest income that meet the affordability criteria.

1.60 The section of the Statement also sets out a marketing cascade mechanism for the intermediate homes.

- *Any marketing pre-completion and within 3 months of practical completion the intermediate units will be exclusively marketed to those living or working in Haringey with a maximum annual income of £40,000 for 1 and 2 bed properties and £60,000 for larger properties.*
- *Between 3 and 6 months post completion the intermediate units can additionally be marketed to those living or working in London with a maximum annual income of £60,000.*
- *From 6 months post completion the units can be additionally marketed to those living or working in London with a maximum annual income of £90,000.*

Planning Obligations SPD (March 2018)

1.61 This SPD provides further detail on LBH's approach to planning obligations including affordable housing. The SPD highlights that the council will seek the maximum reasonable proportion of affordable housing of qualifying sites and recommends that proposals are brought forward in cooperation with a Registered Provider (RP).

Summary of Policy Context

1.62 The National, regional, and local affordable housing policy position supports the delivery of the maximum amount of affordable housing that can be viably delivered, while ensuring re-provision for existing residents.

1.63 The proposed Development commits to providing a 60% affordable housing across the site. Based on the indicative proposals this equates to 60% by habitable room, with an indicative tenure split of 60% London Affordable Rent, 18% London Living Rent and 22% Shared Ownership (intermediate) by unit number.

1.64 The proposed affordable housing strategy seeks to maximise affordable housing delivery ensuring a mixture of low cost rented and intermediate homes for the local community.

Policy Background of Housing Mix and Quality

1.65 London Plan Policy D6 (Housing Quality and Standards) sets out the prioritization of dual aspect dwellings. Policy D6 states that single aspect dwellings should only be provided where it is considered a more appropriate design solution than a dual aspect dwelling.

- 1.66 London Plan Policy D6 (Housing Quality and Standards) states that a minimum of 5sq.m of private outdoor space should be provided for 1-2 person dwellings and an extra 1sq.m should be provided for each additional occupant. A minimum depth and width of 1.5m should also be achieved.

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

- 1.67 London Plan Policy D7 (Accessible housing) sets out that developments must provide suitable housing and genuine choice for London's diverse population, and sets out the building regulation requirements for Part M.
- 1.68 Policy SP2 (Housing) of Haringey's Strategic Policies document sets out that all new homes must be at a high standard which is achieved by complying with the space standards set out in the Mayor of London's Housing SPG (2016).
- 1.69 Policy DM11 (Housing Mix) of the LBH Development Management DPD also requires proposals for new residential accommodation, including mixed-use schemes, to provide a mix of housing, with the priority afforded to the delivery of affordable family housing.
- 1.70 Policy DM11 also sets out that proposals which result in an overconcentration of 1 or 2 bed units would not be supported unless they are part of larger developments or located within

neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.

- 1.71 LB Haringey's Housing Strategy does not set strict limits for housing mix, but it recommends that London Affordable Rent is provided c. 11% one-bedroom homes, 45% two-bedroom homes, 33% three-bedroom homes and 11% four (or more) bedroom homes.
- 1.72 Policy DM1 (Delivering High Quality Design) of the DM DPD states that the Council will support proposals whereby appropriate open aspects are provided to all parts of the development.
- 1.73 Policy DM12 (Housing Design and Quality) of the DM DPD states that both ground floor and upper floor family housing should have access to private amenity space, subject to acceptable amenity, privacy, and design considerations.

Policy Background of Commercial and Non-Residential uses

- 1.74 Chapter 6 of the NPPF (Building a strong, competitive economy) sets out that all planning decisions should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.
- 1.75 London Plan Policy GG5 (Growing a good economy) states that development must plan for sufficient employment and industrial space in the right locations to support economic development and regeneration.
- 1.76 London Plan Policies E2 (Providing Suitable Business Space) and Policy E3 (Affordable Workspace) seek to support the development of sufficient business space and affordable workspace across London.
- 1.77 London Plan Policy E11 (Skills and opportunities for all) sets out that development proposals should support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations where appropriate.
- 1.78 LBH Strategic Policy SP8 (Employment) supports the provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites (*note: following changes to the Use Class Order, this now falls under Use Class E*).
- 1.79 LBH Development Plan Policy DM44 (Neighbourhood Parades and Other Non-Designated Frontages) encourages the use of ground floor premises for appropriate town centres, community and economic uses within neighbourhood parades and other non-designated shopping frontages.

- 1.80 LBH Development Plan Policy DM49 (Managing the Provision and Quality of Community Infrastructure) sets out the council's support for new and extended social and community facilities, provided that they are:
- a) Are accessible by public transport, walking and cycling, preferably in town centres or local centres, Growth Areas or Areas of Change;*
 - b) Are located within the community that they are intended to serve;*
 - c) Provide flexible, multifunctional and adaptable space, where practicable;*
 - d) Do not have significant adverse impact on road safety or traffic generation; and*
 - e) Protect the amenity of residential properties.*
- 1.81 LB Haringey has a published “*Plan for jobs, growth and prosperity*” with the vision of being a ‘Fully Employed Borough’ by 2030. Objectives include reacting to changes so that retail and public sector employment are less dominant, and there is a better range of jobs, including a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/craft manufacturing.
- 1.82 LB Haringey also has a range of initiatives through the work undertaken by the Council's Regeneration Team and discussions have been undertaken with regards to how St Ann's New Neighbourhood can connect into the Regeneration area of Tottenham and Wood Green.

Policy Background of Meanwhile Uses

- 1.83 London Plan Policy HC5 (Supporting London's culture and creative industries) outlines that development plans and proposals should support the growth and evolution of London's diverse cultural facilities and creative industries. Part 4 of the policy states that in support of this proposals should consider the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities during the day and at night-time to stimulate vibrancy and viability and promote diversity in town centres, Cultural Quarters and other areas.
- 1.84 As highlighted within the policy's supporting text, the benefits of meanwhile use also include short-term affordable accommodation for SMEs and individuals, generating a short-term source of revenue for the local economy and providing new and interesting shops, cultural and other events and spaces, which can attract longer-term business investment.
- 1.85 The supporting text goes on to state that events and activities such as festivals, seasonal markets, exhibitions, performances, outdoor concerts and busking are not always dependent on using a dedicated cultural facility or venue and can make use of a range of outdoor spaces

including streets, parks and other public areas. These types of activities, which are often free, offer a way for everyone to experience and participate in London's rich cultural life.

- 1.86 There are no local Haringey policies relating to the provision of meanwhile uses.

Policy Background of Good Design

- 1.87 Chapter 12 of the NPPF predominantly focusses on how policy and decisions should facilitate high quality, beautiful and sustainable buildings, and that this is fundamental to what the planning and development process should achieve.

- 1.88 Paragraph 130 of the NPPF sets out that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 1.89 Paragraphs 131 – 136 discuss a range of topics, from design quality to community engagement and the tools used to secure good design within development schemes.

- 1.90 The NPPF also refers to the National Design Guide and National Model Design Code. This application is accompanied by a Design Code for the Outline Component of the scheme and will provide a framework for decision making at Reserved Matters stage.

- 1.91 The London Plan (Chapter 3) sets out the holistic approach to design across London.
- 1.92 London Plan Policy D2 (Infrastructure requirements for sustainable densities) sets out that the density of development proposals should: *1) consider, and be linked to, the provision of future planned levels of infrastructure rather than existing levels 2) be proportionate to the site's connectivity and accessibility by walking, cycling, and public transport to jobs and services (including both PTAL and access to local services).*
- 1.93 Policy D3 (Optimising site capacity through the design-led approach) states that development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. The policy goes on to discuss how development proposals should respond to Form and Layout, Experience and Quality and Character. The policy covers a range of policy requirements, which are addressed within this Planning Statement and other documents including the Design and Access Statement and Design Code.
- 1.94 Policy D4 (Delivering good design) sets out that Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making.
- 1.95 Policy D4 also sets out the approach to design scrutiny, including that development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers along with the design review process to assess and inform design options early in the planning process. The policy goes on to explain how design reviews should be carried out.
- 1.96 Policy D5 clearly states that development should achieve the highest standards of accessible and inclusive design. Developments should:
 - 1) be designed taking into account London's diverse population*
 - 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion*
 - 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment*
 - 4) be able to be entered, used and exited safely, easily and with dignity for all*
 - 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.*
- 1.97 Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement. This has been provided in the submission and has been prepared by David Bonnet Associates.

- 1.98 London Plan Policy D6 (Housing quality and standards), as set out in previous paragraphs of this report, includes a range of detailed requirements relating to housing quality and standards. This covers a range of requirements including dwelling size, dual aspect living, sunlight and daylight requirements and general amenity.
- 1.99 London Plan Policy D8 (Public realm) sets out a range of requirements relating to public realm. This is discussed in more detail in future paragraphs.
- 1.100 London Plan Policy D9 (Tall buildings) sets out that Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London. For reference, LB Haringey sets tall buildings to be 10 or more storeys in height. The maximum height in Phase 1a of St Ann's New Neighbourhood is 9 storeys.
- 1.101 There are further London Plan policies relating to design and these will be referenced where appropriate.
- 1.102 LBH Strategic Policies DPD sets out that good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area. The Council will insist on high quality design throughout the Borough.
- 1.103 Policy SP11 (Design) of the Strategic Policies DPD sets out that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. A range of metrics and requirements are set out within the policy.
- 1.104 LBH DMP DPD Policy DM1 (Delivering High Quality Design) outlines that all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The policy states that proposals should:
 - *Relate positively to neighbouring structures, new or old, to create a harmonious*
 - *Make a positive contribution to a place, improving the character and quality of an*
 - *Confidently address feedback from local consultation;*
 - *Demonstrate how the quality of the development will be secured when it is built; and*
 - *Are inclusive and incorporate sustainable design and construction principles.*
- 1.105 The also states that proposals should relate positively to their locality, having particular regard to building heights, scale & massing, urban grain, maintaining a sense of enclosure, rhythm of neighbouring plot widths, creating active frontages and using distinctive architectural styles and materials. Proposals are expected to ensure a high standard of privacy and amenity for residents and neighbours, and also demonstrate how the landscaping and planting are integrated into the development as a whole.

- 1.106 LBH DMP DPD Policy DM6 (Building Heights) sets out that for all development proposals, the Council expects building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design. The supporting text states that: *'proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in urban design terms and should conform to the following general design requirements. Taller buildings are defined as those that are two to three storeys higher than the prevailing surrounding building heights. Tall buildings are defined in the Strategic Policies Local Plan as being buildings 10 storeys and over. Taller buildings are not Tall buildings'*.
- 1.107 In addition to the design requirements set out in DMP DPD Policy DM1 earlier in this report. DMP DPD Policy DM2 requires development proposals to create an accessible and safe environment and high-quality public realm that can enhance local distinctiveness and legibility.

Policy Background of Heritage

- 1.108 The NPPF (2021) provides the Government's national planning policy for the conservation of the historic environment. In respect of information requirements, it sets out that: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 195 then sets out that local planning authorities should identify and assess the particular significance of heritage assets that might be affected by proposals, including by development affecting the setting of a heritage asset. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 1.109 London Plan Policy HC1 (C) (Heritage Conservation and Growth) states that development proposals should conserve heritage assets and their settings, avoid any harm to the asset whilst identifying any opportunities to integrate heritage considerations early in the design process.
- 1.110 Policy HC1 (D) states that as well as identifying assets of archaeological significance, proposals should also make provision for the protection of these assets and landscapes.
- 1.111 London Plan Policy HC3 (Strategic and Local Views) sets out that development proposals which fall within the foreground, middle ground or background of a strategic view, including significant buildings, must be assessed for their impact on that view.

1.112 DMP DPD Policy DM9 (Management of the historic environment) outlines that development that conserves and enhances the significance of a heritage asset and its setting will be supported. Proposals relating to designated and non-designated assets will be subject to the following requirements:

- f) The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
- g) Character appraisals and management plans or other guidance, where they are available;*
- h) The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
- i) The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
- j) The desirability of securing a viable use for a heritage asset consistent with its conservation;*
- k) An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
- l) The contribution that the sensitive utilisation of heritage asset.*

Policy Background of Transport and Access

1.113 London Plan Policy T1 (Strategic Approach to Transport) sets out that proposals should facilitate the delivery of the Mayor's target for 80% of all trips in London to be made by foot, cycle or public transport by 2041. Policy T1 (B) also sets the requirement for all developments to make the most effective use of the land, including the provision of walking and cycling routes.

1.114 Policy T2 (Healthy Streets) of the London Plan states that development proposals should:

- demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance;*
- reduce the dominance of vehicles on London's streets whether stationary or moving;*
- be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.*

1.115 Policy T5 (Cycling) of the London Plan requires development proposals to remove barriers to cycling and facilitate a greater choice to cycle which will be achieved by creating new routes and improved infrastructure as well as securing appropriate levels of cycle parking.

- 1.116 Policy T5 sets out that development proposals must comply with the London Cycling Design Standards whilst also providing the minimum standard of cycle parking provisions.
- 1.117 DMP DPD Policy DM31 (Sustainable Transport) states that the Council will support the protection, improvement and creation of pedestrian and cycle routes in the Borough to encourage walking and cycling both as a means of transport and as a recreational activity. The Council will also encourage improved links between pedestrian and cycle routes and public transport facilities, particularly at transport hubs.
- 1.118 DMP DPD Policy DM32 (Parking) outlines that proposals will be assessed against the car parking and cycle parking standards set out in the London Plan. The policy also outlines that the Council will strongly encourage contributions to car club schemes or the provision of car club bays as an alternative to on-site car parking.
- 1.119 DMP DPD Policy DM33 (Crossovers, Vehicular Access and Adopting Roads) outlines that the Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:
- a. A reduction in pedestrian or highway safety; or*
 - b. A reduction of on-street parking capacity within a Controlled Parking Zone; or*
 - c. A visual intrusion to the street scene.*
- 1.120 The policy goes on to state that new access roads to new development will only be adopted where they:
- a. Serve a large number of residential dwellings (generally greater than 200 units);*
 - b. Form a link to the highway network; and*
 - c. Form a useful extension to an existing highway.*

Policy Background of Delivery and Servicing

- 1.121 London Plan Policy T7 (Deliveries, servicing and construction), part G outlines that proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible. Construction Logistics Plans and Delivery and Servicing Plans will be required and should be developed in accordance with Transport for London guidance and in a way which reflects the scale and complexities of developments.
- 1.122 Part H of the policy states that developments should be designed and managed so that deliveries can be received outside of peak hours and in the evening or night time. Appropriate facilities are

required to minimise additional freight trips arising from missed deliveries and thus facilitate efficient online retailing.

- 1.123 DMP DPD Policy DM37 (Maximising the use of employment land and floorspace) outlines that development proposals should make adequate provision of space for on-site servicing and waiting goods vehicles.

Policy Background of Sustainability Approach (including Circular Economy, BREEAM, WLC)

- 1.124 The NPPF's environmental objective sets out that the planning system (which includes development proposals) must contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 1.125 The Environment Act (2021) was passed in November 2021, which now acts as the UK's new framework of environmental protection which includes four key areas – Clean Air, Waste and Recycling, Water and Nature. Whilst not part of the development plan, this document helps set the current and future framework for environmental led policies within the planning system.
- 1.126 The London Plan sets out a wide-ranging number of policies that relate to sustainability and the environment. These are set out within the Sustainability Statement submitted. Key policies will be set out within the following paragraphs of this section of the report.
- 1.127 London Plan Policy GG6 (Increasing Efficiency and Resilience) sets out the intention for London to become a more efficient and resilient city and in doing so, sets out that development proposals must seek to:
- a) *improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero carbon city by 2050.*
 - b) *ensure buildings and infrastructure are designed to adapt to a changing climate, making efficient use of water, reducing impacts from natural hazards like flooding and heatwaves, while mitigating and avoiding contributing to the urban heat island effect.*
 - c) *create a safe and secure environment which is resilient the impact of emergencies including fire and terrorism.*
 - d) *take an integrated and smart approach to the delivery of strategic and local infrastructure by ensuring that public, private, community and voluntary sectors plan and work together.*

- 1.128 Policy SI7 (Reducing waste and supporting the circular economy) sets out the Mayors approach to the circular economy.
- 1.129 LB Haringey's Strategy Policies set out the general direction for developments to reduce energy use in buildings. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings. The Strategic Policies in this case have been mainly superseded by more ambitious requirements in the London Plan and Development Management Strategies.
- 1.130 Policy DM21 (Sustainable Design, Layout and Construction) from Haringey's Development Management DPD sets out that the council expects all new development, including building and landscape works, to consider and implement sustainable design, layout and construction techniques. Those proposals that fail to demonstrate adequate consideration will be resisted. Policy DM21 states that proposals should therefore:
- m) Apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements;*
 - n) Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems;*
 - o) Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green; and*
 - p) Wherever possible, use building materials with high environmental performance ratings; and seek opportunities for locally sourced labour.*
- 1.131 DM21 also confirms the council's support for appropriate measures to retrofit existing non-residential buildings.
- 1.132 Strategic Policy SP4 (Working Towards a Low Carbon Haringey) states that In line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation, by incorporating the following measures:
- a) From 2011 onwards, all new residential development will achieve a minimum 25% reduction in total (regulated) CO2 emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim to achieve Level 6. All new residential development shall be zero carbon from 2016 onwards; and*
 - b) From 2011 onwards all new non-residential development shall be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019*

- 1.133 Where proposals are unable to meet carbon dioxide emission reduction targets on site, the need for proposals to consider the use of carbon offset payments that are secured by planning obligations.

Policy Background of Energy

- 1.134 London Plan Policy S1 2 (Minimising Greenhouse Gas Emissions) sets out that major development should be net zero-carbon and include a detailed energy strategy to demonstrate compliance with the energy hierarchy below:

- a) be lean: use less energy and manage demand during operation*
- b) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly*
- c) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site*
- d) be seen: monitor, verify and report on energy performance.*

- 1.135 Policy S1 2 also puts forward the minimum on-site reduction target of at least 35 per cent beyond Building Regulations required for major development, with the requirement for residential development to achieve 10 per cent through energy efficiency measures.

- 1.136 Where it can be clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, Policy S1 2 sets out that any shortfall should be provided, in agreement with the borough, either;

- a) through a cash in lieu contribution to the borough's carbon offset fund, or*
- b) off-site provided that an alternative proposal is identified and delivery is certain.*

- 1.137 For Major development proposals, Policy S1 2 also sets out that they should calculate and minimise emissions from any other part of the development that are not covered by Building Regulations. Those proposals also are referable to the Mayor should also calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions to reduce life-cycle carbon emissions.

- 1.138 London Plan Policy SI3 (Energy Infrastructure) outlines that Major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system:

1) the heat source for the communal heating system should be selected in accordance with the following heating hierarchy:

- a) connect to local existing or planned heat networks*

b) use zero-emission or local secondary heat sources (in conjunction with heat pump, if required)

c) use low-emission combined heat and power (CHP) (only where there is a case for CHP to enable the delivery of an area-wide heat network, meet the development's electricity demand and provide demand response to the local electricity network)

d) use ultra-low NOx gas boilers

2) CHP and ultra-low NOx gas boiler communal or district heating systems should be designed to ensure that they meet the requirements in Part B of Policy SI 1 Improving air quality

3) where a heat network is planned but not yet in existence the development should be designed to allow for the cost-effective connection at a later date.

- 1.139 Development Management Policy DM22 (Decentralised Energy) part outlines that subject to other policy requirements, proposals that contribute to the provision and use of Decentralised Energy network infrastructure will be supported.
- 1.140 Part B outlines that all development that incorporates site-wide communal energy systems should examine opportunities for extending such systems, irrespective of whether it is connected to a DE network. Part C outlines that all development that incorporates site-wide communal energy systems should optimise opportunities for extending such systems beyond the site boundary to supply energy to neighbouring existing and planned future developments.
- 1.141 Part D of the policies that all development proposals should prioritise connection to existing or planned future DE networks, Part F outlines that all major development located within 500 metres of a planned future DE Network, which is considered by the Council likely to be operational within 3 years of a grant of planning permission, will be expected to secure connection to that network subject to demonstration of technical feasibility and financial viability.
- 1.142 Part G outlines that all major development located within 500 metres of a DE network 'connection zone' should be designed for connection to a DE network.
- 1.143 London Plan Policy SI2 (Minimising greenhouse gas emissions) requires proposals to demonstrate how the Zero carbon target will be met onsite. The policy outlines that a minimum on-site reduction of at least 35 per cent beyond Building Regulations 156 is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either through a cash in lieu contribution to the

borough's carbon offset fund, or off-site provided that an alternative proposal is identified and delivery is certain.

- 1.144 Additionally, the policy requires all new developments, to achieve a reduction, where viable, in predicted carbon dioxide emissions of 20% from on-site renewable energy regeneration, which can include connections to local sources of decentralised renewable energy.

Policy Background of Landscape and Open Space

- 1.145 Chapter 15 of the NPPF (Conserving and enhancing the natural environment) sets out a range of requirements for developments to consider including habitats, biodiversity, ground conditions and pollution.
- 1.146 Paragraph 130 of the NPPF provides commentary on the effectiveness of landscaping, green space, public spaces and the inclusivity and safety of open spaces within new developments.
- 1.147 Paragraph 131 of the NPPF also sets out the importance of trees, and their contribution to the character and quality of urban environments. Planning decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 1.148 London Plan Policy G4 (Open Space) states that development proposals should not result in the loss of protected open space and where possible, create areas of publicly accessible open space particularly in areas of deficiency.
- 1.149 Policy G5 (Urban Greening) sets out the requirement for proposals to contribute towards to the greening of London. Policy G5 states that this is achieved through building design as well as high quality landscaping, green walls and nature-based sustainable drainage.
- 1.150 Haringey's Strategic Policy SP13 (Open Space and Biodiversity) outlines that the Council expects new development to provide opportunities for Children's Play Space by making provision for children's informal or formal play space in addition to amenity space. London Plan Policy S4 Play and informal recreation outlines that residential developments should incorporate good-quality, accessible play provision for all ages, with at least 10 square metres of play space provided per child that:
- a) *provides a stimulating environment;*
 - b) *can be accessed safely from the street by children and young people independently;*
 - c) *forms an integral part of the surrounding neighbourhood;*

- d) *incorporates trees and/or other forms of greenery;*
- e) *is overlooked to enable passive surveillance; and*
- f) *is not segregated by tenure.*

1.151 Policy DM2 (Accessible and Safe Environments) of Haringey's Development Management DPD sets out that proposals that new developments should ensure the following;

- a) *Can be used safely, easily and with dignity by all;*
- b) *Are designed so that the layout improves people's access to social and community infrastructure, including local shops and public transport;*
- c) *Protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and*
- d) *Have regard to the principles set out in 'Secured by Design'.*

1.152 Haringey's Development Management DPD Policy DM3 (Public Realm) states that new privately owned public spaces should promote secure, accessible and inclusive environments that positively relate to local context and incorporate high quality design and public realm features with these features being positively managed and public access secured.

1.153 Policy DM20 (Open Space and Green Grid) states that proposals that protect and enhance Haringey's open spaces will be supported. The reconfiguration of open space will be supported where:

- a) *It is part of a comprehensive, deliverable scheme;*
- b) *There would be no net loss of open space;*
- c) *It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and*
- d) *It would not be detrimental to any environmental function performed by the existing open space.*

1.154 New or replacement open space is required by the council, as set out in Policy DM20, to connect to the All London Green Grid, whilst provide protection and enhancement of this network in order to make a positive contribution to the community and provide social, recreational and ecological benefits.

1.155 DM20 also states that the council will support the provision and improvement of outdoor leisure facilities including ancillary developments which will enhance the park and open space or those which meet the special needs of education, will be permitted provided that they;

- a) *Are of a high standard of design and quality, safe and accessible to all;*
- b) *Do not detrimentally impact on nature conservation and biodiversity;*
- c) *Do not adversely detract from the overall function, amenity, character and appearance of the park or open space.*

Policy Background of Biodiversity and Ecology

1.156 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*

1.157 London Plan Policy G1 (Green Infrastructure) sets out the intention to protect and enhance London's network of green and open spaces as well as the green features within the built environment. Development proposals should therefore incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

1.158 London Plan Policy G5 (Urban Greening) sets out that the Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

1.159 London Plan Policy G6 (Biodiversity and Access to Nature) states that where harm to a SINC is unavoidable following its identification within the Development Plan, and where the benefits of the proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:

- a) *avoid damaging the significant ecological features of the site*
- b) *minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site*
- c) *deliver off-site compensation of better biodiversity value*

- 1.160 Policy G6 also states that proposals should manage impacts on biodiversity, aiming to secure net biodiversity gain, with those proposals that reduce the deficiencies in access to nature should be considered positively.
- 1.161 London Plan Policy G7 (Trees and Woodlands) ensures that existing trees of value are retained within development proposals, and where trees are removed that they are replaced with adequate trees based upon the existing value of the benefits of the trees removed. Policy G7 states that the value of trees can be determined through the appropriate valuation system.
- 1.162 Policy SP13 Open Space and Biodiversity requires that:
- a) All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:*
 - b) Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;*
 - c) Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and*
 - d) Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).*
- 1.163 Policy DM19 (Nature Conservation) of Haringey's Development Management Policy states that proposals on Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site. DM19 states that development that has a direct or an indirect adverse effect on these assets will only be permitted where;
- a) The harm cannot be reasonably avoided; and*
 - b) It has been suitably demonstrated that appropriate mitigation can address the harm caused.*
- 1.164 Consideration has also been given to the Wildlife and Countryside Act 1981 and The Natural Environment and Rural Communities Act 2006.

Policy Background of Noise and Vibration

- 1.165 London Plan Policy D14 (Noise) sets out how noise should be reduced, managed and mitigated to improve health and quality of life, whereby residential proposals should be:
- a) avoiding significant adverse noise impacts on health and quality of life*
 - b) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change*

- c) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses*
- d) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)*
- e) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation*
- f) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles*
- g) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver*

1.166 Haringey's Development Management Document sets out the council's approach to Noise and Vibration within Policy DM23 (Environmental Protection) whereby the council seeks to ensure new noise sensitive development is located away from existing noise pollution, accompanied with the requirement of a noise assessment for any new sensitive development.

1.167 Policy DM6 (Noise and Vibration) of the Haringey Development Management Plan states that:

- The Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Proposals for potentially noisy development must suitably demonstrate that measures will be implemented to mitigate its impact.*
- A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate noise.*

Policy Background of Daylight, Sunlight and Overshadowing

1.168 London Plan Policy D6 (Housing Quality and Standards) states that housing developments should provide sufficient daylight and sunlight to new and surrounding housing whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

- 1.169 With regard to the environmental impact, London Plan Policy D9 (Tall Buildings) sets out that daylight and sunlight penetration around tall buildings must be carefully considered and not compromise comfort around the buildings.
- 1.170 Policy D8 (Public Realm) ensures development proposals provide appropriate shade, shelter, seating and where possible areas of direct sunlight in order to encourage people to spend time in a place.
- 1.171 Development Management Policy DM23 (Environmental Protection) states that proposals that include external lighting must mitigate potential adverse impacts from the lighting, and where necessary submit details demonstrating appropriateness of the lighting, that it is designed to minimise and provide glare protection as well as being energy efficient.

Policy Background of Fire Strategy

- 1.172 Policy D5 (Inclusive Design) of the London Plan sets out that development proposals should be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments, a minimum of one lift core should be suitably sized for fire evacuation.
- 1.173 Policy D12 (Fire Safety) of the London Plan sets out that all development proposals must achieve the highest standards of fire safety, inclusive of the requirements set out in policy. All major applications should be submitted together with a Fire Statement.

Policy Background of Flood Risk

- 1.174 London Plan Policy SI 12 (Flood Risk Management) ensures that development proposals minimise and mitigate flood risk with residual risk addressed. Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.
- 1.175 London Plan Policy SI 13 (Sustainable Drainage) sets out that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Development proposals should have a preference for green over grey features whilst being in accordance with the drainage hierarchy in Policy SI 13 as set out below;
 - a) *rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)*
 - b) *rainwater infiltration to ground at or close to source*
 - c) *rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)*

- d) *rainwater discharge direct to a watercourse (unless not appropriate)*
 - e) *controlled rainwater discharge to a surface water sewer or drain*
 - f) *controlled rainwater discharge to a combined sewer*
- 1.176 Policy SI 13 also sets out that proposals for impermeable surfacing should be resisted by Councils unless they can be shown to be unavoidable. The design and implementation of drainage across development schemes should promote multiple benefits including increased water use efficiency, improved water quality as well as an enhanced biodiversity, urban greening, amenity and recreation.
- 1.177 Development Management Policy DM24 (Managing and Reducing Flood Risk) sets out that the Council will ensure all proposals avoid and reduce the risk of flooding. Proposals within Flood Zone 2 and 3a will be required to provide evidence of compliance of the Sequential Test and Exception test.
- 1.178 DM24 also requires proposals to be informed by a site specific Flood Risk Assessment (FRA) with a range of requirements listed.
- 1.179 For all new developments, DM24 requires management and reduction of surface water run-off as well as manage water and wastewater discharges.
- 1.180 Development Management DM25 (Sustainable Drainage Systems) states the need for all development proposals to seek to manage surface water, in line with the London Plan Drainage Hierarchy as stated above.
- 1.181 DM25 also requires Sustainable Drainage Systems (SuDS) to be incorporated into new developments, with regard to the following requirements;
- a) *All major development proposals will be required to reduce surface water flows to a greenfield run-off rate for a 1 in 100 year critical storm event;*
 - b) *All minor development proposals should aim to achieve a greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates;*
 - c) *All other development should seek to achieve a greenfield run-off rate and include at least one 'at source' SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer; and*
 - d) *For all development where a greenfield runoff rate cannot be achieved justification must be provided to demonstrate that the run-off rate has been reduced as much as possible.*
- 1.182 In accordance with DM25, where implemented, SuDS are expected to meet the requirements in the Council's local standards, incorporate with measures identified in the Surface Water

Management Plan, maximise biodiversity, improve water quality and function effectively over the life span of the development.

- 1.183 Proposals are also expected to comply with Policy DM26 (Critical Drainage Areas) whereby development located within a Critical Drainage Area (CDA) will be required to reduce flood risk through incorporated measures, whilst those within Local Flood Risk Zones must include a statement describing how flood risk has been addressed.
- 1.184 DM27 sets out the Council's intention to protect and improve the quality and quantity of groundwater resources within the borough, with all new proposals required to identify sources of groundwater pollution and where relevant, submit a desktop study this.
- 1.185 Policy DM27 also requires proposals to ensure the following;
- a) There is no adverse impact on groundwater quality, either by design, construction or operation of the development; and*
 - b) Appropriate construction techniques are used in order to limit disturbance to natural groundwater flows*
- 1.186 With regard to flood defences, Policy DM28 (Protecting and Enhancing Watercourse and Flood Defences) sets out the requirements for all new major development to investigate and secure the implementation of both environmental enhancements to open sections of the river or watercourse, as well as the measures to restore culverted sections of the river or watercourse.
- 1.187 Policy DM29 (On-Site Management of Waste Water and Water Supply) ensures that effective sewerage and wastewater infrastructure is implemented within development proposals to service all existing and new development to ensure effective flood defences.
- 1.188 Policy DM30 (New Waste Facilities) sets out the Council's intentions to ensure new waste facilities promote the principles of sustainable development and not adversely affect human health or the environment.

Policy Background of Land Contamination

- 1.189 Policy DM23 of Haringey's DMP states that developments will be permitted where it can be demonstrated that any risks associated with land contamination can be adequately addressed. Where required, a preliminary risk assessment will be required to be submitted and where necessary, a risk management and remediation strategy provided.

Policy Background of Air Quality

- 1.190 London Plan Policy SI 1 (Improving Air Quality) sets out the intention to tackle poor air quality to protect health and meet legal obligations. In doing so, this policy sets out the following criteria for development proposals to not;
- a) lead to further deterioration of existing poor air quality*
 - b) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits*
 - c) create unacceptable risk of high levels of exposure to poor air quality*
- 1.191 To meet the requirements therefore, Policy SI 1 also sets out what proposals should achieve as a minimum;
- a) development proposals must be at least Air Quality Neutral*
 - b) development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality in preference to post-design or retro-fitted mitigation measures*
 - c) major development proposals must be submitted with an Air Quality Assessment. Air quality assessments should show how the development will meet the requirements of B1*
 - d) development proposals in Air Quality Focus Areas or that are likely to be used by large numbers of people particularly vulnerable to poor air quality, such as children or older people should demonstrate that design measures have been used to minimise exposure*
- 1.192 For large-scale development proposals, Policy SI 1 also requires that the masterplans and development briefs that are subject to an Environmental Impact Assessment should consider how local air quality can be improved across the area of the proposal as part of an air quality positive approach. In achieving this, a statement should be submitted to demonstrate;
- a) how proposals have considered ways to maximise benefits to local air quality, and*
 - b) what measures or design features will be put in place to reduce exposure to pollution, and how they will achieve this.*
- 1.193 DM23 of Haringey's Development Management Policy Document sets out the requirements for all development proposals to consider air quality whereby design improves or mitigates the impact on air quality both across the Borough and for the occupiers of the building or users of the development.
- 1.194 DM23 also necessitates the requirement of air quality assessments for major developments and where necessary, mitigation must be provided.

Policy Background of Digital Connectivity

- 1.195 Policy SI6 (Digital connectivity infrastructure) London Plan sets out that development proposals should ensure that proposals include provision for full fibre connectivity, meet expected demand for mobile connectivity and undertake appropriate measures to avoid reducing mobile connectivity.

Policy Background of Microclimate

- 1.196 London Plan Policy D8 (Public Realm) of the London plan sets out that development plans must consider the microclimate created by buildings, including the impact of service entrances and facades on the public realm.
- 1.197 Policy D8 also requires that the appropriate shade, shelter, seating and where possible, areas of direct sunlight are provided along with other microclimate considerations, including temperature and wind, are considered to encourage people to spend time within a place.
- 1.198 DMD Policy DM6 (Building Heights) outlines that proposals for tall buildings should consider the impact on ecology and microclimate.

Appendix 3: QRP Report



FRAME PROJECTS

Haringey Quality Review Panel

Report of Formal Review: St Ann's New Neighbourhood Phases 1b and 2

Wednesday 21 June 2023

Room 5:M1, Clockwise Wood Green, Greenside House, 50 Station Road, London N22 7DE

Panel

Peter Studdert (chair)

Rosie Bard

Gavin Finnan

Andy Puncher

Andrew Tam

Attendees

Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Biplav Pagani	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Kirsty McMullan	Frame Projects
Bonnie Russell	Frame Projects

Apologies / copied to

Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Bryce Tudball	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Declaration of interest

Panel member Gavin Finnan's practice Maccleanor Lavington worked on a study of this site prior to appointment of the current project team. Gavin was not involved in this work in any way, and Maccleanor Lavington's work ended in 2016.

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1. Project name and site address

St Ann's New Neighbourhood (Phases 1B and 2), St Ann's Road, London N15 3TH

2. Presenting team

Paul Karakusevic	Karakusevic Carson Architects
Suzie Prest	Karakusevic Carson Architects
Rob Reeds	Lambert Smith Hampton
Graeme Sutherland	Adams and Sutherland

3. Planning authority briefing

St Ann's Hospital is a Victorian-era former fever hospital located on St Ann's Road and bordered by Hermitage Road to the east, the residential properties of Warwick Gardens to the west, the Overground train line to the south and Chestnuts Park to the north.

The land is designated as Site Allocation SA28 which identifies the site for residential development, consolidated medical activities and town centre uses. The northern part of the site, not included in this application phase, is located within the St Ann's Conservation Area. The Mayfield House building is locally listed. Other heritage assets are located within a short walk of the site including the Grade II* Listed St Ann's Church. The hospital site is designated as an Area of Change and a Critical Drainage Area. The south of the site includes a Site of Importance for Nature Conservation (SINC), an Ecological Corridor, and is also covered by a woodland Tree Preservation Order.

Hybrid planning permission was granted in 2022 (ref. HGY/2022/1833, resolution to grant subject to S106 signing) for the redevelopment of approximately two-thirds of the hospital site, with the remaining land to the east being retained for medical purposes. This hybrid permission is for 995 homes, plus commercial and community uses, public realm, and new routes into and through the site. The hybrid permission has already permitted the site-wide general development principles including phasing, land use, layout, landscaping, car and cycle parking and affordable housing provision. Several historic buildings on site are to be refurbished for non-residential, employment and community uses. St Ann's New Neighbourhood will be delivered in multiple phases, supported by a site-wide masterplan and design code, and subsequent reserved matters applications, of which this is the first.

This review considers the detailed design of Phases 1B and 2 Reserved Matters, including Plots E to J. It will deliver 464 homes and 100 sqm non-residential uses, as well as provision of the enhanced SINC, the southwest link and one of the pocket parks. There are no retained existing buildings in Phases 1B or 2.

Planning officers consider the proposals to be progressing well, following the principles established by the outline permission, design codes and Phase 1A, which has been approved in detail. Officers would particularly welcome the panel's views on landscaping and ecology, public realm definition, boundary treatments, shared amenity spaces, architectural expression, energy and sustainability.



4. Quality Review Panel's views

Summary

The panel welcomes the proposals for Phases 1B and 2 of St Ann's New Neighbourhood. The work completed to date builds on the comments of the previous chair's review and the successes of Phase 1A. The percentage of affordable housing is particularly commendable, and, with some improvements, this scheme could raise the bar for sustainable, high-quality, affordable development.

The project team's holistic approach to sustainability is supported. Overheating and embodied carbon mitigation could be pushed further to make the scheme more climate resilient. The landscaping is ambitious, but the panel is reassured by the maintenance strategy. The public realm between Plots J1 and J2 should be widened, and the design less formal, drawing through the character of the Site of Importance for Nature Conservation (SINC). The ecological conservation needs of the SINC should be balanced with the amenity needs of local residents. The cargo bicycle store façades should not present blank frontage to the courtyards. A non-residential use fronting onto the new southwestern link and square is a positive feature, but a café here may not receive adequate footfall. Tenants who create a destination use and provide passive surveillance should be attracted as early as possible, to activate this important corner of the site. The ground floor layouts should be tested to ensure that the privacy of bedrooms is protected while activating the streetscape. The entrance experience of some buildings would be improved by creating direct views through straight internal corridors. Further work is required on the gardens of Plot E to balance the needs of private residential amenity space with the green corridor. The internal layouts of floors with single aspect south-facing flats should be revised. The panel is concerned that overheating and noise from the railway will undermine the liveability of these homes. The panel encourages the project team to develop the architectural expression of Plots G and J. These buildings could have a distinct identity from the rest of the scheme, perhaps through choice of materials. The appearance of southern elevations from the Overground and the screening, or celebration, of plant equipment on the roofs requires careful design.

These comments are expanded below.

Sustainability

- As this scheme is on the scale of an entire neighbourhood, it is an important opportunity to holistically address all aspects of sustainability. The panel commends the project team for its integrated approach to the wider St. Ann's masterplan, which includes consideration of the One Planet Living framework, embodied carbon, circular economy, fabric first principles, renewable energy and tackling fuel poverty.
- The detailed response for Phases 1B and 2 is promising, but could be improved by a focus on climate resilience. For example, with increasing summer temperatures, overheating could be further mitigated through recessed windows and projecting balconies for shading.

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- In terms of embodied carbon, the amount of concrete required could be reduced by careful detailing of efficient structures.

Landscaping

- The landscape design is ambitious, and the panel is pleased to hear that Peabody is taking on the management role that will ensure it is well-maintained in perpetuity.
- The public realm between Plots G2 and J1 successfully bring the SINC to the south through into St. Ann's New Neighbourhood.
- However, the public realm between Plots J1 and J2 creates a bottleneck rather than building on this permeable, green vision for the site. The panel suggests making this space more generous and less formal. Opportunities for play could also be incorporated, informed by the woodland nature of the SINC.
- The project team should consider how the 'ecology walk' through the SINC might be used in ways that create conflict with the ecological conservation needs, for example, by dog walkers. This should be considered to ensure that the needs of wildlife protection and amenity space are balanced.
- The panel supports the idea of fencing around the SINC. This will help it to feel like a special place to visit, separate from the rest of the open landscaping.
- The panel understands that the cargo bicycle stores along one edge of the courtyards for Plots F, H and J will be clad in a metal mesh, and therefore will appear more transparent than on the plans. However, it recommends that they are further integrated into the landscape design, so as not to create a blank frontage on approach to the courtyards.

Non-residential use

- The panel supports the non-residential use incorporated into the scheme to activate the new southwestern link and square.
- However, the panel is not yet convinced that this area will receive adequate footfall to support a café, and it thinks that a café business would be better suited to a location fronting onto the central Peace Garden in Phase 1A.
- A destination use, such as a bicycle repair shop, yoga studio or corner shop could work well, and the panel suggests an open brief for the non-residential use, allowing flexibility for local businesses. This space could also have community uses in the evenings to create passive surveillance around the clock.
- It is important to ensure that the commercial corner unit is occupied early on as this will ensure overlooking and bring life to the new entrance. To attract tenants, the panel recommends reducing fit out costs and subsidising rents.



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Ground floor plan

- The panel is concerned about the privacy of bedrooms located on the ground floor. It understands that the project team has built successful precedents with this layout previously, and therefore asks for further detail on how this works, including the long-term management of any planting used to create a buffer zone.
- Alternative layouts should be tested that would better activate the streets and courtyards. For example, ground floor flats could be accessed directly from the street but still include defensible space, as is common in London's Georgian housing.
- The project team is encouraged to create more generous entrance experiences, particularly for the L-shaped eastern buildings of Plots F and H. If the ground floor cycle storage can be rearranged, the dog-leg internal entrance corridors could be straightened, allowing views all the way through the building.
- The gardens of the terraced houses in Plot E are small and appear to be filled with the retained vegetation along the western edge of the site. While it is positive that the project team aims to keep as much existing planting as possible, the needs of the green corridor should be balanced with the needs of private amenity space and daylight for residents.

Internal layout

- The panel understands the project team's rationale for repeating upper floor plans. However, this has created some single aspect, south-facing flats in Plots G, H and J which are at odds with the liveability of the rest of the scheme.
- The panel is concerned that these residents will experience extreme discomfort from overheating in the summer – particularly those on the floors above the tree line. In addition, the noise from the Overground railway line to the south will make window ventilation unappealing as a method of cooling.
- The internal layouts should be revisited to design these issues out, ensuring that the scheme will meet its aspirations for long-term sustainability.
- It is noted that the upper floor flats on the eastern side of Plot J are very close to the hospital building. This should be examined to ensure that there will be no overlooking or privacy issues.
- Natural daylight should also be designed into internal corridors wherever possible. This will create a stronger relationship with the outside and help people to orientate themselves when navigating inside the buildings.

Architectural expression

- It is logical that Plots E, F and H follow the design of the terraced housing and courtyard typologies developed in Phase 1A, but Plots G and J are a new building



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typology. They are not oriented orthogonally in plan and sit instead as pavilions in the landscape. The panel encourages the project team to develop the architectural expression of Plots G and J further.

- The external appearance of these plots could respond more to the SINC, and have an architectural identity of their own, beyond the design code. One option to create character would be to test alternative materials. This would also help to ensure that the masterplan does not feel overly dominated by brick.
- As the southern elevations will be very visible to everyone passing by on the Gospel Oak to Barking Overground Line, it is important that this view is well considered and does not feel like the back of the scheme.
- The panel encourages the project team to give some attention to the design of the rooftops from key views. The plant equipment located here will need to be either carefully screened or deliberately exposed, especially G2 which contains the largest amounts accommodation. The project team could take inspiration from the retained Victorian water tower in Phase 1A as an example of how architectural expression can celebrate engineering.

Next steps

The Quality Review Panel supports the proposed development and is confident that the applicant team can address these refinements in liaison with the London Borough of Haringey. If officers would consider it helpful, St Ann's New Neighbourhood Phases 1b and 2 could return for a chair's review focusing on sustainability and architectural expression.



Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

Appendix 4: List of Submission Documents

Condition	Requirement	Relevant RMA Submission Document	Relevant Consultees / Officers
61 Reserved Matters Submission (Outline)	Details of appearance, landscaping, layout and scale.	- Design and Access Statement (Architecture and Landscape) - Planning Statement - Heritage Statement - Plans and Drawings (Architecture and Landscape)	LBH Planning LBH Design Officer LBH Conservation Officer
62 Reserved Matters Timeframe (Outline)	Submission of the final RMA submission with 10 years.	N/A	N/A
63 Reserved Matters Compliance Statement (Outline)	The submission of a Reserved Matters Compliance Statement / Planning Compliance Report.	- Planning Compliance Statement - List of documents set out at Annex 1 (set out below)	LBH Planning
64 Outline Parameters (Outline)	Compliance with Outline Parameters.	- Design and Access Statement - Plans and Drawings (Architecture and Landscape)	LBH Planning LBH Design
65 Drawing References (Outline)	Compliance with Outline Parameters / Drawing References.	- Design and Access Statement - Plans and Drawings	LBH Planning LBH Design
66 Cycle Provision (Outline)	The submission of cycle parking details.	- Travel Plan - Cycle Parking Management Plan	LBH Transport Officer
67 Accessible Housing (Outline)	The submission of wheelchair adaptable housing details.	Access Statement (incl. Accessible Housing Strategy)	LBH Housing Strategy Team
68 Fire Statement (Outline)	The submission of a Fire Statement (Gateway One).	Fire Statement	Health and Safety Executive (HSE)
69 Ecological Impact Assessment (Outline)	The submission of an Ecological Impact Assessment and supporting information (Construction Ecological Management Plan and Landscape and Ecology Management Plan)	Ecological Impact Assessment	LBH Nature Conservation Officer Natural England
70 Circular Economy	The submission of a Circular Economy Statement.	Circular Economy Statement	LBH Energy / Sustainability Officer

Statement (Outline)			
71 Surface Water Drainage Scheme (Outline)	The submission of a Surface Water Drainage Scheme.	Surface Water Drainage Scheme	LBH Drainage Officer (LLFA) Thames Water
72 Boundary Walls (Outline)	The submission of boundary wall details.	Plans and Drawings	LBH Conservation Officer
73 Climate Change Adaptation (Outline)	The submission of a Climate Change Adaption Statement.	- Climate Change Adaptation Statement - Overheating Statement - Sustainability Statement	LBH Energy Officer

Other Submission Documents

As required by Condition 63, each application for Reserved Matters will include the following documents, set out in Annex 1 of the Decision Notice.

Document	Requirement	Relevant Consultees
Planning Application Form and Application Fee	National Validation Requirement	LBH Planning
Planning Statement and/or Cover Letter	National Validation Requirement	LBH Planning
Community Infrastructure Levy (CIL) Additional Information Requirement Form	National Validation Requirement	LBH Planning
Proposed Plans, Sections and Elevations	National Validation Requirement and as set out in Annex 1	LBH Planning
Area and Accommodation Schedules	As set out in Annex 1	LBH Planning
Design and Access Statement, including landscape details	National Validation Requirement and as set out in Annex 1	LBH Planning LBH Arboricultural Officer
Energy Statement	As set out in Annex 1	LBH Energy / Sustainability Officer
Sustainability Statement	As set out in Annex 1	LBH Sustainability Officer
Travel Plan	As set out in Annex 1	LBH Transport Officer
Delivery, Servicing and Refuse Management Plan	As set out in Annex 1	LBH Waste Officer
Environmental Statement (Statement of Conformity)	As set out in Annex 1	LBH Planning
Wind Assessment	As set out in Annex 1	LBH Planning

Noise Assessment	As set out in Annex 1	LBH Environmental Health / Sustainability Officer LBH Pollution Officer
Daylight and Sunlight Assessment	As set out in Annex 1	LBH Planning
Statement of Community Involvement	As set out in Annex 1	LBH Planning
Planning Compliance Report	As set out in Annex 1	LBH Planning
Other Documents		
Heritage Statement	Related to RM - Appearance. Although not required by condition, a heritage statement will be submitted as part of the RMA to ensure that the heritage assets proximate to the Site are protected within Phases 1B and 2.	LBH Conservation Officer Historic England (No comments on previous application)
Car Park Management Plan	Related to RM – Layout. A Car Park Management Plan (CPMP) will be provided in accordance with Condition 77. Although a pre-commencement condition, a CPMP will be submitted as part of the RMA for completeness as this links to car parking across the whole site.	LBH Transport Officer
EIA Statement of Conformity	Related to the technical elements of the Scheme.	LBH Planning
Whole Life Carbon Assessment and GLA Reporting sheet.	Related to the technical elements of the Scheme.	LBH Planning and LBH Sustainability.

Other consultees on hybrid application are below.

- Environment Agency
- Network Rail
- TfL
- Design Out Crime Office
- NHS
- Metropolitan Police

Description of Development

"Application for the approval of reserved matters respect of appearance, landscaping, layout and scale relating to Phases 1b and 2 associated with the outline component of planning permission HGY/2022/1833 for "Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces."

SITEWIDE

00000 SERIES - LOCATION PLANS

N15302-KCA-ZZ-ZZ-DR-A-00000 Existing Location Plan 1:1000 A1

N15302-KCA-ZZ-ZZ-DR-A-00001 Existing Site Plan 1:500 A1

20000 SERIES - EXISTING SITE SECTIONS

N15302-KCA-ZZ-ZZ-DR-A-20001 Existing Site Sections AA, BB 1:500 A1

N15302-KCA-ZZ-ZZ-DR-A-20002 Existing Site Sections CC, DD 1:500 A1

10000 SERIES - PROPOSED PHASE 1B&2 SITE PLANS

N15302-KCA-ZZ-00-DR-A-10000 Ground Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-01-DR-A-10001 First Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-02-DR-A-10002 Second Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-03-DR-A-10003 Third Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-04-DR-A-10004 Fourth Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-05-DR-A-10005 Fifth Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-06-DR-A-10006 Sixth Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-07-DR-A-10007 Seventh Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-08-DR-A-10008 Eighth Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-08-DR-A-10009 Ninth Floor Plan, Proposed 1:500 A1

N15302-KCA-ZZ-09-DR-A-10010 Roof Floor Plan, Proposed 1:500 A1

11000 SERIES - PROPOSED BLOCK PLANS

PLOT E BLOCK PLANS

N15302-KCA-EX-00-DR-A-11100 Plot E, Ground Floor Plan, Proposed 1:100 A1

N15302-KCA-EX-01-DR-A-11101 Plot E, First Floor Plan, Proposed 1:100 A1

N15302-KCA-EX-02-DR-A-11102 Plot E, Second Floor Plan, Proposed 1:100 A1

N15302-KCA-EX-03-DR-A-11103 Plot E, Roof Plan, Proposed 1:100 A1

BUILDING F1 BLOCK PLANS

N15302-KCA-F1-00-DR-A-11100 Building F1, Ground Floor Plan, Proposed 1:100 A1

N15302-KCA-F1-01-DR-A-11101 Building F1, First Floor Plan, Proposed 1:100 A1

N15302-KCA-F1-02-DR-A-11102 Building F1, Second Floor Plan, Proposed 1:100 A1

N15302-KCA-F1-03-DR-A-11103 Building F1, Third Floor Plan, Proposed 1:100 A1

N15302-KCA-F1-04-DR-A-11104 Building F1, Fourth Floor Plan, Proposed 1:100 A1

N15302-KCA-F1-05-DR-A-11105 Building F1, Fifth Floor Plan, Proposed 1:100 A1

N15302-KCA-F1-06-DR-A-11106 Building F1, Roof Plan, Proposed 1:100 A1

BUILDING F2/3 BLOCK PLANS

N15302-KCA-FX-00-DR-A-11100 Building F2 / F3, Ground Floor Plan, Proposed 1:100 A1

N15302-KCA-FX-01-DR-A-11101 Building F2 / F3, First Floor Plan, Proposed 1:100 A1

N15302-KCA-FX-02-DR-A-11102 Building F2 / F3, Second Floor Plan, Proposed 1:100 A1

N15302-KCA-FX-02-DR-A-11102 Building F2 / F3, Second Floor Plan, Proposed 1:100 A1

N15302-KCA-FX-02-DR-A-11102 Building F2 / F3, Second Floor Plan, Proposed 1:100 A1

N15302-KCA-FX-02-DR-A-11102 Building F2 / F3, Second Floor Plan, Proposed 1:100 A1

N15302-KCA-FX-02-DR-A-11102 Building F2 / F3, Second Floor Plan, Proposed 1:100 A1

BUILDING G1/G2 BLOCK PLANS

N15302-KCA-GX-00-DR-A-11100 Building G1 / G2, Ground Floor Plan, Proposed 1:100 A1

N15302-KCA-GX-01-DR-A-11101 Building G1 / G2, First Floor Plan, Proposed 1:100 A1

N15302-KCA-GX-02-DR-A-11102 Building G1 / G2, Second Floor Plan, Proposed 1:100 A1
N15302-KCA-GX-03-DR-A-11103 Building G1 / G2, Third Floor Plan, Proposed 1:100 A1
N15302-KCA-GX-04-DR-A-11104 Building G1 / G2, Fourth Floor Plan, Proposed 1:100 A1
N15302-KCA-GX-05-DR-A-11105 Building G1 / G2, Fifth Floor Plan, Proposed 1:100 A1
N15302-KCA-GX-06-DR-A-11106 Building G1 / G2, Sixth Floor Plan, Proposed 1:100 A1
N15302-KCA-GX-07-DR-A-11107 Building G1 / G2, Seventh Floor Plan, Proposed 1:100 A1
N15302-KCA-GX-08-DR-A-11108 Building G1 / G2, Eighth Floor Plan, Proposed 1:100 A1
N15302-KCA-GX-09-DR-A-11109 Building G1 / G2, Roof Plan, Proposed 1:100 A1

BUILDING H1/H2 BLOCK PLANS

N15302-KCA-H1-00-DR-A-11100 Building H1 / H2, Ground Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-01-DR-A-11101 Building H1 / H2, First Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-02-DR-A-11102 Building H1 / H2, Second Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-03-DR-A-11103 Building H1 / H2, Third Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-04-DR-A-11104 Building H1 / H2, Fourth Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-05-DR-A-11105 Building H1 / H2, Fifth Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-06-DR-A-11106 Building H1 / H2, Sixth Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-07-DR-A-11107 Building H1 / H2, Seventh Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-08-DR-A-11108 Building H1 / H2, Eighth Floor Plan, Proposed 1:100 A1
N15302-KCA-H1-09-DR-A-11109 Building H1 / H2, Roof Plan, Proposed 1:100 A1

BUILDING H3/H4 BLOCK PLANS

N15302-KCA-H3-00-DR-A-11100 Building H3 / H4, Ground Floor Plan, Proposed 1:100 A1
N15302-KCA-H3-01-DR-A-11101 Building H3 / H4, First Floor Plan, Proposed 1:100 A1
N15302-KCA-H3-02-DR-A-11102 Building H3 / H4, Second Floor Plan, Proposed 1:100 A1
N15302-KCA-H3-03-DR-A-11103 Building H3 / H4, Third Floor Plan, Proposed 1:100 A1
N15302-KCA-H3-04-DR-A-11104 Building H3 / H4, Fourth Floor Plan, Proposed 1:100 A1
N15302-KCA-H3-05-DR-A-11105 Building H3 / H4, Fifth Floor Plan, Proposed 1:100 A1
N15302-KCA-H3-06-DR-A-11106 Building H3 / H4, Sixth Floor Plan, Proposed 1:100
N15302-KCA-H3-07-DR-A-11107 Building H3 / H4, Roof Plan, Proposed 1:100

BUILDING J1 BLOCK PLANS

N15302-KCA-J1-00-DR-A-11100 Building J1 , Ground Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-01-DR-A-11101 Building J1, First Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-02-DR-A-11102 Building J1, Second Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-03-DR-A-11103 Building J1, Third Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-04-DR-A-11104 Building J1, Fourth Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-05-DR-A-11105 Building J1, Fifth Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-06-DR-A-11106 Building J1, Sixth Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-07-DR-A-11107 Building J1, Seventh Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-08-DR-A-11108 Building J1, Eighth Floor Plan, Proposed 1:100 A1
N15302-KCA-J1-09-DR-A-11109 Building J1, Roof Plan, Proposed 1:100 A1

BUILDING J2 BLOCK PLANS

N15302-KCA-J2-00-DR-A-11100 Building J2, Ground Floor Plan, Proposed 1:100 A1
N15302-KCA-J2-01-DR-A-11101 Building J2, First Floor Plan, Proposed 1:100 A1
N15302-KCA-J2-02-DR-A-11102 Building J2, Second Floor Plan, Proposed 1:100 A1
N15302-KCA-J2-03-DR-A-11103 Building J2, Third Floor Plan, Proposed 1:100 A1
N15302-KCA-J2-04-DR-A-11104 Building J2, Fourth Floor Plan, Proposed 1:100 A1
N15302-KCA-J2-05-DR-A-11105 Building J2, Fifth Floor Plan, Proposed 1:100 A1
N15302-KCA-J2-06-DR-A-11106 Building J2, Sixth Floor Plan, Proposed 1:100 A1
N15302-KCA-J2-07-DR-A-11107 Building J2, Seventh Floor Plan, Proposed 1:100 A1
N15302-KCA-J2-08-DR-A-11108 Building J2, Roof Plan, Proposed 1:100 A1

BUILDING J3 BLOCK PLANS

N15302-KCA-J3-00-DR-A-11100 Building J3, Ground Floor Plan, Proposed 1:100 A1
N15302-KCA-J3-01-DR-A-11101 Building J3, First Floor Plan, Proposed 1:100 A1
N15302-KCA-J3-02-DR-A-11102 Building J3, Second Floor Plan, Proposed 1:100 A1
N15302-KCA-J3-03-DR-A-11103 Building J3, Third Floor Plan, Proposed 1:100 A1
N15302-KCA-J3-04-DR-A-11104 Building J3, Fourth Floor Plan, Proposed 1:100 A1
N15302-KCA-J3-05-DR-A-11105 Building J3, Fifth Floor Plan, Proposed 1:100 A1
N15302-KCA-J3-06-DR-A-11106 Building J3, Sixth Floor Plan, Proposed 1:100 A1
N15302-KCA-J3-07-DR-A-11107 Building J3, Roof Plan, Proposed 1:100 A1

20010 SERIES - PROPOSED SITE SECTIONS

N15302-KCA-ZZ-ZZ-DR-A-20010 Proposed Site Sections AA, BB 1:500
N15302-KCA-ZZ-ZZ-DR-A-20011 Proposed Site Sections CC, DD 1:500

21100 SERIES - PHASE 1B AND 2 BLOCK SECTIONS

PLOT E BLOCK SECTIONS

N15302-KCA-EX-ZZ-DR-A-21100 Plot E, Sections AA and BB, Proposed 1:100 A1

BUILDING F1 BLOCK SECTIONS

N15302-KCA-F1-ZZ-DR-A-21100 Building F1, Section AA, Proposed 1:100 A1

BUILDING F2 / F3 BLOCK SECTIONS

N15302-KCA-FX-ZZ-DR-A-21100 Building F2 / F3, Section AA, Proposed 1:100 A1
N15302-KCA-FX-ZZ-DR-A-21101 Building F3, Section BB, Proposed 1:100 A1

BUILDING G1 / G2 BLOCK SECTIONS

N15302-KCA-GX-ZZ-DR-A-21100 Building G1, Section AA, Proposed 1:100 A1

N15302-KCA-GX-ZZ-DR-A-21101 Building G2, Section AA, Proposed 1:100 A1

BUILDING H1 / H2 BLOCK SECTIONS

N15302-KCA-H1-ZZ-DR-A-21100 Building H1 / H2, Section AA, Proposed 1:100 A1

N15302-KCA-H1-ZZ-DR-A-21101 Building H1, Section BB, Proposed 1:100 A1

N15302-KCA-H1-ZZ-DR-A-21102 Building H2, Section BB, Proposed 1:100 A1

BUILDING H3 / H4 BLOCK SECTIONS

N15302-KCA-H3-ZZ-DR-A-21100 Building H3 / H4, Section AA, Proposed 1:100

N15302-KCA-H3-ZZ-DR-A-21101 Building H4, Section BB, Proposed 1:100 A1

BUILDING J1 BLOCK SECTIONS

N15302-KCA-J1-ZZ-DR-A-21100 Building J1, Section AA, Proposed 1:100 A1

BUILDING J2 BLOCK SECTIONS

N15302-KCA-J2-ZZ-DR-A-21100 Building J2, Section AA, Proposed 1:100 A1

BUILDING J3 BLOCK SECTIONS

N15302-KCA-J3-ZZ-DR-A-21100 Building J3, Section AA, Proposed 1:100 A1

30100 SERIES - PROPOSED SITE ELEVATIONS

N15302-KCA-ZZ-ZZ-DR-A-30100 Proposed Site Elevations A, B 1:250 A1

N15302-KCA-ZZ-ZZ-DR-A-30101 Proposed Site Elevations C, D 1:250 A1

31100 SERIES - PHASE 1B AND 2 BLOCK ELEVATIONS

PLOT E BLOCK ELEVATIONS

N15302-KCA-EX-ZZ-DR-A-31100 Plot E, North and South Elevations, Proposed 1:100 A1

N15302-KCA-EX-ZZ-DR-A-31101 Plot E, West Elevation, Proposed 1:100 A1

N15302-KCA-EX-ZZ-DR-A-31102 Plot E, East Elevation, Proposed 1:100 A1

BUILDING F1 ELEVATIONS

N15302-KCA-F1-ZZ-DR-A-31100 Building F1, West Elevation, Proposed 1:100 A1

N15302-KCA-F1-ZZ-DR-A-31101 Building F1, East Elevation, Proposed 1:100 A1

N15302-KCA-F1-ZZ-DR-A-31102 Building F1, North and South Elevations, Proposed 1:100 A1

BUILDING F2 / F3 ELEVATIONS

N15302-KCA-FX-ZZ-DR-A-31100 Building F2 / F3, North Elevation, Proposed 1:100 A1

N15302-KCA-FX-ZZ-DR-A-31101 Building F2 / F3, South Elevation, Proposed 1:100 A1

N15302-KCA-FX-ZZ-DR-A-31102 Building F2 / F3, West Elevation, Proposed 1:100 A1

N15302-KCA-FX-ZZ-DR-A-31103 Building F2 / F3, East Elevation, Proposed 1:100 A1

BUILDING G1 / G2 ELEVATIONS

N15302-KCA-GX-ZZ-DR-A-31100 Building G1 / G2, North Elevation, Proposed 1:100 A1

N15302-KCA-GX-ZZ-DR-A-31101 Building G1 / G2, South Elevation, Proposed 1:100 A1

N15302-KCA-GX-ZZ-DR-A-31102 Building G1 / G2, West Elevations, Proposed 1:100 A1

N15302-KCA-GX-ZZ-DR-A-31103 Building G1 / G2, East Elevations, Proposed 1:100 A1

BUILDING H1 / H2 ELEVATIONS

N15302-KCA-H1-ZZ-DR-A-31100 Building H1 / H2, North Elevation, Proposed 1:100 A1

N15302-KCA-H1-ZZ-DR-A-31101 Building H1 / H2, South Elevation, Proposed 1:100 A1

N15302-KCA-H1-ZZ-DR-A-31102 Building H1 / H2, West Elevation, Proposed 1:100 A1

N15302-KCA-H1-ZZ-DR-A-31103 Building H1 / H2, East Elevation, Proposed 1:100 A1

BUILDING H3 / H4 ELEVATIONS

N15302-KCA-H3-ZZ-DR-A-31100 Building H3 / H4, North Elevation, Proposed 1:100 A1

N15302-KCA-H3-ZZ-DR-A-31101 Building H3 / H4, South Elevation, Proposed 1:100 A1

N15302-KCA-H3-ZZ-DR-A-31102 Building H3 / H4, West Elevation, Proposed 1:100 A1

N15302-KCA-H3-ZZ-DR-A-31103 Building H3 / H4, East Elevation, Proposed 1:100 A1

BUILDING J1 ELEVATIONS

N15302-KCA-J1-ZZ-DR-A-31100 Building J1, North Elevation, Proposed 1:100 A1

N15302-KCA-J1-ZZ-DR-A-31101 Building J1, South Elevation, Proposed 1:100 A1

N15302-KCA-J1-ZZ-DR-A-31102 Building J1, East and West Elevations, Proposed 1:100 A1

BUILDING J2 ELEVATIONS

N15302-KCA-J2-ZZ-DR-A-31100 Building J2, North Elevation, Proposed 1:100 A1

N15302-KCA-J2-ZZ-DR-A-31101 Building J2, South Elevation, Proposed 1:100 A1

N15302-KCA-J2-ZZ-DR-A-31102 Building J2, East and West Elevations, Proposed 1:100 A1

BUILDING J3 ELEVATIONS

N15302-KCA-J3-ZZ-DR-A-31100 Building J3, West Elevation, Proposed 1:100 A1

N15302-KCA-J3-ZZ-DR-A-31101 Building J3, East Elevation, Proposed 1:100 A1

N15302-KCA-J3-ZZ-DR-A-31102 Building J3, North and South Elevations, Proposed 1:100 A1

45000 SERIES - BAY STUDIES

PLOT E BAY STUDY

N15302-KCA-EX-ZZ-DR-A-45100 Plot E, Bay Study 01 1:50 A1

N15302-KCA-EX-ZZ-DR-A-45101 Plot E, Bay Study 02 1:50 A1

BUILDING F1 BAY STUDY

N15302-KCA-F1-ZZ-DR-A-45100 Building F1, Bay Study 01 1:50 A1

N15302-KCA-F1-ZZ-DR-A-45101 Building F1, Bay Study 02 1:50 A1

BUILDING F2 / F3 BAY STUDY

N15302-KCA-FX-ZZ-DR-A-45100 Building F2 / F3, Bay Study 01 1:50 A1

N15302-KCA-FX-ZZ-DR-A-45101 Building F2 / F3, Bay Study 02 1:50 A1

BUILDING G1 / G2 BAY STUDY

N15302-KCA-GX-ZZ-DR-A-45100 Building G1 / G2, Bay Study 01 1:50 A1

N15302-KCA-GX-ZZ-DR-A-45101 Building G1 / G2, Bay Study 02 1:50 A1

N15302-KCA-GX-ZZ-DR-A-45102 Building G1 / G2, Bay Study 03 1:50 A1

BUILDING H1 / H2 BAY STUDY

N15302-KCA-H1-ZZ-DR-A-45100 Building H1 / H2, Bay Study 01 1:50 A1

N15302-KCA-H1-ZZ-DR-A-45101 Building H1 / H2, Bay Study 02 1:50 A1

BUILDING H3 / H4 BAY STUDY

N15302-KCA-H3-ZZ-DR-A-45100 Building H3 / H4, Bay Study 01 1:50 A1

N15302-KCA-H3-ZZ-DR-A-45101 Building H3 / H4, Bay Study 02 1:50 A1

BUILDING J1 BAY STUDY

N15302-KCA-J1-ZZ-DR-A-45100 Building J1, Bay Study 01 1:50 A1

N15302-KCA-J1-ZZ-DR-A-45101 Building J1, Bay Study 02 1:50 A1

BUILDING J3 BAY STUDY

N15302-KCA-J3-ZZ-DR-A-45100 Building J3, Bay Study 01 1:50 A1

N15302-KCA-J3-ZZ-DR-A-45101 Building J3, Bay Study 02 1:50 A1

PLOT E UNIT PLANS

N15302-KCA-EX-ZZ-DR-A-15100 Plot E, Unit Type 4B6P-E-01 1:50 A1

BUILDING F1 UNIT PLANS

N15302-KCA-F1-ZZ-DR-A-15100 Building F1, Unit Type 1B2P-F1-01 & 2B4P-F1-01 1:50 A1

N15302-KCA-F1-ZZ-DR-A-15101 Building F1, Unit Type 2B3P-F1-01 & 2B4P-F1-02 1:50 A1

N15302-KCA-F1-ZZ-DR-A-15102 Building F1, Unit Type 1B2P-F1-02 & 2B4P-F1-03 1:50 A1

BUILDING F2 / F3 UNIT PLANS

N15302-KCA-FX-ZZ-DR-A-15100 Building F2 / F3, Unit Type 2B3P-FX-01 & 2B3P-FX-03 1:50 A1

N15302-KCA-FX-ZZ-DR-A-15101 Building F2 / F3, Unit Type 2B3P-FX-02 & 2B4P-FX-01 1:50 A1

N15302-KCA-FX-ZZ-DR-A-15102 Building F2 / F3, Unit Type 3B5P-FX-01 & 1B2P-FX-03 1:50 A1

N15302-KCA-FX-ZZ-DR-A-15103 Building F2 / F3, Unit Type 1B2P-FX-02 & 1B2P-FX-01 1:50 A1

N15302-KCA-FX-ZZ-DR-A-15104 Building F2 / F3, Unit Type 3B5P-FX-02 1:50 A1

BUILDING G1 / G2 UNIT PLANS

N15302-KCA-GX-ZZ-DR-A-15100 Building G1, Unit Type 1B2P-G1-01 & 2B4P-G1-01 1:50 A1

N15302-KCA-GX-ZZ-DR-A-15101 Building G1, Unit Type 2B4P-G1-02 & 2B4P-G1-03 1:50 A1

N15302-KCA-GX-ZZ-DR-A-15102 Building G2, Unit Type 2B4P-G2-01 & 3B5P-G2-01 1:50 A1

N15302-KCA-GX-ZZ-DR-A-15103 Building G2, Unit Type 1B2P-G2-01 & 2B4P-G2-02 1:50 A1

BUILDING H1/H2 UNIT PLANS

N15302-KCA-H1-ZZ-DR-A-15100 Building H1, Unit Type 1B2P-H1-01 & 1B2P-H1-02 1:50 A1

N15302-KCA-H1-ZZ-DR-A-15101 Building H1, Unit Type 2B4P-H1-01 & 1B2P-H1-03 1:50 A1

N15302-KCA-H1-ZZ-DR-A-15102 Building H1, Unit Type 2B4P-H1-02 1:50 A1

N15302-KCA-H1-ZZ-DR-A-15103 Building H2, Unit Type 1B2P-H2-03 & 1B2P-H2-04 1:50 A1

N15302-KCA-H1-ZZ-DR-A-15104 Building H2, Unit Type 2B4P-H2-02 & 2B4P-H2-05 1:50 A1

N15302-KCA-H1-ZZ-DR-A-15105 Building H2, Unit Type 1B2P-H2-01 & 1B2P-H2-02 1:50 A1

N15302-KCA-H1-ZZ-DR-A-15106 Building H2, Unit Type 2B4P-H2-01 & 2B4P-H2-03 1:50 A1

N15302-KCA-H1-ZZ-DR-A-15107 Building H2, Unit Type 2B4P-H2-04 1:50 A1

BUILDING H3/H4 UNIT PLANS

N15302-KCA-H3-ZZ-DR-A-15100 Building H3, Unit Type 2B3P-H3-03 & 2B3P-H3-04 1:50 A1

N15302-KCA-H3-ZZ-DR-A-15101 Building H3, Unit Type 2B3P-H3-02 & 2B4P-H3-01 1:50 A1
N15302-KCA-H3-ZZ-DR-A-15102 Building H3, Unit Type 1B2P-H3-01 & 2B3P-H3-01 1:50 A1
N15302-KCA-H3-ZZ-DR-A-15103 Building H3, Unit Type 2B4P-H3-02 1:50 A1
N15302-KCA-H3-ZZ-DR-A-15104 Building H4, Unit Type 2B3P-H4-01 & 2B3P-H4-02 1:50 A1
N15302-KCA-H3-ZZ-DR-A-15105 Building H4, Unit Type 1B2P-H4-04 & 2B4P-H4-01 1:50 A1
N15302-KCA-H3-ZZ-DR-A-15106 Building H4, Unit Type 1B2P-H4-03 & 1B2P-H4-02 1:50 A1
N15302-KCA-H3-ZZ-DR-A-15107 Building H4, Unit Type 3B5P-H4-01 & 1B2P-H4-01 1:50 A1

PLOT J1/J2 UNIT PLANS

N15302-KCA-JX-ZZ-DR-A-15100 Building J1 & J2, Unit Type 2B3P-JX-01 & 3B4P-JX-01 1:50 A1
N15302-KCA-JX-ZZ-DR-A-15101 Building J1 & J2, Unit Type 1B2P-JX-01 & 2B4P-JX-01 1:50 A1
N15302-KCA-JX-ZZ-DR-A-15102 Building J11 & J2, Unit Type 3B5P-JX-01 & 3B5P-JX-02 1:50 A1

PLOT J3 UNIT PLANS

N15302-KCA-J3-ZZ-DR-A-15100 Building J3, Unit Type 2B3P-J3-01 & 2B3P-J3-02 1:50 A1
N15302-KCA-J3-ZZ-DR-A-15101 Building J3, Unit Type 3B5P-J3-01 & 1B2P-J3-01 1:50 A1
N15302-KCA-J3-ZZ-DR-A-15102 Building J3, Unit Type 2B3P-J3-03 & 2B4P-J3-01 1:50 A1
N15302-KCA-J3-ZZ-DR-A-15103 Building J3, Unit Type 3B5P-J3-02 1:50 A1

30000 Series - General Arrangement Information

N15302-A&S-ZZ-ZZ-DR-L-30001 PH1B + 2 General Arrangement Site plan 1:500 A1

N15302-A&S-ZZ-ZZ-DR-L-30017 Detail Plan 07 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-30018 Detail Plan 08 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-30019 Detail Plan 09 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-30020 Detail Plan 10 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-30021 PH1B + 2 GA Proposed Hardscape 1:500 A1

N15302-A&S-ZZ-ZZ-DR-L-31070 Proposed GA Site Sections 01 1:100 A1

N15302-A&S-ZZ-ZZ-DR-L-31071 Proposed GA Site Sections 02 1:100 A1

N15302-A&S-ZZ-ZZ-DR-L-31072 Proposed GA Site Sections 03 1:100 A1

N15302-A&S-ZZ-ZZ-DR-L-31073 Proposed GA Site Sections 04 1:100 A1

40000 Series - Detailed Information

N15302-A&S-ZZ-ZZ-DR-L-40001 Phases 1B + 2 Existing tree plan 1:500 A1

N15302-A&S-ZZ-ZZ-DR-L-40002 Sitewide Urban Greening Factor 1:500 A1

N15302-A&S-ZZ-ZZ-DR-L-40003 Phases 1B + 2 Proposed tree overview plan 1:500 A1

N15302-A&S-ZZ-ZZ-DR-L-40004 Phases 1B + 2 Proposed planting overview plan 1:500 A1

N15302-A&S-ZZ-ZZ-DR-L-40011 Detail Existing Tree Plan 01 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40012 Detail Existing Tree Plan 02 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40013 Detail Existing Tree Plan 03 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40014 Detail Existing Tree Plan 04 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40021 Detail Proposed Tree Plan 01 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40022 Detail Proposed Tree Plan 02 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40023 Detail Proposed Tree Plan 03 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40024 Detail Proposed Tree Plan 04 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40031 Detail Planting Plan 01 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40032 Detail Planting Plan 02 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40033 Detail Planting Plan 03 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40034 Detail Planting Plan 04 1:200 A1

N15302-A&S-ZZ-ZZ-DR-L-40035 Phases 1B + 2 Existing tree plan nts A1