

**Reserved Matters
Compliance 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: *Mary-Jane O'Neill*

For and on behalf of Lambert Smith Hampton

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1.0 Introduction

1.1 This Reserved Matters Compliance Statement has been prepared by Lambert Smith Hampton (LSH) in support of a Reserved Matters Application (RMA 1) for Phases 1b and 2 relating to the development at St Ann's New Neighbourhood (ref. HGY/2022/1833).

1.2 Hybrid application reference HGY/2022/1833 was submitted in part-detail, part outline and comprised the following:

(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.

1.3 This Planning Compliance Statement is required under Planning Condition 63 of application reference HGY/2022/1833 and is required to set out the below points.

- *Proposed land uses and corresponding floorspace;*
- *Quantum, tenure mix, unit mix and location of proposed housing (where relevant);*
- *Maximum building height (AOD and storeys);*
- *Number of car parking spaces;*
- *Number of cycle parking spaces;*
- *Play space provision (where relevant);*
- *Public realm/open space provision;*
- *Required highways works; and*
- *Indicative tree details, to include number, size and species.*

2.0 The Proposed Development

2.1 The description of development for RMA 1 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.”

2.2 The following headings will explain the proposals in further detail with regard to how it falls within the parameters of the hybrid application.

2.3 A Planning Statement, justifying the proposals from a planning policy perspective, has been submitted to support the proposals.

2.4 A range of documents have been prepared to support the Reserved Matters application and are included in Appendix 1 (St Ann’s RMA 1 Document Submission Table).

3.0 Land Uses

Proposed land uses and corresponding floorspace

- 3.1 The proposed land uses comprise residential homes (Use Class C3) and non-residential floorspace (Use Class E, F1 and F2).
- 3.2 Table 1 sets out the total GIA of the residential and non-residential components of the Scheme and compares that against the maximum floorspace assessed within the EIA and set out in the hybrid Development Specification.

Component	Residential (GIA)	Non-residential (GIA)
Phase 1a	22,924 sq.m	3,204 sq.m
RMA 1 (Phase 1b and 2)	44,109 sq.m	99 sq.m
Total	67,063 sq.m	3,301 sq.m
Hybrid total (EIA maximum)	108,000 s.qm	4,150 sq.m

Table 1 – RMA 1 floorspace in **bold** (GIA)

- 3.3 As such, RMA 1 comprising Phase 1b and 2 is within the limits set by the hybrid consent and the submitted Environmental Impact Assessment (EIA).

Quantum, tenure mix, unit mix and location of proposed housing

- 3.4 The proposals are for 464 homes, which is made up of the tenure mix set out in Table 2. The Development Specification submitted with the hybrid application estimated the delivery of c. 198 homes for Phase 1b and c. 276 homes for Phase 2 – totalling c. 474 homes. The proposals for Phases 1b and 2 are within the envisaged quantum as set out in the Illustrative Masterplan and below the maximum number of 995 homes set out in the hybrid consent.

Tenure	1B	2B	3B	4B	Total	Unit %	Hab room %
Option for Community-led Homes	11	34	13	0	58	8.3%	8.6%
London Affordable Rent	69	86	41	14	210	35.3%	35.4%
London Living Rent	7	16	15	0	38	8.5%	8.7%
Private Sale	49	64	12	0	125	38.4%	38.2%
Shared Ownership	6	27	0	0	33	9.5%	9.1%
Totals	142	227	81	14	464	100%	100%

Table 2 – RMA 1 residential component split by tenure and mix on a unit and hab room basis

- 3.5 Table 3 sets out the detailed breakdown of the housing across each plot. This should be read in conjunction with the detailed plans and Design and Access Statement submitted with the application.

Plot	Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	Count
Plot E								
E	London Affordable Rent	0	0	0	0	0	14	14
Plot F								
F1	London Affordable Rent	21	4	20	0	0	0	45
F2	Private Sale	16	6	12	0	6	0	40
F3	Private Sale	10	12	0	0	6	0	28
Plot G								
G1	Option for Community-led Homes	5	0	20	0	0	0	25
G2	London Affordable Rent	8	0	17	0	17	0	42
Plot H								
H1	London Affordable Rent	12	0	11	0	0	0	23
H2	Private Sale	23	0	34	0	0	0	57
H3	Shared Ownership	6	18	9	0	0	0	33
H4	London Affordable Rent	20	7	9	0	7	0	43
Plot J								
J1	London Affordable Rent	8	2	16	3	14	0	43
J2	London Living Rent	7	2	14	4	11	0	38
J3	Option for Community-led Homes	6	8	6	0	13	0	33
Total Units		142	59	168	7	74	14	464

Table 3 – RMA 1 residential component split by tenure, mix and plot on a unit bases

- 3.6 The locations of housing tenure are set out in Figure 1 and can be identified by block / plot across London Affordable Rent (yellow), London Living Rent (orange), Shared Ownership (blue) and Private Sale (green).
- 3.7 The percentages of each tenure are included in the diagram set out in Figure 2.



Figure 1 – RMA 1 residential component location of tenures

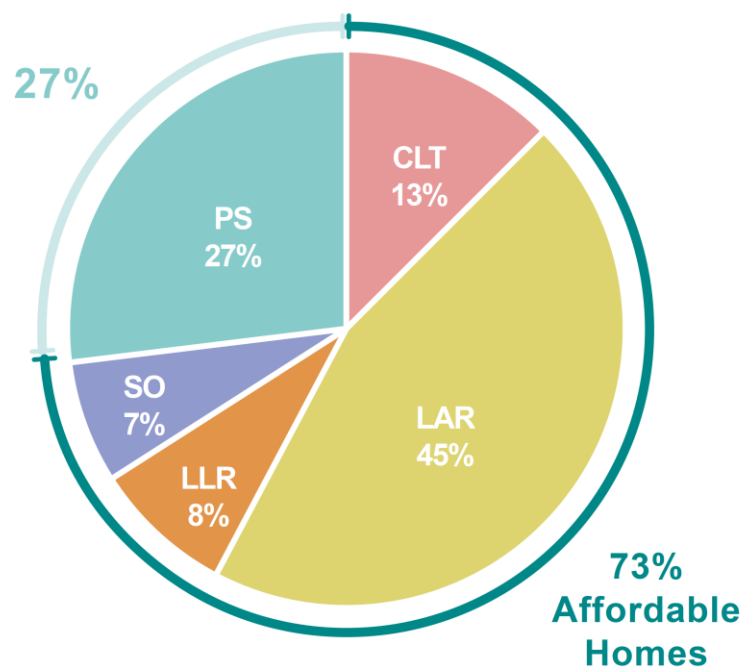


Figure 2 – RMA 1 residential component percentage splits

Compliance with the hybrid consent (residential)

- 3.8 In terms of compliance with the hybrid consent, Phase 1a, 1b and 2 deliver a total of 703 new homes. This results in a split of affordable to private on a housing basis of 62% to 38% which is in excess of the c.60% target to this stage, noting that Phase 3 will likely include the delivery of slightly more private homes.
- 3.9 The full breakdown of Phases 1a, 1b and 2 are included in Table 4.

Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	Total	%	AH split
Option for Community-led Homes	11	8	26	0	13	0	58	8%	62%
London Affordable Rent	69	13	73	3	38	14	210	30%	
Older Adults London Affordable Rent	36	2	0	0	0	0	38	5%	
London Living Rent	17	2	26	4	11	0	60	9%	
Shared Ownership	22	18	21	0	6	0	67	10%	
Private Sale	91	31	109	0	21	18	270	38%	38%
Total	246	74	255	7	89	32	703	100%	
Percentage	35%	11%	36%	1%	13%	5%	100%		

Table 4 – RMA 1 residential component split by tenure and mix on a unit basis

- 3.10 Phase 3 envisages the delivery of up to 282 new homes subject to final design amendments. This would equate to c. 985 homes which falls within the maximum quantum of 995.

4.0 Heights

- 4.1 The maximum height parameters were set out in the Parameter Plans secured as part of the hybrid consent. Table 5 summarises the AOD and storey heights.

Core	Max AOD height (including stair, lift and plant) in mm	AOD height for RMA 1 (including stair, lift and plant) in mm	Storeys
Plot E			
E	28900	28540	3
Plot F			
F1	42200	40875	6
F2 / F3	41600	40375	6
Plot G			
G1	42600	42120	6
G2	52300	51190	9
Plot H			
H1	41200	39925	6
H2	50600	49375	9
H3	44100	42875	7
H4	35800	34400	5
Plot J			
J1	51600	49175	9
J2	46900	45500	8
J3	44000	42600	7

Table 5 – RMA 1 residential component split by tenure and mix

- 4.2 The proposals fall within the AOD and storey heights set out within the parameter plans submitted with the hybrid application.
- 4.3 All AOD heights (maximum parameters and proposed) are set out on the elevation drawings submitted with the application.

5.0 Parking and open space

Number of car parking spaces

- 5.1 The number of car parking spaces across the Site follows a site-wide approach that has been established through the hybrid application.
- 5.2 There will be 59 parking spaces and 1 loading bay delivered as part of Phase 1b and 2. A Car Park Management Plan has been submitted to support the location and distribution of these spaces.

Number of cycle parking spaces

- 5.3 As agreed during the Hybrid application, long stay cycle parking will be secure, sheltered, accessed externally, and will comprise:
- A total of 836 long stay cycle spaces across the RMA area split by Phase.
 - 5% of spaces have been designed specifically to accommodate larger cycles, with these spaces all being large enough to accommodate cargo bikes.
 - 20% of cycle parking is Sheffield stands for people with non-standard bicycles and those that struggle to use two tier systems.
 - The remainder of the spaces are proposed as gas-assisted two tier racks.
- 5.4 Residential long-stay cycle storage is located at ground floor and divided between secure communal cycle stores within each core. Several larger bike spaces are located within dedicated courtyard stores.
- 5.5 For houses, cycle storage is located within the curtilage of each dwelling.
- 5.6 Short-stay cycle parking is located within Sheffield stands integrated into the public realm proposals.

Play space provision (where relevant)

- 5.7 The landscape and play strategies are based on a masterplan approach and based on a yield from the maximum parameter Masterplan of 995 new homes and an indicative split of housing size and tenure. Through this process, a compliant quantum of play space was identified, which includes a range of spaces across the Masterplan.
- 5.8 The wider Masterplan provides a policy compliant level of play across the Site and utilises space further afield (Chestnuts Park) for sport related activities for older children.
- 5.9 Under 5's play (doorstep) should be situated within a short walk of building entrances. The Plot E houses have rear gardens for doorstep play and the two courtyards provide a total of 470sqm of play space. Spaces in between the villa blocks also provides a total of 400sqm of play space.

5.10 In terms of 5 – 11, an identified a total area of 1,700sqm of playable landscape within the Peace Garden with both formal and informal play provision.

5.11 In summary, the proposals continue to provide appropriate play space for children across the Masterplan with Phases 1b and 2 contributing towards the envisaged quantum required to meet planning policy.

Public realm/open space provision

5.12 In accordance with the Illustrative Masterplan, the proposals for Phases 1b and 2 provide a range of spaces across the Site.



Figure 3 – RMA 1 residential component split by tenure and mix

5.13 Table 6 provides a summary of the types of spaces, in relation to the plan set out above.

No.	Name	Description	Size
1	Birch Grove	Retention of existing trees, new trees, seating and access to Plot F courtyard.	c. 555sqm
2	Wooded Swale / Green Link	New swale with SuDS, wetland trees and urban greening to form a ecological link through the Masterplan.	c. 350sqm
3	Growing Hub	Timber benches for resting, Picnic tables and benches to create a gathering area, Raised planting beds, Tool shed, Compost bins Raised planter and seating area with feature trees.	c. 300sqm

4	Villa Court	Tree within planting bed of edible groundcover, Trees within areas of planting, seating within, Natural play, Refuse and bike access and Defensible planting	c. 290sqm
5	Forest Garden	Natural play, SINC access, defensible planting, seating areas.	c. 415sqm
6	SINC	Woodland, wildflower planting and wet grassland.	5,310sqm
7	Ecology Walk	Pathway forming part of the SINC.	Linear, within the SINC
8	South West Square	Retained Holm Oak, Segregated Cycle Path Commercial Unit in Plot G Southwest Link to Warwick Gardens, Planter and seating area	c.320sqm
9	South West Link	Landscaped link through from the South West Square to Warwick Gardens / Stanhope Gardens.	c. 525sqm (applicant land)
10	Linear Play	Linear pathways in front of the Villas.	n/a
11	Semi-private courtyard	Comprising a range of defensible space, routes and play within a courtyard setting.	c. 1,700sqm
12	Private Gardens	Private gardens for the sole use of the occupiers of the houses.	c. 40 – 50sqm per garden

Table 6 – Landscaping across the Site

Required highways works

- 5.14 Access was secured as part of the hybrid consent and as such, no adopted highway works are required.

Indicative tree details, to include number, size and species

- 5.15 These details are included in the Landscape DAS accompanying the planning application and reflect the submission at hybrid stage.

6.0 Summary

- 6.1 As demonstrated within this Planning Compliance Report, the proposals are in full accordance with the submitted hybrid consent, the approved Parameter Plans, the Development Specification and the Environmental Statement (a separate Statement of Compliance has been submitted with the application).
- 6.2 The supporting Planning Statement will provide justification for the proposals from a planning policy perspective, which will include references back to the hybrid consent and assessment against the remaining reserved matters of Layout, Scale, Appearance and Landscape.

Lambert Smith Hampton

December 2023