

Ref: 15/04518/FUL

LOCATION: Former Middlesex University Campus, No's 188-230 (Even) (Excluding No.228) Ponders End High Street, Ponders End Library and Associated Parking Area - College Court, Enfield EN3

Please find below an update for Members on issues identified throughout the report that had not been fully resolved at the time of writing.

Viability Update

The viability evidence submitted by the applicant has been independently reviewed. In order to kick start the much needed regeneration of the area, the Council has taken the position to prioritise the delivery of affordable housing on the site prior to receiving a payment for the land. Accordingly, a nil land value has been represented in the viability appraisal. Given this, the development in isolation can viably deliver the affordable housing and could make the other S106 contributions identified in para. 6.23.2 of the report. However, the Council is investing in acquiring land to unlock this development opportunity. It is proposed that the cost that the Council incurs in acquiring the land will first have to be repaid from the developer before the developer meets the S106 obligations. The S106 Agreement will therefore need to be structured to require a review of viability as development progresses across the site, at the end of Phase 1 and Phase 2, to ensure that first the land costs are met, and then any surplus beyond this is used to meet the additional S106 costs identified, primarily education provision.

- Paragraph 4.1 Statutory and Non- Statutory Consultees – The London Fire and Emergency Planning Authority response was omitted from the report but the Authority raised no objection to the proposal and strongly recommended that sprinklers are considered for new developments.
- Paragraph 4.1.33 GLA -
 - Information on cooling and district networking has been submitted and the GLA have confirmed that the information addresses the points of clarification sought in the stage 1 report with respect to the energy strategy.
 - A minimum of three blue badge spaces have been introduced within the College Court car park which has resulted in a loss of one parking space.
 - A car parking accumulation survey has been requested by TfL. We are still in discussion with them about the benefits of this.
 - The location of the residential and long stay commercial spaces and employee shower and changing facilities have been provided and it has been confirmed that employee shower and changing facilities will be provided within each commercial premises for employees.
 - The applicant has agreed to provide 20% electric charging point provision within the College Court car park.
- Paragraphs 6.5.26 and 6.19 – The scheme has been revised so that all the windows within the flank elevation of Block B4 are obscure glazed. The windows that serve bedrooms within Block B3 have been amended to be clear glazed. This amendment

will ensure that there is no significant impact on residential amenity in terms of overlooking, loss of privacy and outlook.

- Paragraph 6.5.27 – Some additional drawings have been submitted to demonstrate the architectural detailing and design intent. Conditions will be required to secure the required architectural detailing and the provision of additional information on detailing where this has not been provided at this stage.
- Paragraph 6.7.11 – It is noted that that there is a slight architectural difference between Blocks A1 and B1 and Blocks B3 and B4. However this difference is not due to tenure but due to the difference in height of the buildings and the need to use non-traditional build for buildings that exceed four storeys in height.
- Paragraph 6.12.1 - Correction to the report. No.230 High Street is not located within land designated as locally significant employment land, but adjoins such land.
- Paragraph 6.16.4 –
 - The two parking spaces adjacent to the nursery will be designated as a drop off/ collection bay. With this change there would be a reduction in two parking spaces resulting in 96 parking spaces and a parking ratio of 0.57.
 - With the introduction of three blue badge spaces within the College Court Car Park there would be a reduction of one parking space.
- Paragraph 6.16.5 - A minimum of three blue badge spaces have been introduced within the College Court car park which has resulted in a loss of one parking space.
- Paragraph 6.16.6 – Electric charging points have been introduced within College Court car park.
- Paragraph 6.16.9 – Contribution to CPZ. The initial contribution of £20,000 towards consultation should parking surveys demonstrate an increase in demand, will need to be secured as part of the S106 in advance of any land payment. In view of the position set out above, regarding viability, the additional contributions over and above this, up to a value of £75,000, would only be secured once the land costs have been met and once the education contribution has been paid.
- Paragraph 6.16.12 – Contribution to pedestrian crossing facility in Queensway. This contribution is no longer required as the raised table is already in the costed scheme of highway improvements along Queensway.
- Paragraph 6.16.18 – A drop off/ collection bay has been introduced adjacent to the nursery to pick up/ drop off nursery children and in turn should help minimise the potential obstructions to the free flow of traffic. This has resulted in the loss of two residential parking spaces.
- Paragraph 6.16.21 - Car club provision and membership (£8,350) will need to be secured through the S106 Agreement in advance of any land payment.
- Paragraph 6.23.2
 - £30,000 for a raised junction no longer required

- Paragraph 6.24 On the basis of the viability position set out above the following S106 obligations will be required:

Affordable housing – as proposed within the application (30%)

Initial CPZ contribution (£20,000)

Provision of car club and membership

Business and employment initiatives

Management and maintenance strategy for public realm

Strategy for delivery of development across both phases

Library provision – no demolition until Phase 2 secured

Viability review to address additional S106 payments towards education provision up to £ 710,590.38 and CPZ contribution up to £75,000

Travel Plan

Secure direct connection of all units to the Decentralised Energy Network (DEN) and contribute to increase capacity of the DEN to support the connection.

- Conditions – Additional conditions will be required to address a number of issues, particularly regarding architectural detail. Members are being asked to delegate authority to officers to agree the final wording of all conditions.