

PLANNING COMMITTEE

14th December 2021

REPORT OF:

Head of Planning

Subject:

**Member Update for Planning Committee
– Edmonton Green**

Update to Planning Committee

There are a small number of corrections / clarifications / updates which will be verbally reported at tonight's meeting. These will be reported at tonight's meeting but to assist members, a hard copy will be available for

Item 6: 20/04187/OUT

Edmonton Green Shopping Centre and Adjoining Land, N9 OT

Corrections and updates to body of report

Para 2.3

The first phase is in 'full' (with all details submitted for approval at this stage) and later phases are in 'outline' (with all matters reserved for subsequent Reserved Matters approval). The hybrid application proposes high-quality mixed residential and commercial development to facilitate the regeneration of the town centre alongside the delivery up to a total of 1,438 new homes across all Phases (~~1,304 to 1,438~~ **1,286 to 1,420** net additional). In the first phase, the development would deliver 350 units of which 109 would be affordable (35%). The proposed tenure split would be 47% social and 53% intermediate. The intermediate product would be Discounted Market Rent (to be let at London Living Rent levels) which will be offered at a blended 20% discount to market value, allowing flexibility for different offerings and the social product would be social rent. Across the development, the Applicant has committed to 35% of the units being delivered as affordable housing.

Para 2.10

In terms of housing need and delivery: there is a pressing need for housing, including affordable housing, in Enfield and London as a whole and Enfield has a challenging 10-year housing delivery target. Given the nature of the proposed scheme, the overall number of

homes is uncertain at this stage but would result in the delivery of between ~~1,289 and 1,445~~ **1,286 and 1,420** net additional homes.

Para 2:20

In terms of heritage impacts – there ~~is some~~ **are 10 instances of less than substantial harm as listed at Para 9.5.18 and each has to be balanced** The duty for the decision taker to pay ‘special regard’ or ‘special attention’, in sections 16(2), 66(1) and 72(1) of The Act means that there is a ‘strong presumption’ against the grant of planning permission where it would cause harm to a heritage asset (Kinsey vs. London Borough of Lewisham 2021, para.82). It is also important to note that the identification of ‘less than substantial harm’ does not equate to a ‘less than substantial’ objection (Barnwell vs. East Northamptonshire DC 2014, para.29). The decision-maker must apply a weighted or tilted balancing exercise, giving the assessed degree of harm (or enhancement) to the heritage asset ‘considerable importance and weight’ as against other considerations (Kinsey vs. London Borough of Lewisham 2021, para.84).

Section 3 RECOMMENDATION:

Para 3.1

That subject to the following details at i) ii) and iii) below the Head of Planning / Head of Development Management be authorised to grant planning permission subject to the conditions detailed at Section ~~2~~ **3.4** of this report

- i) The conclusion of a Section 106 Agreement to secure the obligations detailed in the Heads of Terms referred to in **the appendix to** this report;
- ~~ii) — receipt of an updated FRA to reflect comments received; and~~
- ~~iii) ii) The application being referred to the Greater London Authority (GLA) as part of the Stage 2 referral and the inclusion of additions to S106 obligations or conditions requested by the GLA in their Stage 2 referral.~~

Para 3.2

That delegated authority be given to the Head of Planning/Head of Development Management to finalise conditions and the Section 106 Agreement in line with **the summary conditions in Paragraph 3.4 and the Heads of Terms in the appendix to this report.**”

Para 3.3

That the Section 106 legal agreement referred to above be completed no later than 28/02/~~2021~~ **2022** or within such extended time as the Head of Planning/Head of Development Management shall agree in writing.

Conditions – Phase 1 – “Full” Element

Para 3.4

3. Opening hours: Commercial units in use as a café/restaurant to be limited to ~~06.30~~ **07.00** to 24.00 hours Monday to Saturday and between 08.00 and 23.00 hours on Sundays & Bank Holidays.

Additional Conditions

Phase 1 – Verification Report re Suds / Flood Risk management Measures Implemented

**Amendment to Condition 22 + New Condition
C22 – Outline Sustainable Design Strategy for Outline Phases
New Condition – Submissions of detailed Sustainable Design for the Relevant Phase
New Condition – Site Wide Flood management Report
New Condition – Verification Report re Suds / Flood Risk management Measures Implemented for Each Phase**

Informatives

- 3.7 **23. A consolidated Flood Risk Assessment (FRA), reflecting all of the technical notes and updates since the original FRA) receipt of an updated FRA December 2020) shall be submitted to the LPA in 20 working days of the decision notice.**
- 5.1.3 These are referred in the report collectively as the proposed parameters. The applicant has submitted an Illustrative Scheme showing one way that the ‘outline’ element could be built out in accordance with the proposed parameters. Based on an indicative dwelling mix, this would include up to a total of 1,438 new homes across all Phases (~~1,304 to 1,438~~ **1,286 to 1,420** net additional).

Local Representations

One additional representation in support has been received from the Legacy Foundation CIC, as set out below.

- 7.1.10 The Council received the following number of representations from residents, businesses and local groups on the site and in the adjoining area in response to the second round of public consultation as follows:

Round 2

7 8 x representations

- Number of representations objecting received: 6
- Number of representations in received in support: ~~3~~ **4**

9.1 The main planning issues raised by the proposed scheme are considered to be:

- Section ~~40.2.~~ **9.1** Principle of Development;
- Section ~~40.3.~~ **9.2** Housing Need and Delivery;
- Section ~~40.4.~~ **9.3** Design;
- Section ~~40.5.~~ **9.4** Residential Quality and Amenity;
- Section ~~40.6.~~ **9.5** Heritage;
- Section ~~40.7.~~ **9.6** Neighbouring Amenity;
- Section ~~40.8.~~ **9.7** Transport, Access and Parking;
- Section ~~40.9.~~ **9.8** Water Resources, Flood Risk and Drainage;
- Section ~~40.10.~~ **9.9** Climate Change;
- Section ~~40.11.~~ **9.10** Biodiversity;
- Section ~~40.12.~~ **9.11** Wind Microclimate;
- Section ~~40.13.~~ **9.12** Waste Storage;
- Section ~~40.14.~~ **9.12** Contaminated Land;
- Section ~~40.15.~~ **9.13** Air Quality;
- Section ~~40.16.~~ **9.14** Socio-economics and Health.

Table 5: Contribution towards housing targets (maximum parameters)

	London Plan 10-year period	Local Plan Period
Phase 1A/B = 350 (Q4 2022 - Q1 2026)	707	1,445
Phase 2A/B = 357 (Q4 2023 - Q3 2027)		1,438
Phase 3B/C = 487 (Q4 2027 - Q3 2031)		
Phase 4A/B = 244 (Q4 2031 - Q2 2035)		

9.2.7 The applicant has undertaken technical assessments based on the 'reasonable worst case' scenario of ~~1,445~~ **1,438** homes, which is also the number of proposed homes in the Illustrative Scheme, which has been used for the Financial Viability Appraisal.

9.2.13 The proposed 'full' element of the proposed scheme (Phase 1) exceeds 350u/ha, which is the definition of 'higher density' development in the emerging London Plan. It is, therefore, particularly important that physical, social and green infrastructure issues for this part of the proposed scheme are fully considered. The following issues are assessed in different sections of this report:

- Form and Layout - Section ~~XX~~ **9.3**;
- Experience – (safety, security, inclusive design, housing quality and residential amenity) – ~~Paras. XX and~~ Section ~~XX~~ **9.3**;
- Quality and character – Section ~~XX~~ **9.3**;
- Neighbour amenity – Section ~~XX~~ **9.6**;
- Transport infrastructure – Section ~~XX~~ **9.7**;
- Green infrastructure – Section ~~XX~~ **9.3**; and
- Social infrastructure – (child care, school places, health care facilities and sport and leisure facilities - Section ~~XX~~ **9.1**.

9.2.75 There is a pressing need for housing, including affordable housing, in Enfield and London as a whole and Enfield has a challenging 10-year housing delivery target. Given the nature of the proposed scheme, the overall number of homes is uncertain at this stage but would result in the delivery of between ~~1,289 and 1,445~~ **1,286 and 1,420** net additional homes.

9.3.36 It is recommended that s106 planning obligations secure the mitigation listed below. Additional mitigation is sought in respect of the to offset effects arising from increased recreational pressure and air pollution on the Epping Forest SSAC, and are considered separately at ~~XX 9.10.11 to 9.10.15~~ (Suitable Alternative Natural Greenspace) below.

[
9.3.37 DELETE DUPLICATED PARAGRAPH.]

Para 9.5.19

Heritage and Conservation Officers have assessed ~~five~~ **four** instances of harm identified in respect of non-designated assets, which are as follows: 1. Town Hall Buildings (High harm); 2. Edmonton Baptist Church (Moderate degree of harm); 3. Tottenham Park Cemetery Chapel (Low degree of harm); 4. Post Sorting Office (Low degree of harm).

01. Montagu Cemeteries Conservation Area: Impact

9.5.109A In summary, the Council's Heritage and Conservation Officer considers that there remains a degree of uncertainty over the impact of the development due to a lack of evidence. The scheme reduces the sense of openness and 'big skies'; as well as distracting and detracting from the 'inward' and 'reflective' character and appearance of the Conservation Area.

9.5.109B On the assumption that the 'Outline' Phases of development respond to their context in scale, form, elevational design and materiality, avoids rooftop clutter and is of the highest architectural quality, the Heritage and Conservation Officer considers that harm will be 'low'. Officers consider that the proposed 'outline' parameters and Design Code would provide an appropriate framework and that these conditions would be met. Accordingly, officers consider that the harm would be less than substantial, low.

13.1.1 The hybrid application proposes high-quality mixed residential and commercial development to facilitate the regeneration of Edmonton town centre alongside the delivery up to a total of 1,438 new homes across all Phases (~~1,304 to 1,438~~ **1,286 to 1,420** net additional). In the first phase, the development would deliver 350 units of which 109

would be affordable (35%). The proposed tenure split would be 47% social and 53% intermediate. The intermediate product would be Discounted Market Rent (to be let at London Living Rent levels) which will be offered at a blended 20% discount to market value, allowing flexibility for different offerings and the social product would be social rent. Across the development, the Applicant has committed to 35% of the units being delivered as affordable housing.

Corrections to S106 Heads of Terms Appendix

005_Build to Rent (Phase 1)

Build to Rent requirements for Blocks B1.1, B1.2, ~~and~~ B1.3 **and/or B1.4**:

006_Social & Cultural Infrastructure [>£1,158,125]

Public house re-provision strategy

- c. Prior to occupation of Phase 3 a public house shall be **implemented provided**.
- e. Provision of a public house of not less than 312sqm at all times and **in** all Phases.

007_Open space/public realm [>£226,000]

Plevna Park

- **Plevna Park: Phasing**: To be completed prior to occupation of XX% market homes within Phase 3, including future management costs.
- **Plevna Park: Management and Maintenance** [of enhancements]: To be secured **and capped at £14,000**.

Salmon's Brook (outside of the site) enhancements to be implemented in Phase 4.

- **Salmons Brook financial contribution** for blockage prevention measures and maintenance **£50,000**
- **Salmon's Brook Phasing**: To be completed prior to occupation of XX% market homes within Phase 4.
- **Salmon's Brook Management and Maintenance** [of enhancements]: To be secured.

Parr Close

- **Parr Close financial contribution**: of **£30,000** for improvements
- Future management costs [of enhancements] Phase 4 **capped at £3,000**.

Other

- **Improved connection to The Green across Fore Street (proposed raised table with zebra crossing) and to Plevna Park across Plevna Road (zebra crossing);**
- **Public access to the proposed on-site routes and spaces on 365 days a year/ 24/7 basis, with the public realm being managed in accordance with the Mayor of London's London Public Charter**

011_Heritage enhancements [£182,800]

Heritage Improvement Plan

- Financial contribution of **£5,000** for options study for the Crescent Petrol Station. In line with **Crescent Conservation Area** Management Proposals (2015) recommendations in respect of preparation of a development brief for the site by the Council.

012_Energy [<£3,578,392]

Compliance with approved Energy Assessment

- a. To complete Phase 1 in accordance with the revised Energy Assessment (**to be submitted to and approved by the LPA**) with DEN strategy and justifying any differences from the strategy for these phases in the revised Energy Assessment (June 2021);
- b. To complete Phases 2-4 in accordance with the revised Energy Assessment (to be submitted) with RMAs for that Phase (justifying any differences from the strategy for these phases in the revised Energy Assessment) (June 2021).

013_Transport [<£1,098,912]

Connectivity studies

- a. Financial contribution of ~~£XX~~ **10,000** for study in to possible peninsularisation of memorial roundabout (prior to Phase 3).

Phases 2 – 4 parking

Financial contribution of [up to **£634,681**] based on ~~the following principles:~~

- ~~a. See attached (updates previous)-principles to be approved by the LPA~~

Phase 1 Parking

Ability of up to 19 x Phase 1 households to park in St Georges MSCP (for as long as it is available) and the proposed multi storey car park on Plot 4 (as and when it is available).

Travel Plans

- a. Phase 1 & Plot Residential Travel Plans & monitoring costs (to include management of provision of replacement car parking spaces for existing residents, linked to the household, rather than the home), alternative transport benefits such as Car Club membership, cycle vouchers or Oyster cards offered to support non-car use.**
- b. Plot Commercial Travel Plans & monitoring costs**

014_Employment & Training

Construction apprenticeships

- a. 25 x apprentices/trainees for Phase 1;
- b. 1 x apprentice/ trainee for every £1m contract value, in accordance with the Council's Obligations SPD (Phase 2-4)
- c. Financial contribution to be provided if not possible **to provide apprentices as per a and b above.**

015_Other

ASDA Superstore Screening

Provision of screening to gap created by the removal of the existing vehicular ramp, in accordance with details and programme to be approved by the LPA & before any homes in Building B1.2 are occupied.