

PLANNING COMMITTEE

18 July 2023

REPORT OF:

Director of Planning and Growth – Brett Leahy

Subject:

Planning Committee – 18 July 2023

Update for Members

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Update to Planning Committee

Ahead of Tuesday's Planning Committee meeting, please note the following updates to the Committee report which hopefully, will be of assistance to Members in your assessment of the proposals.

Agenda Item: 5

22/03123/VAR – 241 Green St, Enfield, EN3 7SJ (Pages 11-52)

1. This addendum is to correct the information in paragraphs 3.5, 5.3 and 10.47 of the report to Planning Committee regarding the proposed dwelling mix. The accurate unit size figures are presented in the table below, with the incorrect figures (included in the report) struck-through. The differences with the previously-published numbers are minor and do not constitute a material difference to the proposal or alter the consideration of the dwelling mix presented in the report. Please accept my apologies for any confusion.

Proposed dwelling mix

	1b/2p		2b/3p		2b/4p		3b/4p		3b/5p		TOTAL
DMR	22	59%	5	14%	6	16%	0	0%	4	11%	37
Market	41	37%	19	17%	42	38%	6	5%	3	3%	111
	37	33%			44	40%			5	5%	
Total	63	43%	24	16%	48	32%	6	4%	7	4%	148
	59	40%			50	34%			9	6%	

2. Therefore, the information in paragraphs 3.5 and 5.3 is updated to accurately reflect the above figures, as follows:
 - The unit mix is altered to provide 59 x 1 bed homes (54 approved), 74 x 2 bed homes (71 approved) and 15 x 3 bed homes (23 approved).
3. Additionally, there is an error in paragraph 7.8 regarding public consultation. There were 6 representations (not 12 representations) received. All representations received were letters of objection.

Agenda Item: 8

23/00824/FUL - Heritage House 345 Southbury Road Enfield EN1 1TW

4. This addendum is to update with respect to the S106 obligations for the planning application following further discussion with the Applicant since the publication of the Planning Committee report.

Relevant paragraph of the main report	Updates
10.17	<p>The Applicant has agreed to provide 10 apprenticeships onsite during the construction phase. It is noted that the provision is fewer than the desirable 27 apprenticeships based on the Construction Industry Training Board standard which recommends 1 apprentice per £3million contract value. However, the Economic Development Officer has confirmed it would be challenging to further increase on-site provision of apprenticeships. There are broadly reduced opportunities to accommodate apprenticeships during the development of logistics/ industrial type schemes compared with other types of development such as office or residential where larger more varied construction teams are required. Despite the large contract value, development programmes are much shorter. It is expected that the demolition duration is 6 months and construction duration is 24 months. The opportunities for final fix apprenticeships are markedly reduced (e.g., limited requirements for decorators, plastering and fitting of appliances etc). It is therefore considered that the proposed on-site provision of apprenticeships is acceptable.</p> <p>Furthermore, the Applicant has agreed to contribute £20,000 to support skills and employment activities in the borough in order to offset the shortfall in on-site provision of apprenticeships. As stated in Para 10.16 of the main report, the proposed development would support 657 direct jobs and 772 indirect jobs during the construction phase and approximately net 373-386 additional direct and indirect FTE jobs during operation.</p> <p>The Applicant is also committed to use reasonable endeavours to secure the use of Local Labour as 25% of the overall labour engaged in the demolition and construction phase, and to secure the use of Local Goods and Materials to the value of a minimum of 10% of the overall spend on construction of the Development, in accordance with the Enfield S106 SPD (2016).</p> <p>Having taken into account the aforementioned economic benefits and other benefits from the scheme set out in the main report, it is, on balance, considered that the proposed employment and skill offer is acceptable. An Employment and Skill strategy will be secured via a S106 agreement.</p>
10.144	<p>The Applicant has also agreed £200,000 for active travel contribution which would contribute to the walking and cycling infrastructure improvements in the area in line with Policy 4.2 of the North East Enfield Area Action Plan and support the desirable sustainable model shift in line</p>

	with Policy T2 of London Plan (2021). This active travel contribution would be secured through a S106 Agreement.
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5. For clarify, the table outlining the Heads of Terms of financial and non-financial contributions to be secured within the S106 Agreement in paragraph 10.185 is updated as below.

Heads of Term	Description	Sum
Transport	Active travel contribution	£200,000
	Dedication of land for future walking and cycling infrastructure	N/A
	Travel Plan and monitoring	£5,500
Climate change	Carbon offset fund contribution	£11,606.00
	Be-seen monitoring	N/A
	District Heat Network connection strategy	N/A
Public realm	Delivery of new public square	N/A
	Public arts strategy	N/A
Employment and skill strategy	Employment and skill strategy	N/A
	Employment and Skill contribution	£20,000
	Considerate Construction Scheme	N/A
Design	Retention of architect	N/A
S106 monitoring fees	5 per cent of the total value of all contributions; and A fixed charge to manage non-monetary obligations of £350 per head of term	

6. Since the publication of the Planning Committee report, the Applicant has also provided a full response to comments raised during public consultation. The comments received during consultation have already been fully covered in the paragraph 6.3 of the main report.
7. A high resolution version of the report on Heritage House is also attached which contains improved images of the development. Unfortunately, due to the system limitations, the production of the agenda compressed the images contained in the original report