

ADDRESS: Green Lanes and Finsbury Park to the west the southern curtilage of the Stoke Newington Reservoirs to the south and the New River to the north, Woodberry Downs, Woodberry Grove, Newnton Close, London N4	
WARD: New River	REPORT AUTHOR: Tom Webster
APPLICATION NUMBER: 2013/3223	VALID DATE: 01/10/2013
DRAWING NUMBER:	
APPLICANT: Berkeley Homes Units A & B Riverside Apartments Goodchild Road London N4 2BA	AGENT: Rolfe Judd Planning Old Church Court Claylands Road London SW8 1NZ
PROPOSAL: Hybrid application seeking: <p>Outline planning permission (all matters reserved) for demolition of existing buildings and structures at Woodberry Down Estate to provide up to 275,604sqm floorspace GEA (excluding car parking); comprising up to 3,242 residential units and a maximum of 10,921sqm non-residential floorspace within Classes A1 (Retail), A2 (Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), Class B1 (Offices), Class D1(Non Residential Institutions), and D2 use and Energy Centres; along with provision of new open space and public realm and associated car parking and highway improvement works to Seven Sisters Road including a narrowing from six carriageways to four carriageways.</p> <p>Full Planning permission for the redevelopment of the land bounded by Towncourt Path, Kayani Avenue, Green Lanes, West Reservoir/Springpark Drive and Woodberry Down (Phase 2) for the erection of four buildings between 3 and 20 storeys to provide 670 new homes (comprising 30 studios, 310 one bed, 271 two bed and 59 three bed units), 550sqm of non residential floorspace GEA within Classes A1-A4, Class B1, Class D1 and D2 use and new open space and public realm with 1092 car parking spaces and 740 cycle spaces at ground and basement level.</p>	
RECOMMENDATION SUMMARY: (1) GRANT Full and Outline planning permission subject to conditions, referral to the Greater London Authority and completion of a S106 Agreement.	

ANALYSIS INFORMATION

ZONING DESIGNINATION: (Yes) (No)

CPZ		X
Conservation Area		X
Listed Building (Statutory)	x	
Listed Building (Local)	x	
DEA		X

LAND USE DETAILS:	Use Class	Use Description	Floorspace sqm
Existing	C3	Residential accommodation	5500 (GIA)
Extant permission	A1,	Retail/Shops	676 (GIA)

Proposed Residential Details	Use	Residential Type	No. of bedrooms per unit			
Private		Flats				
Social Rented		Flats				
Intermediate		Flats				
Total		Flats				

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Proposed			

CASE OFFICER'S REPORT

1. SITE CONTEXT

- 1.1. The application site is located in the northern part of the Borough abutting the boundary with the London Borough of Haringey. It is bounded by two former reservoirs to the south and by Green Lanes and Finsbury Park to the west. The New River forms the boundary to the north, south and east of the site.
- 1.2. Woodberry Down is a former London County Council housing estate, constructed in stages from the 1940s through to the last phase, Rowley Gardens, in the 1970s. The earliest blocks on the estate (Nicholl, Needwood, Ashdale and Burtonwood Houses) were constructed as eight storey buildings with reinforced concrete construction. Later, blocks followed the predominantly five-storey balcony access model.
- 1.3. The estate was made up of 2,013 dwellings, of which 1,980 were either existing or former Council properties, with the remaining 33 being privately-owned.
- 1.4. The estate also contains Woodberry Grove Primary school, Skinners Academy, a small community run library, St. Olave's Church and Church Hall, the John Scott Health Centre and Stoke Newington Reservoir Centre.
- 1.5. Manor House underground station is located at the western edge of the site. A number of bus routes run along Seven Sisters Road through the middle of the estate.
- 1.6. Woodberry Down site straddles the Seven Sisters Road, which, unusually, has 6 vehicle lanes instead of four on the other parts of this long road.
- 1.7. A number of private housing areas are also included within the site (Woodberry Grove (North), Springpark Drive and Burtley Close) and have been/are going to be the subject of a compulsory purchase order.
- 1.8. The site is bounded on three sides by the New River (a designated Green Link) and to the south by the East and West Stoke Newington Reservoirs (designated Metropolitan Open Land (MOL) and of metropolitan significance for nature conservation; the East Reservoir is also a Local Nature Reserve). Green Lanes forms the western boundary of the site with Finsbury Park beyond (in LB Haringey; also MOL and of Borough significance for nature conservation).
- 1.9. The surrounding area comprises largely Victorian housing with some 20th and 21st century infill developments.

2. CONSERVATION IMPLICATIONS

- 2.1 The application site does not fall within a Conservation Area but there are a few listed buildings both within the site and adjacent to the site. The site includes the Grade II listed Woodberry Down Infants School, St Olaves Church, the John Scott Health Centre, the Ivy House Sluice, Bridge Over New River and the Gas House to West of Reservoir. The Grade II* listed Old Castle Climbing Centre is located to the south west of the site plan. There is also the locally listed 228 Lordship Road and Filtration Plant Building at west end of reservoir within the site area.
- 2.2 The application sites does not fall within a conservation area however it abuts the Stoke Newington Reservoir Filter Beds and New River Conservation Area which lies immediately to the south.
- 2.3 The southern fringe of the site is designated Metropolitan Open Land.

3 HISTORY

Area Action Plan & Urban Design Framework

- 3.1 The area has been the focus of regeneration proposals since 1999. An Area Action Plan (AAP) for the regeneration of the Woodberry Down area was adopted in August 2004. This established the parameters for regeneration and redevelopment principles and set out a vision to transform the area into a sustainable neighbourhood.
- 3.2 An urban design framework then built on the AAP's key provisions. This was adopted by Cabinet in January 2005. It set out a vision and developed a three-dimensional design approach, including detailed consideration of massing and building heights.
- 3.3 The Site has been the subject of a number of past planning applications. Those of most relevance and significance are set out below:
- 3.4 LBH ref: 2007/0014. This outline application was known as the Masterplan and the Council resolved to grant planning permission on the 10 September 2007, subject to a Section 106 legal agreement for:

“To demolish all existing buildings on the Woodberry Down Estate, with the exception of St. Olave's Church, the Beis Chinuch Lebonos Girls School, Reservoir Centre, Primary school and Health Centre. Redevelop the site with 4,644 homes (including 41% affordable), comprising 1-bed, 2-bed, 3-bed, 4-bed flats, and 5-bed flats, 5-bed and 6-bed houses with associated car parking at an overall site provision rate of 50%; approximately 38,500m² of non-residential buildings and associated car parking, including 5194m² of retail buildings within classes A1-A5, 3144m² of class B1 Business use, 30,000m² of class C1, D1 and D2 use including education, health centre, children's centre, community centres, youth centre; provision of new civic space, public parks, open space, landscaping of the edges of the New River

and the East and West Reservoirs, construction of bridges across the New river; reduce width of Seven Sisters Road from 6 to 4 lanes and related improvements to the public realm; formation of new access points to the new Woodberry Down Neighbourhood, the creation of new and improvement of existing cycle and pedestrian routes to and within the estate (Outline Application matters for determination siting, design and means of access)”

3.5 LBH ref: 2008/1050 (Revised Masterplan) resolved to grant planning permission on the 16 October 2008, subject to a Section 106 legal agreement, for:

“Comprehensive development, to provide:- 4,664 homes (including 41% affordable), with associated car parking at an overall site provision rate of 50%; approximately 38,500 m2 of non-residential buildings and associated car parking, including 5,194 m2 of retail buildings within classes A1-A5, 3,144 m2 of class B1 Business use, 30,000 m2 of class C1, D1 and D2 use including education, health centre, children’s centre, community centres, youth centre; provision of new civic space, public parks, open space, landscaping of the edges of the New River and the East and West Reservoirs, construction of bridges across the New River, reduce width of Seven Sisters Road from 6 to 4 lanes and related improvements to the public realm; formation of new access points to the new Woodberry Down Neighbourhood, the creation of new and improvement of existing cycle and pedestrian routes to and within the estate.”

3.6 Other Applications (Reserved matters and discharge of conditions)

3.7 LBH ref 2007/1841 (Kick Start Site 1): On the 12th March 2008 the Council resolved to grant Full Planning Permission subject to a Section 106 Agreement, for:

“Redevelopment to provide a mixed use scheme comprising 456 residential units (Class C3), 1128sqm Priority Community Facility with associated retail (Class D1/A1), 904 sqm of flexible accommodation to include retail, restaurant, business and other uses (Class A1, A2, A3, A4, B1, D1, D2), ground and basement car parking (186 spaces). Development to comprise seven blocks of four to twenty five storeys in height, new access road and junction to Woodberry Grove, new public open space and new Local Area for Play. (detailed application).”

3.8 LBH ref 2009/0488 (Kick Start Site 1): On the 10 June 2009 the Council resolved to grant Full Planning Permission subject to a Section 106 Agreement, for:

“Modifications to planning permission reference 2007/1841 to provide a mixed use scheme comprising 490 residential units (Class C3), 730 sqm for a community hall and related facilities (Class D1), 1240 sqm retail, restaurant, business and other uses (Class A1, A2, A3, A4, B1, D1, D2), ground and basement car parking (169 spaces). The development comprises seven blocks of four to twenty seven storeys in height, a new access road running between Woodberry Grove and Towncourt Path, a re-aligned

junction at Woodberry Grove/Woodberry Down, a new linear public open space and new Doorstep Play Space.”

- 3.9 LBH ref 2009/2754 (Kick Start Site 2): On the 14th December 2009 the Council resolved to grant Reserved Matters Planning Permission subject to the completion of a S106 agreement, for:

“Redevelopment to provide 220 affordable (social rented and intermediate) dwellings and associated amenity space, car parking and cycle parking, and creation of new park to the east of the site (known as Rowley Gardens within the Masterplan). The scheme comprises the erection of three blocks ranging in height from 7 storeys to 10 storeys.”

- 3.10 LBH ref. 2009/2754 (Kick Start Site 3): On the 17th February 2010 resolved to grant Reserved Matters Planning Permission subject to the completion of a S106 agreement, for:

“Redevelopment of the site to provide 294 private residential units, 676 sq m retail floorspace at ground level facing Woodberry Grove, associated amenity space, underground car parking and cycle parking as well as the enhancement of the Metropolitan Open Land (MOL) area to the south of the blocks adjacent to the New River. The scheme comprises the erection of four blocks ranging in height from 4 storeys to 10 storeys.”

- 3.11 LBH ref. 2010/2427 (Kick Start Site 4 and Masterplan Block 21). On the 10th January 2011 the Council resolved to grant Reserved Matters Planning Permission subject to the completion of a S106 agreement, for:

“(A) Full Approval of Reserved Matters in respect of site at 7 Newnton Close (KSS4) to provide 170 residential units comprising a mix of affordable (intermediate) and private units and associated amenity space, car parking and cycle parking as well as the retention and enhancement of the Metropolitan Open land (MOL) to the south of the site. The scheme comprises the erection of a block ranging in height from 4 storeys to 18 storeys.

(B) Partial Approval of Reserved Matters in respect of Block 21 relating to condition 5 (part): namely the redevelopment of the site with the erection of a new building ranging in height from 5 to 6 storeys comprising 95 social rented residential flats with associated car parking and amenity space and enhancement of the Metropolitan Open Land (MOL) to the south of the site.”

- 3.12 LBH ref. 2010/0223 (Kick Start Site 5): On the 10th January 2011 the Council resolved to grant Full Planning Permission subject to the completion of a S106 agreement, for:

“Redevelopment of the site to provide 176 affordable (social rented and

intermediate) and private units and 835sqm of commercial floorspace (comprising Class A1, A2, A3, A4, A5, B1 and D1) with associated amenity space, car parking and cycle parking. The scheme comprises the erection of three blocks ranging in height from 2 storeys to 9 storeys.”

- 3.13 LBH ref. 2010/2500 (Kick Start Site 1): On the 10th January 2011 the Council resolved to grant approval of a Section 73 application to vary conditions, revising the scheme’s housing mix with a greater proportion of 1 bed flats.
- 3.14 LBH ref. 2010/2584 (Kick Start Site 3): On the 10th January 2011 the Council resolved to grant approval of a Section 73 application to vary conditions, revising the scheme’s housing mix with a greater proportion of 1 bed flats, and changes to the building heights and elevations.
- 3.15 LBH ref: 2010/2584 April 2011 - Section 73 application () was granted "to vary Condition 2 (Development implemented in accordance with approved plans) of planning permission reference: 2009/2711 for the redevelopment of the site to provide 306 private residential units, 676 sq m retail floorspace at ground level facing Woodberry Grove, associated amenity space, underground car parking and cycle parking as well as the enhancement of the Metropolitan Open Land (MOL) area to the south of the blocks adjacent to the New River. The scheme comprises the erection of four blocks ranging in height from 4 storeys to 10 storeys."
- 3.16 December 2011 - resolution to grant (subject to a section 106 legal agreement) section 73 application for amendments to the above Reserved Matters (Ref: 2009/2711) and section 73 consent (Ref: 2010/2584) for alterations to the ground floor of Blocks 1 and 2 and landscaping to accommodate a revised basement car park ramp. This decision has not yet been issued as the section 106 legal agreement has yet to be signed.
- 3.17 *March 2012 – Full Planning permission (Planning Ref: 2011/2930) granted for*
“Erection of four buildings ranging in height between 4 storeys and 31 storeys with additional 2-storey architectural feature (overall maximum height of 101 metres above natural ground level) comprising of 405 residential units (158 X one-bed, 160 X two-bed and 87 X three-bed), 670 sq m of flexible Class A1, A2, A3, B1 and D1 floorspace at ground floor level facing Woodberry Grove, together with provision of car parking spaces, cycle parking spaces, open space with hard and soft landscaping and new landscaping to Metropolitan Open Land, the creation of new vehicular access, servicing areas and all other associated works.” This was a ‘stand alone’ planning application (not a reserved matters application), and so did not fall within the parameters specified in the masterplan permission.
- 3.18 *May 2013 – Section 73 Application (Planning Ref: 2012/3693) granted for*

“Variation to Condition 1 (Development in accordance with approved plans) of planning permission reference No. 2011/2930 dated 30 March 2012 comprising of a revised mix of accommodation (18 X studio, 136 X 1-bed, 164 X 2-bed and 87 X 3-bed) and revisions to unit sizes and layouts, reductions and increases in private amenity spaces to flats, new additions at fifth and seventh floor levels, raised glazed elevation in the central element of Block 3, and redesign of Block 3 elevations including altered entrances.”

3.19 October 2013 – Section 73 Application (Planning Ref: 2013/1987) granted for

“Variation to Condition 1 (Development in accordance with approved plans) of planning permission reference No. 2012/3693 dated 10 May 2013 comprising of a revised mix of accommodation (16 X studio, 156 X 1-bed, 142 X 2-bed and 87 X 3-bed) and revisions to unit sizes and layouts, reductions and increases in private amenity spaces to flats, increase in height and massing of the 31-storey tower (Block 1A), extension to 8th storey of Block 1A, additions and extensions to 5th, 6th, 7th, 8th, 9th & 10th storey of Block 2, redesign of elevations to Blocks 1A, 1B & 2 including altered entrances and materials, and a reduction in the size of the basement. “

4 CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 08/11/2013
- 4.2 Date Statutory Consultation Period Ended: 15/12/2013
- 4.3 Site Notice: Yes
- 4.4 Press Advert: Yes
- 4.5 **Neighbours**
- 4.6 Letters were sent to 5109 occupants of adjoining and nearby properties.
- 4.7 A total of 32 responses have been received, of which 9 of these letters were in support the scheme, 17 objected to the scheme and 6 were neutral. These responses were received prior to the submission of amendments and further information.
- 4.8 The grounds of objection and concerns can be summarised as follows:
- The height of the proposed tower is out of keeping with the surrounding area
 - Objections to narrowing the Seven Sisters Road and request for a bus lane
 - Concerns about proximity of residential units to Seven Sisters Road and access issues
 - Dealing with visitor parking and traffic near the reservoir
 - Environmental concerns about living alongside a construction project including inhaling fumes as well as dealing with pests such as rats

- The protection of mature trees and green spaces, in particular in relation to Seven Sisters Road and the reservoirs respectively, bearing in mind the expected additional footfall and the protection of safety and wildlife, especially at night
- Lack of engagement with local people
- Concerns about the number of additional people moving into the area, their amenity and transport needs
- Concern regarding the proportion of social housing
- Requests that plans are inclusive of elderly and families
- Request for a review of the listed building status of parts of the social housing estate
- There should be adequate provision for the storage and disposal of domestic refuse
- Concerns about the quality of housing proposed, in particular regarding ventilation, sound insulation and compliance with the relevant Building Regulations.

4.9 The reasons for supporting the scheme can be summarised as follows:

- Existing flats are too small and rat infested, and there is a real urgency to be relocated into bigger and better made accommodation,
- People are very happy with the Woodberry Down redevelopment to date
- Berkeley Homes is doing a wonderful job of improving the appearance of this area and more residents are welcomed.
- There is a need for more local shops, cafes, bars, pubs and recreational centres, so it is good to see that more are in the planning.

External Statutory Consultees and local groups

Greater London Authority (GLA)

4.10 The Greater London Authority provided their Stage One Response on the 13th of January, 2014. The key points are summarised below:

- **Principle of development:** The principle to deliver a comprehensive, residential led, mixed-use, estate renewal masterplan is strongly supported in strategic terms.
- **Housing:** The overall approach to renewal is supported. Further clarification is sought with respect to residential quality within the detailed element of the scheme and for the outline element, although the residential indicators set out in the design principles document is supported.
- **Children's playspace:** The approach to play supported and in line with the London Plan policy 3.6.
- **Urban Design:** The proposed design is generally well considered and the scheme is acceptable in this regard.

- **Inclusive areas:** Further information is required as to the location of the wheelchair accessible units to meet London Plan Policies 3.8 and 7.2
- **Sustainable Development:** The applicant has provided sufficient information and the scheme broadly complies with policy 5.2 of the London Plan.
- **Transport:** Further information relating to the Seven Sister's Road modelling report is needed before the scheme is reeled back at Stage Two.
- **Flooding:** Given information set out in the Environmental Statement and the FRA, the scheme is acceptable and in line with London Plan policy 5.12.

4.11 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008, the Mayor is required to provide the local planning authority with a statement setting out whether or not he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application.

Environment Agency

4.12 The Environment Agency was consulted and they replied to the Council with the following comments:

- *“We consider that outline planning permission can be granted for the proposed development as submitted subject to the following conditions being applied. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.”*

4.13 Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) - Woodberry Down Masterplan Review Hybrid Planning Application, Level 2 Flood Risk Assessment, Berkeley Homes (Capital) plc, September 2013 - Appendix E: Flood Risk Assessment and Preliminary Surface Water Drainage Strategy and the following mitigation measures detailed within the FRA:

- Limiting the surface water run-off generated by the critical 1 in 100 chance in any year storm event, taking the effects of climate change into account, so that it will not exceed the 6.8l/s/ha.
- Provision of Sustainable Drainage Systems including Green Roofs and Permeable Paving, as outlined within the approved Flood Risk

Assessment.

- Reason
To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

4.14 Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

- Reason
Although this site is within Source Protection Zone 1 (SPZ 1), this relates to the Chalk Aquifer at depth (at least 40m thickness overlying London Clay). Therefore, the chalk aquifer is not considered a vulnerable receptor.

English Heritage

4.14 English Heritage (EH) has responded with response outlined below:

- There is a potential that localised archaeological survival is identified in the applicant's archaeological assessment of the site (ES Non-Technical Summary). The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of a potential for localised archaeological survival is identified in the archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.
- In view of this, EH advise that the following condition be appended to any forthcoming consent, in order to mitigate archaeological impact:
- Condition
A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.
- No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).
- The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and

dissemination of the results and archive deposition has been secured.

- Reason
Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.

Canal and River Trust

- 4.15 The Canal and River Trust advised Hackney Council that the development is outside the notified area for household, minor and major scale development. The Trust informed the Council of its role in replacing British Waterways as a statutory consultee as set out in Town and Country Planning (Development Management Procedure) England 2010.

Natural England

- 4.16 Natural England has responded with advice on topics as summarised below.
- 4.17 *Statutory nature conservation site*
No objection.
- 4.18 *Protected species*
Refer to Standard Advice
- 4.19 *Green Infrastructure*
Encourage incorporation
- 4.20 *Biodiversity enhancements*
Incorporate features such as roosting opportunities for bats, or bird nest boxes to secure enhancement, in accordance with paragraph 118 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40 (3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.
- 4.21 *Landscape enhancements*
Take up opportunities to enhance character and local distinctiveness through green space provision and access to and contact to nature.

London Wildlife Trust

- 4.22 No comments received to date.

Thames Water

4.23 No comments received to date.

Hackney Learning Trust

4.24 No response received to date.

The Hackney Society

4.25 No response received to date.

London Fire and Emergency Planning Authority (LFEPA)

4.26 They wrote and stated that they are satisfied with the proposal.

Crime Prevention Design Advisor

4.27 No response received to date.

Spring Park Tenants and Residents Association

4.28 No response received to date.

Woodberry Down Community Organisation (WDCO)

4.29 No response received to date.

4.30 London Borough of Islington

4.31 No comments received to date.

4.32 London Borough of Haringey

4.33 No comments received to date.

Council Departments

Urban Design

4.34 The Conservation, Urban Design and Sustainability (CUDS) team has worked with the applicant for 12 months during the pre-application stage to develop the Masterplan framework. The design development of the Masterplan has been positive and largely informed the Design Principles document (DPD) and parameter plans that will be used to instruct and guide future reserved matters applications. Discussions have also taken place in regard to the detail of Phase 2.

4.35 The development of the Masterplan is based on rigorous analysis of the existing context within and around the site and a review of the successes and failures of the previously consented masterplan.

4.36 The existing medium to large scale buildings are generally of poor to mediocre architectural quality and condition. The layout, alignment and ground floor design of the blocks create poor definition and activation of streets within the

site. The principle of demolition was established as part of the 2008 planning consent for Woodberry Down, a majority of the dwellings were in a poor state of repair and fell short of the Government's Decent Homes standards. The same principles apply for this application that continues the process of the wider estate regeneration.

- 4.37 A key driver of reviewing the Masterplan is to better exploit some of the key site characteristics including views over central London and Alexandra Palace to the north and incorporating and drawing in the amenity of the East and West Reservoirs through views and opens space. This has been achieved by creating key north-south orientated green fingers, that generate fewer but larger public parks, less roads and therefore generates urban block and layout efficiencies to accommodate a variety of housing forms.
- 4.38 The Woodberry Down Masterplan area incorporates a number of Kick Start Sites (KSS's) as well as the older post-war LCC estate buildings.
- 4.39 Overall the proposed Masterplan presents a well considered framework for the continued development of the Woodberry Down regeneration area. The application is supported in urban design terms for the following key reasons:
- The proposed Masterplan maximises the site's environmental assets and creates a more efficient layout of plots and public spaces
 - The proposed heights respond to the surrounding townscape and reinforce the proposed Central Square and Manor House as centres of activity
 - The proposed masterplan improves the setting of heritage assets, especially the Stoke Newington Reservoirs, Filter Beds and New River conservation area
 - The Design Principles Document establishes a well conceived framework for guiding future reserved matters applications
 - Promotes high quality public realm and streets and reduces the severance of Seven Sisters Road
 - The Landscape Strategy creates well designed parks and open spaces that will deliver new leisure spaces and increase the biodiversity of the area

Transport

- 4.40 The development proposal, on the whole, is acceptable providing that planning conditions and obligations recommended are secured.
- 4.41 The site has good accessibility to public transport and is appropriate for a car-free development. The level of car parking is lower than the level approved under the consented [2009] masterplan and as such might be

considered acceptable [on the basis of precedence]. However, the level of car parking [26.5] is higher than the provision allowed under similar developments in the locality. The level of car use should be restricted by a car-free s.106 agreement.

- 4.42 The development provides a significant number of cycle parking spaces for residential use but is required to meet the Council's cycle parking standards [LBH Cycle Parking Standards 2013]. Additional visitor spaces should be provided for the residential and other use. The details of cycle parking should be conditioned.
- 4.43 The servicing strategy is generally acceptable but will need to be considered in greater detail under the detailed planning applications.
- 4.44 The development improves pedestrian and cycling permeability and creates an improved public realm. The road layouts are considered satisfactory, but will be considered in greater detail under reserved matters applications.
- 4.45 The development is expected to derive significant benefits from the Seven Sisters Road (SSR) Improvements scheme [although not reliant on it]. The SSR scheme is being tested though a traffic model being undertaken by the developer, with TfL and LBH involvement.

Housing

- 4.46 The Housing Directorate broadly supports this application
- 4.47 Our strong preference is that the policy requirements of our Local Plan and the London Plan are met. In the earlier phases of the scheme our priority is to support and sustain the existing community of Woodberry Down by enabling the residents to be re-housed in new homes at Woodberry Down in line with the commitments made to them by the Council. In order for the scheme to progress appropriate types and sizes of new housing must be provided so that existing residents can move into new homes, blocks can be demolished and sites cleared to allow for new development. As the majority of residents require one and two bedroom homes for rent we are prepared to accept a lower proportion of family sized units containing 3 or more bedrooms in phases 3 to 5.
- 4.48 We would require a review to be carried out during phase 5, or at a point early enough in the process to influence the dwelling mix in Phase 6 onwards, to look to increase the percentage of family housing and to address any housing tenure and dwelling-size imbalance from the earlier phases.
- 4.49 The Housing Directorate supports the commitment to provide 41% affordable housing across all phases 1 to 8.
- 4.50 The Housing Directorate acknowledges that the proposed tenure split between social housing and intermediate housing is not planning policy compliant. In order to improve viability and ensure that the needs of existing residents that need to be re-housed are adequately met, the scheme is delivering a higher

percentage of intermediate housing as part of the affordable housing programme than planning policy stipulates. The Housing Directorate would like this imbalance addressed as part of the review mechanism for phases 6 to 8 as referred to above.

- 4.51 The Housing Directorate does not consider discount market homes to be affordable and therefore does not support the provision of this product.

Spatial Planning

- 4.52 CS19 (Housing Growth) seeks to ensure that proposed residential developments incorporate a mix of dwelling types and sizes that reflect and respond to Hackney's current and future housing needs, and positively contribute to the creation of mixed sustainable communities and neighbourhoods.

- 4.53 The Council's approach will be informed by up to date assessments of local housing need and demand. As such the principal of the redevelopment of the Woodberry Down Estate for housing and ancillary uses is supported in principal, subject to more detailed discussion during the application process.

Landscape Officer

- 4.54 Generally supports the proposals for phase 2, but would like to see a clearer plan with tree numbers on showing which trees will remain and those that will be lost after the redevelopment. This can be dealt with by condition.
- 4.55 There should also be a condition that ensures that structures and buildings will be no closer to retained trees than shown in the drawings.

Energy Conservation Officer

- 4.56 The energy officer is satisfied that the energy meets the appropriate London Plan policy, subject to the conditions .

Health and Community Services

- 4.57 The Council's waste strategy officer would like to see more information on the location of bins and submission of a waste strategy plan before any reserved matters are submitted .

4.58 *Senior Engineer – Flooding*

- 4.59 Requests further information about flood risk management, and has suggested a condition) that will secure greater drainage capacity in a storm

Design Review Panel (DRP)

- 4.60 The pre-application hybrid application went to CABE (Commission for Architecture and the Built Environment) on the 5th June 2013. It also went to

Hackney DRP three times over a period of 8 months. It went to Hackney DRP on the 12th December 2012, the 13th March and the 12th June 2013. Phase 2 also went to Hackney DRP on the 24th July 2013.

- 4.61 For ease of reference, the DRPs final comments are set out below:
- 4.62 This is the third pre-application design review of the Masterplan Review for Woodberry Down. The panel previously acknowledged that the Review processes has moved the masterplan forward and welcomed several of the strategic moves. Concerns had previously been raised regarding the rationale for the height strategy across the site and a simplification of the masterplan approach.
- 4.63 **Site wide strategies**
- 4.64 The Panel welcome the simplification of the character areas and the reinforcement of the key north-south strategic moves. The strength of this framework is in the relationship to the surrounding environmental condition and drawing this through the masterplan area. The proposed character areas across the site demonstrate a clear rationale related to the surrounding environments.
- 4.65 Although the character areas are successful in concept, the Panel feel that the applicant team has not clearly stated the key attributes of each character area and how it will manifest in the masterplan document. At present they are overly generic and neither reference the strong characteristics of the surrounding environment or create a new character in themselves. Because of this absence of detail, the panel struggled to appreciate what the spaces and the architecture created would be like on the ground and in the future.
- 4.66 The panel encourage the applicant team to develop the character areas further into specific cohesive design guidance. Such guidance includes typologies, ground floor character, landscape character, street environments, scale and massing, materials/colour and architectural styles.
- 4.67 The landscape structure would benefit from the introduction of blue (water) infrastructure and SUDS that will enhance the character of the 'green fingers' and relate to the existing water features.
- 4.68 **Masterplan structure**
- 4.69 The panel appreciate the feasibility issues guiding the amount and location of commercial premises. Nevertheless, the absence of amenities such as local shops or pubs from the east of the site appears to be a missed opportunity that could enliven the neighbourhood and provide some focus to these large character areas.
- 4.70 The Panel feel there is a general lack of conviction in the drawings and that the key (and important ideas supported by the panel) ideas of the illustrative masterplan should come across stronger.

4.71 Height strategy

4.72 The strategy for height has developed since earlier iterations, with a clear overarching strategy for height across the site. Nevertheless, the areas of exception should be justified by the context outside of the masterplan area as well as within. For example, the 18 storey tower on Green Lanes does not dovetail with the surrounding townscape in the area or the general strategy. It is acknowledged that height can be a good thing to structure the masterplan, provide way markers and identifying key urban spaces, but there are other means of defining place. At present the tower along Green Lanes feels like a random tall element looking lost and out of place within its surrounding context.

4.73 Planning material

4.74 The panel feel that the applicant would benefit from further rationalisation and simplification of submission material that clearly demonstrates the key moves of the masterplan concept and how they have been developed and would be delivered in the design principles document.

4.75 Seven Sisters Road

4.76 The panel acknowledge that the masterplan can be designed to accommodate the downgrading of Seven Sisters or the continuation of the existing situation. However, the panel consider that the proposed downgrading is fundamental to the success of the masterplan and should be undertaken upfront to create a big step change in the area.

4.77 Concluding Advice:

4.78 The panel feel that the applicant would benefit from more detailed analysis of what has been built, looking at what works and what has failed. A section on this in the design and access statement could help generate further evidence and support for the proposals.

4.79 The key moves should come across with greater conviction in the drawings. This information should translate into the design principles and define the key features of the masterplan.

4.80 Certain key principles and moments of intensity, like the public space and ground floor treatment, should be clearly detailed and principles established in the Masterplan.

5 POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995) – Saved Policies

EQ16	-	Protection of Listed Buildings
EQ31	-	Trees
EQ40	-	Noise Control
EQ41	-	Development Close to Existing Sources of Noise
EQ42	-	Air Pollution
EQ43	-	Development on Contaminated Land
EQ44	-	Water Pollution
E14	-	Access and Facilities for People with Disabilities
E18	-	Planning Standards (Employment)

5.2. Hackney Local Development Framework (LDF) (November 2010)

CSP6	Transport and Land Use
CSP7	Working with Infrastructure Partners
CSP9	Investing in Education
CSP10	Lifelong Learning
CSP11	Health Investment and Infrastructure
CSP12	Health and Environment
CSP13	Town Centre
CSP16	Employment Opportunities
CSP17	Economic Development
CSP18	Promoting Employment Land
CSP19	Housing Growth
CSP20	Affordable Housing
CSP22	Housing Density
CSP24	Design
CSP25	Historic Environment
CSP26	Open Space Network
CSP27	Biodiversity
CSP29	Resource Efficiency and Reducing Carbon Dioxide Emissions
CSP30	Low Carbon Energy, Renewable Technologies and District Heating
CSP31	Flood risk
CSP32	Waste
c CSP33	Promoting Sustainable Development

.5.3 Hackney Development Management Local Plan (Draft document at Publication Stage)

Proposed Policy DM1 - High Quality Design

Proposed Policy DM2 - Development and Amenity
Proposed Policy DM3 - Promoting Health and Well-Being
Proposed Policy DM4 – Communities Infrastructure Levy & Planning Contributions
Proposed Policy DM19 - General Approach to New Housing Development
Proposed Policy DM5 - Protection and Delivery of Social and Community Facilities and Places of Worship
Proposed Policy DM6 - Arts, Culture and Entertainment Facilities
Proposed Policy DM21- Affordable Housing
Proposed Policy DM 22 – Homes of Different Sizes
Proposed Policy DM28 - Managing Heritage Assets
Proposed Policy DM31- Open Space and Living Roofs
Proposed Policy DM32 - Protection and Enhancement of Existing Open Space and the Lee Valley Regional Park
Proposed Policy DM34 - Sites of Nature Conservation Value, Walthamstow Reservoirs Special Protection Area and Walthamstow Marshes Sites of Special Scientific Interest
Proposed Policy DM35 - Landscaping and Tree Management
Proposed Policy DM37 – Performance Targets for Major Residential Development
Proposed Policy DM39 - Sustainability Standards for Other Development
Proposed Policy DM41 - Heating and Cooling
Proposed Policy DM43 - Pollution and Water and Air Quality
Proposed Policy DM44 - Flooding and Flood Risk
Proposed Policy DM45 - Movement Hierarchy
Proposed Policy DM46 - Development and Transport
Proposed Policy DM47 - Walking and Cycling
Proposed Policy DM48 - Parking, Car Free and Car Capped

5.4 Manor House Area Action Plan, 2013

AAP Principle 1: A Vibrant and Mixed-Use Local Centre
AAP Principle 2: Enhancing Local Character and Distinctiveness
AAP Principle 3: A High Quality Public Realm
AAP Principle 4: Movement and Accessibility: A Connected Place
AAP Principle 5: A Sustainable Place
Opportunities for Change Site 2 - Green Lanes - Reservoir Link .

5.5 Supplementary Planning Guidance (SPG) / Document (SPD)

SPG1 New Residential Development
SPG11 Access for People with Disabilities
SPG12 Conservation

5.6 London Plan (2011)

- 2.1 London in its global, European and United Kingdom context
- 2.5 Sub-regions
- 2.9 Inner London
- 2.13 Opportunity Areas and Intensification Areas
- 2.15 Town Centres
- 2.18 Green Infrastructure: The Network of Open Spaces
- 3.1 Ensuring equal life chances for all
- 3.2 Improving health and addressing health inequalities
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.7 Large Residential Developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 3.15 Co-ordination of housing development and investment
- 4.1 Developing London's economy
 - 4.3 Mixed use development and offices
 - 4.7 Retail and town centre development
 - 4.8 Supporting a successful and diverse retail sector
 - 4.10 New and emerging economic sectors
 - 4.11 Encouraging a connected economy
 - 4.12 Improving opportunities for all
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.5 Decentralised energy networks
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy

- 5.8 Innovative energy technologies
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
- 6.1 Strategic approach
- 6.3 Assessing effects of development on transport
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.7 Location and design of tall buildings
- 7.8 Heritage assets and archaeology
- 7.11 London view management framework
- 7.12 Implementing the London View Management Framework
- 7.13 Safety, security and resilience to emergency
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 7.19 Biodiversity and access to nature
- 8.2 Planning obligations
- 8.3 Community infrastructure levy

5.7 Strategic Policy Guidance

The Mayor's Economic Development Strategy
Employment Action Plan
Housing SPG
Housing Strategy
Draft Revised Housing Strategy
Providing for Children and Young People's Play and Informal Recreation
SPG
Revised View Management Framework SPG
The Mayor's Transport Strategy
Mayoral Community Infrastructure Levy
Accessible London: achieving an inclusive environment SPG
Planning and Access for Disabled People: a good practice guide (ODPM)
Sustainable Design and Construction SPG
Mayor's Climate Change Adaptation Strategy
Mayor's Climate Change Mitigation and Energy Strategy
Mayor's Water Strategy

5.8 National Planning Policies

NPPF – National Planning Policy Framework

4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design
10. Meeting the challenge of climate change
12. Conserving and enhancing the historic environment

6. COMMENT

Background and Summary

6.1 Since 2007, the Council together with Berkeley Homes has been working on delivering a comprehensive Masterplan for the demolition and redevelopment of the Woodberry Down housing estate. For various reasons, primarily as a consequence of the down turn in the

economy, it was considered necessary for a review of the Masterplan to be undertaken, the purpose being to ensure momentum on the project is maintained and that the redevelopment is completed in full in accordance with the aspirations of the Woodberry Down Area Action Plan (AAP).

- 6.2 Most of the Woodberry Down estate was constructed in the 1940s and 1950s and when it was built it was considered to be a model for future estates. Due to the poor quality of building materials available at the time coupled with the innovative construction methods used the buildings have not stood the test of time.
- 6.3 The quality of the existing stock is poor and there are a range of different problems ranging from damp to structural problems. A limited programme of interim repairs has been carried out which included roof repairs and door and window replacements. Some blocks will continue to require extensive maintenance including roof renewal and lift replacements. This places an economic burden on Hackney Homes and the Council.
- 6.4 At the start of development Woodberry Down was the largest housing estate in Hackney with 1980 homes in 57 blocks. 67% of the homes were social rented with the remainder owner-occupied or privately rented.
- 6.5 The area is culturally diverse with an ethnically mixed population. There is a significant minority of Turkish residents with Turkish being the second most commonly spoken language on the estate.
- 6.6 The residents of the estate have suffered from multiple deprivations including poor health, low educational attainment, high unemployment and high rates of crime. Since the start of the programme there has been some noticeable improvements including a reduction in crime and improved educational attainment.
- 6.7 Plans for the regeneration of the estate date back to the early 1990s. The planning authority has been advised that most of the residents who have been decanted have opted to return.
- 6.8 In November 2005, the developer was appointed to build out the Kick Start schemes on Phase One.
- 6.9 To date 394 social rented homes have been completed and 135 intermediate homes. A further 109 new social rented homes and 71 intermediate homes are currently on site. All of the social rented homes have been let to existing residents and many of the intermediate homes have been purchased by both existing residents and residents from the wider Hackney area. Feedback from new residents on the quality of the homes is reported to be positive and that levels of satisfaction are high.

- 6.10 As well as the new homes the Council has delivered the new Skinners' Academy and a new community centre and library on the estate. The developer has delivered a number of retail units, and a new park adjacent to the reservoirs on KSS1 and another park next to KSS3. These are understood to have been welcomed by local residents and have helped to integrate the estate into the wider neighbourhood.
- 6.11 A number of social and economic programmes are being run to benefit local people. Genesis Housing Association who are managing the new affordable housing have stated that they are committed to improving the opportunities of resident and they run a number of programmes including assisting residents to set up their own businesses.
- 6.12 Manor House Development Trust manage the community centre on behalf of the Council and they too provide a wide range of social-economic programmes which serve the local community including those who are living in market housing.
- 6.13 All of the parties involved, including the resident regeneration group, Woodberry Down Community Organisation (WDCO), are understood to be committed to building a strong and united community irrespective of housing tenure. WDCO members are drawn from across the estate and its Board is made up of existing residents and new residents across the different tenures.
- 6.14 Both the Developer and the Housing Association work closely with WDCO and WDCO have been actively involved in all aspects of the development including sitting on the project board which oversaw the development of the revised Masterplan.
- 6.15 Following extensive pre-application discussions between the applicant (Berkeley Homes) and the Council, a revised Masterplan in the form of a hybrid application has been submitted to the Local Planning Authority and is the subject of this report. If granted planning permission, this Masterplan will replace the 2009 Masterplan which has been partially implemented on site.
- 6.16 The revised Masterplan principally seeks to increase the number of residential units from 4,664 homes to 5,557 homes (an uplift of 893 units). The development proposes to be delivered in 7 phases, which are in addition to first phase of the previous Masterplan, which is currently being built out and delivered 563 affordable units. In addition to the above, the application also proposes to reduce the width of Seven Sister's Road.
- 6.17 The vision behind the Masterplan review remains the same as originally intended; i.e. to replace buildings that are in a decaying state

with better quality homes (re-housing all those decanted from the original estate), and regenerating the Woodberry Down Estate and wider area through the delivery of a significant amount of high quality public open space, new community facilities, new local job opportunities and additional affordable housing.

6.18 This hybrid application seeks full planning permission for phase 2, and outline planning permission for phases 3-8. Please see Appendix 3A for a colour plan showing the individual phases and the order they will be built out, if given consent.

7. Considerations

7.1 The principal material considerations relevant to this application are as follows:

- Environmental Statement
- Principle of land uses; including the impact of the creation of retail accommodation outside a district town centre and provision of supporting infrastructure
- Density
- Design and Heritage
- Landscaping, Open Space & Trees
- Transportation & Highways
- Housing considerations (Affordable Housing & Financial Viability, dwelling mix and quality of accommodation)
- Neighbouring amenity
- Energy and sustainability
- Accessibility
- Playspace
- Consideration of objections
- Planning Obligations and Community Infrastructure Levy (CIL)
- Conclusions

8 Environmental Impact Assessment

8.1 Environmental Impact Assessment (EIA) is a structured process for identifying the likely significant environmental effects of a development. The Town and Country Planning (Environmental Impact Assessment) (England) Regulations, 2011 (the EIA Regulations) set out the relevant procedures. The Development falls within the definition of an “urban development project” as specified in Schedule 2 of the Regulations, and the Site area exceeds the requisite 0.5 ha area threshold. In addition the height and quantum of the development as well as the sensitivity of the surrounding area have been taken into account in determining that an EIA should be carried out. As such an Environmental Statement (ES) has been submitted in support of the proposed Development.

8.2 The submitted ES considers the proposed development together with Phase 1 which has already been implemented.

8.3 The ES provides the information specified by the EIA Regulations and was informed by a scoping opinion provided by URS. The scoping opinion was sought from the Borough (LBH) in order to determine the likely significant environmental effects to be assessed by the ES and scope out any not considered relevant. The likely significant environmental effects assessed in the ES are as follows:

- Townscape and Visual Impact Assessment
- Socio –Economic Impact;
- Archaeology
- Built Heritage
- Transport
- Noise and Vibration
- Air Quality
- Water Resources and Flood Risk
- Soil and Ground Conditions
- Ecology
- Wind Microclimate
- Daylight, Sunlight and Light Spillage
- Waste and Waste Management
- Energy and Carbon Dioxide Emissions
- Radio and Television Interference
- Cumulative Effects

8.4 The ES submitted by the applicant was independently reviewed by AMEC on behalf of the Planning Service. AMEC have confirmed to the Planning Service that the submitted ES has adequately identified all of the potential environmental effects of the proposed scheme and that the appropriate mitigation measures are proposed. They have further stated, that subject to the imposition of appropriate planning conditions, the environmental impacts arising from this proposal would be negligible.

9 Land uses

9.1 The existing site is predominantly used for residential (C3 use) purposes. It consists of the Woodberry Down Estate, houses along Woodberry Grove, three schools (Skinners Academy, Woodberry Down Primary School), St.Olave's Church, John Scott Health Centre, two reservoirs, a pub and a community centre

9.2 The proposal would allow for the complete demolition of all the existing estate buildings and structures on the site and the erection of multi-storey buildings ranging from 3 storeys up to 20 storeys for mixed-use purposes. The resulting quantum and land uses which comprise the mixed-use offer are listed below

9.3

Table 1: Schedule of Accommodation Land Use

	GEA (sq m)	No. of units
Business/Office (B1)	2,500	
Residential (C3) (Outline)	264,916	3,242
Residential (C3) (Full Details)	65,825	670
Community (D1)	2,000	-
Leisure (D2)	2,000	-
Shop/retail (A1)	3,281	-
Flexible Uses (A1/A3)	907	-
TOTAL	333, 408	

9.4 Retail/restaurant A1 and A3 uses

- 9.5 One of the Council's objective's is to maintain and improve, where possible, the overall range of the borough's shopping facilities and resist proposals that would damage the viability or vitality of existing shopping centres.
- 9.6 The proposed retail and restaurant accommodation will mainly be distributed along Seven Sisters Road and around the central landscaped square in phase 4. The uses would provide for active frontages and interest at ground floor level and contribute positively by animating the new public space.
- 9.7 Although the proposed quantum of retail floorspace within the scheme can be considered modest given the overall size of the proposed development, it is nevertheless considered prudent that a Retail Impact Assessment (RIA) should be undertaken at the relevant phase of the development where the NPPF trigger point of 2,500sqm will be reached. This will need to accompany the detailed Reserved Matters application submitted for that phase and the requirement for this will be secured through condition.
- 9.8 The RIA will enable the Council to understand whether the amount of retail floorspace is likely to compromise the vitality of the nearby Manor House District Centre and whether further retail floorspace as part of the redevelopment is permissible.
- 9.9 In the interim, the applicants , following a request from the Planning Service, has submitted an addendum report that sets out a capacity modelling exercise demonstrating that the proposed floorspace will meet the quantitative need arising from the future growth in population in the area and is therefore unlikely to have an adverse impact on the district town centre.

9.10 Community, leisure and other supporting infrastructure (Use Class D1 & D2)

9.11 The London Plan highlights the major importance of social infrastructure in supporting London's expected growth and meeting the needs of its growing and diverse population (policy 3.16).

9.12 Community facilities enhance the sustainability and inclusiveness of communities (NPPF paragraph 70) by providing spaces where people and groups can meet and access a range of important local services. This includes day care and drop-in centres, libraries, advice and support centres, community meeting facilities and community halls, as well as arts and cultural facilities.

9.13 As well as financial contributions supporting community and physical infrastructure, the proposed development includes the physical provision of three new community centres and an adult learning centre (in phases 3-8), which will bring tremendous social benefits and this use is therefore welcomed.

9.14 Office (Use Class B1)

9.15 The council wishes to encourage a diverse and vibrant economic base in the borough, supporting sectors and businesses that can adapt to changing circumstances in order to ensure long term economic sustainability in Hackney.

9.16 The application is proposing a total of 2,500sqm of new office floorspace of varying sizes. This will ensure that the overall office space is filled by a range of businesses and not just one large company.

9.17 It is anticipated that the office floorspace will potentially provide 208 jobs (based on homes and community agency employment density figures 2010).

9.18 The introduction of modern, fit-for-purpose office floorspace is welcomed, provided that a marketing strategy is submitted to the Council. This condition will help ensure compliance with (policy DM15).

9.19 Housing (Use Class C3)

9.20 Although Hackney is exceeding the minimum targets¹ set for it in the London Plan, there is still a very pressing need for housing. Within the Hackney market there is a desperate shortage of housing, particularly affordable.

9.21 This site can and should be providing a very significant number of units to meet the desperate need for market and affordable units in Hackney.

¹ According the LB Hackney 2011/12 Authority Monitoring Report (Formerly Annual Monitoring Report)

Hackney has consistently exceeded its housing targets over the last 5 years, delivering 6,399 additional homes between 2006 and 2011. [This is] 2,059 homes or 47% more than the London Plan target of 4,340 [for that period]

- 9.22 In addition to the need for new housing, it is critical that the existing Council tenants of Woodberry Down, who have been experiencing very poor quality living conditions, are moved into better quality accommodation. This is one of the main drivers of the original masterplan. Therefore, the Planning Service welcomes the residential element of this predominantly residential led mixed-use scheme.
- 9.23 Conclusion: Overall the mix of land-uses suggested is considered appropriate for the site and supports the policy aims and objectives of the NPPF/London Plan/Core Strategy. The broad range of resulting uses proposed is expected to significantly increase the variety and type of employment opportunities created for the site, as well as creating improved living conditions and social infrastructure.
- 9.24 According to the plans 550sqm of flexible uses will be provided as part of phase 2 and this could include retail, office and community facilities. It is expected, however, that most of the community and offices floorspace will come forward in the outline phases of the scheme.
- 9.25 **Density**
- 9.26 The London Plan requires developments to achieve the highest possible intensity of use compatible with the local context.
- 9.27 This scheme will meet the density requirements of the London Plan – This is an urban area as defined in the London Plan and the site has an average Public Transport Accessibility Level I(PTAL) level of 5 (it ranges from 6a to the west (phases 2,4, 6, 7 & 8) and 4 (phase 5) to the eastern edge of the site).
- 9.28 The expectation is that the density will be around 70-260 units per hectare. This proposal, at around 231 units per hectare, sits within the proposed range. This is an important requirement of development plan policy .Core Strategy policy 22 makes it clear that developments will be expected to meet the relevant density requirements in sustainable locations, especially those that provide opportunities for neighbourhood and community cohesion such as renewed estates.
- 9.29 The Woodberry Down Estate is one such sustainable location. It is being subjected to renewal, is in close proximity to a District Town Centre (Manor House), has a very high PTAL rating and forms part of an area that has a varied scale of buildings and range of uses. Therefore, the proposal is an appropriate optimisation of the site, and will help Hackney to respond to local need.

10 Design

- 10.1 As an inner London Borough with predominantly low to medium rise development and generally distinct urban character, Hackney is sensitive to increases in building heights. Consequently, careful consideration must be given to the principle of the location of any proposed tall buildings within the borough, including their scale; height; overall design; and impacts.

- 10.2 The following sections of this chapter explain the evolution of the design, why it is now different from the 2008 Masterplan, and how the design has been handled with great care and will visually improve the character and appearance of the area.
- 10.3 Masterplan layout
- 10.4 The proposed Masterplan Review layout fundamentally reconfigures the consented Masterplan layout.
- 10.5 The 2008 Masterplan organised the site into four distinct urban quarters, divided by Seven Sisters Road and Woodberry Grove. The proposed layout organises the site through the creation of north-south orientated landscaped connections. This reorganisation realigns the Masterplan layout to maximise the environmental character of the surrounding Stoke Newington Reservoirs, Filter Beds and New River Conservation Area rather than reinforcing the prevailing road structure. This strategic move is positive and will generate a layout with greater focus on the surrounding environmental characteristics.
- 10.6 Creating north-south orientated landscaped connections draws the landscape qualities of the surrounding through the Masterplan area, creating a distinguishable landscape environment and maximising views south over the New Reservoirs and City and north to the New River Walk and Alexandra Palace.
- 10.7 The north-south connections link the two sides of the site and support the downgrading of Seven Sisters Road, subdividing the road along its length and creating a link rather than a divide across the site. The connections are tied to the public realm structure and the location of linear parks across the site. The connections are from Spring Park to Rowley Gardens, along Woodberry Grove and the Central Square, connecting Water Gardens North with Water Gardens South and Water Green to the east of the site
- 10.8 The Masterplan layout and design reinforces Manor House as a local centre and the proposed Central Square as centres of activity. This is achieved through the layout of existing and proposed roads, the height strategy and land use.
- 10.9 Set within the landscaped connections is a network of streets and 37 development plots. The street network is comprised of primary roads, secondary road, roads with traffic calming and shared surfaces. Seven Sisters Road, Green Lanes and the southern arm of Woodberry Grove form the primary road network. Secondary roads are offset from these roads and serve local movement and access to individual buildings and plots. Roads with traffic calming and shared surfaces are located off the secondary roads in locations adjacent to strategic open spaces. These roads will be heavily calmed and will allow pedestrian priority. Cycling will be encouraged on all low-intensity adopted roads passing through the site, with bicycles sharing the carriageway with

motorised vehicles. The design of Seven Sisters Road is flexible so that it can deliver separated cycle lanes or cycle lanes integrated with bus lanes.

- 10.10 The 37 plots are grouped into six development zones. The plots contain a variety of typologies including open ended perimeter blocks, enclosed perimeter blocks, freestanding buildings and low-rise family housing as part of a perimeter block. A significant advantage of the proposed Masterplan over the 2008 Masterplan is that the larger plots generate greater flexibility for delivering perimeter blocks that activate surrounding streets and creating usable internal communal gardens.
- 10.11 All perimeter blocks and open blocks will contain communal courtyards at ground or podium level, depending on the location of the car park. The outline application provides flexibility on whether the car park is located at basement or ground with a podium level above. Problems associated with ground level parking include deliverability of a successful landscaped courtyard, blank gable ends, single aspect ground floor units and negative impacts of ventilation shafts. The Design Principles Document (DPD) sets guidance to ensure that these negative impacts are mitigated. At the reserved matters stage, the applicant will need to demonstrate the acceptability of raised courtyards in relationship to landscape, streetscene and ventilation.
- 10.12 The layout is considered by the Planning Service, to be an improvement on the 2008 Masterplan proposal. The strategy better exploits the surrounding environmental character, strengthens the conservation area, supports the functions of the Manor House as a local centre and seeks to reduce the negative severance caused by Seven Sisters Road.
- 10.13 Height strategy and tall buildings
- 10.14 Hackney's Core Strategy identifies Tall Building Opportunity Areas. Most of the proposed Masterplan area sits within an area identified as appropriate for tall buildings. Paragraph 8.8 of the Core Strategy states that "In Hackney's town centres, growth areas and around transport nodes, buildings that are significantly taller than surrounding development may be appropriate".
- 10.15 Woodberry Down is located within the Finsbury Park area of Hackney's Tall Building Strategy and a suitable location for tall buildings. The document identifies that the area benefits from high levels of public transport accessibility, that Stamford Hill Station is also accessible (but a limited service and its relative distance means the eastern part of the area is not seen as an appropriate area for taller development) and that frequent bus services along Seven Sisters Road and Green Lanes gives the area potential to support intensified uses. The strategy identifies that mid-rise to tall buildings along Seven Sister Road are acceptable to provide a strong urban edge along Finsbury Park and on either side of the eastern section of Seven Sisters Road to create a well defined urban boulevard.
- 10.16 Parameter Plans 005 and 002 together with the DPD and Development Specification establish the scale, height and mass of the Masterplan.

- 10.17 The height strategy responds to the surrounding context of the site. The general principle is that height and density reinforces the Central Square area of the Masterplan and Manor House local centre. Height and density decrease towards the east as PTAL levels reduce from 6a down to 4
- 10.18 The locations of tall buildings are proposed where there is a rationale for a townscape marking and wayfinding function to reinforce the structure of the Masterplan. Tall and very tall buildings are located to mark key junctions across Seven Sisters Road, the centre of the Masterplan area, and views across linear and significant open spaces.
- 10.19 The Masterplan Review proposes two very tall building (16+ storeys), located in Block F of Phase 2, on the south side of Woodberry Down and within DZ6 facing Finsbury Park. At 20 storeys, the proposed very tall tower within Phase 2 mediates between the scale around the proposed heights in the Manor House Area Action Plan and the 31 storey very tall building as part of KSS3. This is an appropriate and contextual response to height on this block. The very tall building facing Finsbury Park is capped at 16 storeys. This is an appropriate height considering the proximity to the Manor House local centre and underground station. This also supports the general height strategy of increasing density to the west of the site where PTAL levels are higher. The plot also benefits from views over Finsbury Park.
- 10.20 There are 10 tall buildings (10-15 storeys). These towers are predominantly located to the west of Woodberry Grove in locations along Seven Sisters Road, on Woodberry Grove or facing Finsbury Park. To the east of Woodberry Grove, there are two tall buildings, these are located on either side of Seven Sisters Road along the New River to East Reservoir connection, demarcating the head of open spaces.
- 10.21 The mass and appearance of tall buildings is guided in the DPD. The guidance includes measures to ensure that tall buildings address elevations equally, articulate the top, middle and bottom and are of slender proportions. The applicant will be required to address the requirements of the DPD at the reserved matters stage to ensure the tall and very tall buildings are well designed and appropriate for their location.
- 10.22 Areas of lower density will predominantly lie to the east of the site where PTAL levels reduce. Prevailing heights east of Woodberry Grove range from 4 to 8 storeys, and the DPD sets guidelines for the shoulder height of plots to ensure a sensitive scale. In addition, there are specific locations in the masterplan area that have been identified for lower density housing typologies, such as terraces within a street-defining block. Such areas include the south element of Block B, Phase 2, the central area of DZ2, the adjacent plots to Waters Garden, the central zones of DZ5 and the central area of DZ6. These areas of the plan are capped at a maximum of five storeys in the DPD.

10.23 *Design Principles Document (DPD)*

- 10.24 The design of the reserved matters applications will be guided by the DPD. It is a series of guidance and instructions that the architects of future phases must respond to and the Council can use to guide the quality of design. It is the principles set out in this document that govern the overall legibility, character and design quality of the Masterplan as a whole.
- 10.25 The DPD provides the necessary guidance and instructions to create a successful masterplan while not being overly prescriptive and inflexible given the long build out timescale. Consequently, much of the discussion and development has been on the ground floor condition, internal layouts, the orientation of buildings, scale and mass of tall and very tall buildings, and landscape. The Planning Service consider that the focus on these areas will ensure that fundamental urban design principles are secured at the outline stage, while other design matters can be developed at the reserved matters stage. Areas of focus include the following:
- 10.26 **Character:** The predominant character of the development is established at the site wide scale by the overall vision for the site. Beyond this, the masterplan area is divided into four north-south linear strips that respond to the surrounding context and are differentiated by built form, landscape and activity. The character areas are named Green Lanes, Rowley Gardens to West Reservoir, Skinners Academy to Lordship Road, and New River to East Reservoir. The four areas change in character from: the centre of Manor House as a transport node, the civic nature of Spring Park, the central activity area of Skinners Academy to Lordship Road and the lower scale and intimate character of the New River to East Reservoir area.
- 10.27 **Ground floor treatment:** The DPD sets out guidance and instructions in relation to the ground floor treatment of the development plots for reserved matters applications. The majority of this guidance sits in the site wide issues chapter. Guidance and principles established in the DPD to guide the successful delivery of the ground floor condition include: all ground floor units should be accessed off the street, blind flank elevations are not permitted, there should be breaks in buildings to create views into communal courtyards, no more than 49% of the ground floor on each individual street should be taken up by blank frontage, and podium edges are not allowed where there is adjacent pedestrian movement.
- 10.28 **Internal space standards:** The guidance sets out an aspiration that all new homes should comply with the London Housing Design Guide standards, Lifetime Homes standards and meet or exceed the size of the London Plan internal space standards. If these standards are superseded during the life of the Masterplan, their equivalent replacement standards will be treated as the relevant design standards to be applied.
- 10.29 **Streets:** The DPD sets out guidance for street conditions across the site. In total there are 9 types of streets. For each type, section drawings show the relationship between existing conditions across the site and maximum and

minimum conditions in terms of varying plot and street extents. The design principles for the streets provide a coherent set of rules that govern widths of paving, planting zones, clutter, defensible space and on-street parking

- 10.30 **Open spaces:** The DPD sets out the rules governing the design of open spaces to be delivered as part of future reserved matters applications. Areas covered include the vision for the area, routes, views, plot interfaces and trees. The DPD also includes guidance for a renovated New River Walk including the aspiration to increase overlooking, develop a trim trail, create a continuous cycle route, locate play activities and plant new trees.
- 10.31 **Appearance and materials:** The architecture and design of later phases will be determined at the reserved matters application stages. Nevertheless, the guidance is to ensure that there is an appropriate consideration to the front and backs of blocks, relationship to primary and secondary frontages, a material palette and guidance on elevation expression and composition. It is an instruction that all buildings should be designed to be tenure blind.
- 10.32 The Planning Service has reviewed the material and are satisfied that sufficient guidance is provided to steer the delivery of well designed open spaces during reserved matters phases.
- 10.33 **Heritage, conservation and townscape**
- 10.34 The Environmental Statement (ES) for the proposed development is accompanied by a Townscape, Visual and Heritage Impact Assessment. The assessment reviews the proposed development from 28 identified views. This assessment has been used to assess the impact on heritage assets within and surrounding the sites.
- 10.35 The site plan includes part of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area. The conservation area was designated in 1986 and includes the course of the New River from the Borough boundary on Green Lanes to the east reservoir, and both the east and the west reservoirs, together with the adjoining filter beds on the west side of Green Lanes.
- 10.36 The area is of outstanding character, unique to Hackney, and is of great historical importance, relating to the water supply of North London since the seventeenth century. Around the Filter Beds and immediately to the south of the Reservoirs the streets have been largely unaltered and reflect the grandeur of confident Victorian architecture.
- 10.37 The Woodberry Down site forms the northern boundary to the conservation area and both the east and west reservoirs. The proposed development will significantly enhance the setting of the conservation area. The 2008 masterplan creates a series of open blocks facing the conservation area. The proposed development presents an improvement on this design. Rather than creating a continuous strip of development, Water Gardens South and Water Green open spaces are proposed. These open spaces, in combination with the larger Spring Park generate a masterplan layout that has a greater emphasis on the

reservoirs, New River Walk and the conservation area and break up the mass of the development from views within the conservation area.

- 10.38 As stated in paragraph 2.1 of this report, the site includes the Grade II listed Woodberry Down Infants School, St Olaves Church, the John Scott Health Centre, the Ivy House Sluice, Bridge Over New River and the Gas House to West of Reservoir. The Grade II* listed Old Castle Climbing Centre is located to the south west of the site plan. There is also the locally listed 228 Lordship Road and Filtration Plant Building at west end of reservoir within the site area.
- 10.39 The health centre and school buildings form part of the evolution of the estate and are surviving examples of the ideals of a newly-formed NHS and post-war school provision. Both buildings will be preserved and integrated with the new townscape. The health centre benefits from an improved setting with the landscaped improvements to Springpark Drive and three storey mews street on the opposite side of the road to the north.
- 10.40 The setting of the Grade II listed Gas House, Ivy House Sluice and Bridge over New River will all be improved by the proposed development due to the landscape improvements, opening up the reservoir edges, and improving connections through the site from the reservoirs to Seven Sisters Road. The setting of the Grade II* listed Old Castle Climbing Centre will not be harmed by the proposed development. Open views of the heritage asset are gained looking south from the West Reservoir. The proposed development will not compete with, nor will it impinge on this view.
- 10.41 Phase 2 – Blocks B, D and F
- 10.42 The layout of Phase 2 generates three blocks: Block B, D and F. Blocks B and D are located to the west of Spring Park, Block F is to the north. In combination with Block E, they form Phase 2 of the Masterplan site. The layout of Phase 2 appropriately responds to the overall draft masterplan vision of creating landscaped connections through the area and relating to St Olave's Church as a heritage asset to the north. The layout maximises views over the new Spring Park and the reservoir to successfully exploit the environmental characteristics of the surrounding area and form quality enclosing buildings to Spring park.
- 10.43 The proposal achieves the vision for the character area by creating a dense phase of development, appropriate for its proximity to Manor House local centre. The development steps down in scale towards the West Reservoir in accordance with the DPD. The large park will create a civic focus, surrounded by high quality residential development. The ground floors of the blocks create residential entrances that face the street and therefore activate the public realm. Block B creates new active frontages onto Green Lanes, through the location of private residential doors, communal entrances, office space and a retail unit.
- 10.44 **Blocks B and D:** The initial detailed design proposals for blocks B and D of phase 2 were poor. The design has undergone multiple iterations during pre-application stages to generate a more appropriate development proposition for the site and its context.

- 10.45 Blocks B and D are both closed 'horseshoe' shaped perimeter blocks oriented south and of similar appearance. The scale and mass of the proposals reflect their proximity to Manor House. Block B is predominantly 6 and 8 storeys, stepping down to 5 and 3 storeys to the south. There is a fifteen storey tower element within Block B facing Manor Road. The tower marks an entrance way to the area along new Springpark Drive and is appropriate given the proximity to the local centre and the high PTAL. Its location is consistent with the height and massing strategy within the draft masterplan framework and marks a connection from Spring Park through to Green Lanes, enhancing the overall legibility of this area. Block B includes a low rise three storey terrace of townhouses along Springpark Drive. This creates a variety of typologies within Phase 2 as well as a low scale response to the listed John Scott Health Centre.
- 10.46 Block D is predominantly 8 and 9 storeys stepping down to 6 and 1 storeys to the south. There is a 13 storey tower element at the southwest of the block. The height and mass is appropriate for the proximity to Manor House local centre and the blocks location adjacent to Spring Park. The heights continue the height established by Block E to the north.
- 10.47 Block B has a car park located at ground floor level and block D has a car park located at basement level. Both blocks are served by sufficient cores, have ground floor units accessed from the street and a low percentage of single aspect units. Communal entrances are appropriately located and legible with double height spaces and canopies. Both blocks have a central communal courtyard, though block B is located at first floor level. The applicant has included ground floor duplexes to avoid north facing single aspect apartments.
- 10.48 Blocks B and D are part brick and part anodized aluminium panel with projecting anodized aluminium louvers. The projecting louvers help break up the mass of the block and provide depth and dynamics to the elevations. The overall appearance is a pair of contemporary buildings of similar mass, scale and materiality to blocks B and E, and therefore create a family of buildings located around Spring Park.
- 10.49 **Block F:** Block F has a modern and contextual appearance, referencing the double height order of the locally listed Filtration Plant Building (West Reservoir Sailing Centre). This creates a rationale and ordered façade composition and is an appropriate architectural response. At 20 storeys, the tower element marks the head of the largest park in the Masterplan area. The tower is also an appropriate height to mark the transition in height from the Manor House AAP area to the centre of the Woodberry Down Masterplan site where there are two very tall buildings, the tallest is 31 storeys.
- 10.50 Block F will be finished with anodized aluminium frame, Glassfibre Reinforced Concrete (GRC) panels and glazing. The frame is 500mm deep which creates depth to the elevations and increases privacy between apartments from oblique views. The design and appearance of the building is considered to be of high quality. The ground floor plan creates retail space facing the entrance to Spring Park, successfully activating the junction with Woodberry Down Grove.

Residential units at ground floor create active frontages to the surrounding streets.

- 10.51 The internal layouts of Block F achieve a high level of dual aspect flats (77%). However, the absence of a third core means 6 floors of the scheme do not meet GLA guidance on the number of units per floor. Also, the location of a high number of studios and 1 bed flats at lower levels also results in a number of uncomfortable junctures between habitable rooms and neighbouring balconies. Despite these concerns, the Planning Service consider that on balance these are acceptable as they only impact a small proportion of the total number of units (under 5%)
- 10.52 Conclusion; The Planning Service is satisfied that the architects have provided buildings of appropriate scale, height and massing within the context of the site's setting, and will create quality open spaces and public realm. The overall design of phase 2 is balanced and articulated, setting up a coherent and readable townscape.

11 Landscaping, Open Space & Trees

- 11.1 Green space and other open spaces play a vital role in high density areas such as Hackney, providing opportunities for leisure and exercise which benefit the physical and mental health of residents, workers and visitors. Green spaces also make a significant contribution to improving, protecting and enhancing biodiversity, mitigating climate change and counteracting the consequences of the urban heat island effect.
- 11.2 The NPPF (paragraphs 70, 73 and 109) highlights the importance of high quality open and other shared spaces and opportunities for sport and recreation. London Plan policy 5.10 states that all developments will be expected to incorporate appropriate elements of open space that make a positive contribution to urban greening as well as adaptation to, and mitigation of, the effects of climate change (see also CSP 26).
- 11.3 This scheme will deliver appropriate elements of open space (58,693sqm) and make a positive contribution to urban greening. This level of open space is also 7,591sqm more open space than the previous Masterplan, and represents another improvement.
- 11.4 The landscaping strategy embeds the key Masterplan framework of creating different north-south green fingers across the development area. This approach is strongly supported because it will create a strong ecological network through the site that draws on and enhances the characters of the surrounding conservation area.
- 11.5 In phase 2, there will be an almost continuous section of open space from Seven Sisters Road down to the West Reservoir. Although it will comprise a series of different spaces and pedestrian links, it will read as one complete open space, and will make a very attractive and worthwhile contribution to phase 2.

- 11.6 The landscaping strategy for the outline phases, with the exception of a central square in phase 4, will take a similar approach to this phase with large amounts of open space cutting through certain sections of the phases, forming 4 green fingers, each containing a variety of open space types including seating and resting places and ecological planting. Each green finger will slope gently downwards towards the reservoirs, bringing them into play
- 11.7 The landscape strategy and design documents also show plans to continue renovating and rejuvenating the New River Walk, that will eventually allow for a cycle path that circumnavigates the entire estate.

12 Transport

12.1 Local Public Transport Context

- 12.2 The development site is located in an area with good accessibility to public transport. The public transport accessibility rating for individual sites within the masterplan area varies from PTAL 4 at the further reach of the site [Newton Close] to PTAL 6a at the Manor House end of the site.
- 12.3 Manor House Tube Station is on the Piccadilly Line and the site is within reach of 7 bus routes operating in Seven Sisters Road. The frequencies of buses on the routes vary from 6 to 15vph. The existing LBH highway within the development site are within a controlled parking zone (CPZ) that operates from Monday – Friday, 8.30 AM to 6.30PM, and Seven Sisters Road is part of the Transport for London Road Network [TLRN].

Car Parking Provision

- 12.4 The severe impact of an ever-increasing volume of vehicles upon the environment is becoming apparent to all. In future, people will have to come to terms with the fact that no longer will there be an unfettered freedom to use the motor car everywhere.
- 12.5 Traffic management measures to restrict vehicular access, divert traffic to more appropriate roads and/or reduce traffic speeds in vulnerable areas such as near schools, residential and shopping areas, have become increasingly necessary. Such measures are endorsed in the NPPF, the London Plan and Hackney Core Strategy, all of which emphasise the need to enhance the street environment, reduce carbon emissions and improve road safety.
- 12.6 Hackney experiences high congestion levels which effect the quality of life for its residents. This is why the Council's 'car free homes' planning policy was introduced. It's aim is to help reduce traffic congestion and better manage the limited supply of on-street parking spaces. This policy also helps to reduce the level of air pollution from motor vehicles and encourages a modal shift so that more people walk, cycle and increase their use of public transport.

- 12.7 This policy is in line with the NPPF which states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people (paragraph 35).
- 12.8 This proposal is not for a car free development. The scheme proposes 1092 bays. The bays will be distributed across the various phases and relate to the PTAL rating of the individual phase, thus reflecting the higher and lower accessibility areas.
- 12.9 The breakdown of the car parking provision for phases 2-8 are summarised in the table below:

Table 2: Car parking provision

Western Phases	Units	Car parking provision	%
Block E (has consent already)	180	49	27%
2 (Excluding Block E)	670	168	25%
4	423	106	25%
6	745	186	25%
8	803	201	25%
Total	2821	710	25%
Eastern Phases	Units	Car parking provision	%
3	420	126	30%
5	489	147	30%
7	362	109	30%
Total	1271	382	30%
Overall Total	4092	1092	26.5%

- 12.10 The total level of parking provision across phases 2-8 is 26.6%. This amounts to a ratio of 0.26 parking bays per residential unit, which is roughly 1 bay per every 4 residential units.

- 12.11 The previous Masterplan allowed for 0.5 bays per units for phases 2-5 (1746 bays), and although the development plan policies have changed in the period since that consent, it is a recent permission and is therefore a material consideration in the determination of this application.
- 12.12 Overall, the difference in on site car parking bays in phases 2-5 of the previous Masterplan and this Masterplan Review is 704 bays. This represents a significant improvement on the previous proposal that results in a more sustainable scheme being developed.
- 12.13 Although this proposal is contrary to the development plan policy it is considered to be acceptable in this instance because of the large number and range of housing tenures that will be delivered.
- 12.14 The new houses comprise a mixture of tenure types (see section 13), and in doing so, will attract a wide range of social demographic. Therefore, it is anticipated that some of the new accommodation will be taken up by new families and tradesmen who will not be able to rely solely on public transport, and for whom, a car parking space is a necessary part of their living accommodation.
- 12.15 In addition to the reduction in car parking bays on site, the applicant will be making a total contribution of £393,000 for phase 2. These contributions (see heads of terms in section Recommendation B) will be spent on improvement works to the pavement and roads around this part of the site, travel plans for the residents, extending the CPZ and new car club bays.
- 12.16 All of these transport planning measures will improve the capacity of the area and provide safer and easier access to public transport, walking and cycling, and help to ensure that this is an effective and sustainable spatial development.
- 12.17 Further transport capacity improvement contributions will be sought for the outline phases, although these figures will be established at the time that reserved matters applications are submitted to the Council).

Cycle Parking/ Accessibility

- 12.18 The level of cycle parking should be in line with the 'emerging' Hackney Cycle Parking Guidance (April 2013). Based on the accommodation schedule for Phase 2, 600 cycle parking spaces will be required. An additional 86 cycle parking spaces [in the form of cycle stands] will be required for visitors. This will be secured through condition.
- 12.19 The total cycle parking provision for Phase 2-8 is 5,278 cycle parking spaces for residential use. An additional 793 cycle parking spaces for visitors is required. Adequate cycle parking for commercial and other uses are required, as per the recommendations on the Hackney Cycle Parking Guidance [April 2013]. The calculations for cycle parking are presented in the tables below.

Table 3: Phase 2 Residential Cycle Parking

Block	Studio, 1 and 2 bedroom units	3+ bedroom units	Residents Cycle Parking	Total Bedspaces	Visitor Cycle Parking
Block B	160	16	192	284	28.4
Block D	161	21	203	281	28.1
Block F	165	20	205	295	29.5
			600	860	86

Table 4: Phase 2-8 Residential Cycle Parking

Studio, 1 and 2 beds	3+ bedrooms	Residents Cycle Parking	Total Bedspaces	Visitor Cycle Parking
2548	1364	5276	7933	793.3
		5276	7933	793.3

Vehicular Access

12.20 The vehicular access arrangements for Phase 2 are generally acceptable but will need to be considered in greater detail. The applicant will be required to submit details of the proposed accesses [as part of the details of the new roads to be constructed under Phase 2] to the LBH Highway officers, prior to implementation of development. Details of the access arrangements for the remaining phases of the development will be agreed under each reserved matters application.

Servicing/ Delivery

12.21 The servicing strategy for Phase 2 is acceptable. Servicing under Phase 2 and generally across the wider development site, will take place on-street. The swept path diagrams submitted with the application demonstrate that the proposed new roads can adequately accommodate refuse collection vehicles [HGVs generally]. Servicing in Seven Sisters Road will be accommodated through the provision of loading pads. This kind of arrangement is not generally favoured by Hackney. But ultimately, this is a decision for Transport for London. A Service Management Plan [SMP] shall be secured under each Reserved Matters Application; to address the any unacceptable impacts that might be created by the servicing.

Trip Generation and works to Seven Sisters Road

12.22 The trip generation analysis finds that the increase in traffic flows on the adjoining road network/junctions will be below 10%. The changes in traffic are

considered to be acceptable. However, there is an ongoing discussion with TfL and the Developer, and further traffic modelling being undertaken, concerning the proposed reduction of Seven Sisters Road from 6 to 4 vehicle lanes. The results of the model are expected to confirm the acceptability of the development in terms of impact on the surrounding road network, and particularly to support the recommendation for the proposed SSR scheme.

12.23 It is anticipated that the conclusions of this modelling review will be set out for Committee members in an addendum report.

13 Housing

Affordable Housing

- 13.1 Provision of housing for people on low incomes has become the most important single issue in planning in London, particularly in central and north London where house prices have been high, and are continuing to rise.
- 13.2 It is the Government's key housing policy goal to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.
- 13.3 The London Plan recognises this and makes it clear in paragraph 3.44 that 'the Mayor is committed to promoting a real choice of homes for Londoners across the range of tenures to meet their needs at prices they can afford'.
- 13.4 This is reflected in the London Plan policy 3.12 which stresses the importance of delivering the maximum reasonable amount of affordable housing over the plan period, and by maximum reasonable, the London Plan means what each scheme can afford to deliver without impinging on its overall viability.
- 13.5 Given the level of need in the borough, the council wishes to deliver as many affordable homes as possible, and this is clearly set out in Hackney's Sustainable Community Strategy. Furthermore, Hackney's Housing Needs Study (2009) demonstrates that affordability is, and will continue to be, a major issue in the borough.
- 13.6 To ensure that much needed affordable housing is delivered over the plan period, policy 20 of the Council's Core Strategy (and emerging DM policy 21) requires all housing developments in the borough that propose 10 or more units, to deliver 50% affordable housing, subject to site characteristics, location and overall scheme viability.
- 13.7 *Level of Affordable housing:* The applicants have committed to delivering no less than 41% affordable housing in each phase of the outline planning application (phases 3-8), and 36% affordable housing in phase 2. In phases 6,7 and 8, the affordable housing provision will be higher than 41%, to compensate for a lower level of delivery on Phases 1 and 2, and ensure that the scheme as a whole (Phases 1-8) delivers 40.8% affordable housing.

- 13.8 It is important to note that phase one of the original Masterplan, when built out in its entirety, will deliver 38% affordable housing, which amounts to 563 affordable units.
- 13.9 Therefore, as stated in the paragraph above, the total site wide (phases 1 -8) affordable housing percentage will be 40.8%. This translates to 2265 affordable units. The previous Masterplan had permission of 1936 affordable units, which means this scheme will deliver an additional 329 affordable housing units.
- 13.10 For ease of reference the breakdown of the affordable housing, in each phase, can be seen in the table below:

Table 5: Schedule of affordable housing for each phase of the Masterplan Review

Phase	Private	Affordable	Total	% of Affordable Units
Completed or Approved				
Phase 1	906	563	1465	38%
Detailed Component				
Phase 2	543	307	850	36%
Outline Component- Indicative Maximum Scheme				
Phase 3	245	175	420	41%
Phase 4	247	176	423	41%
Phase 5	286	203	489	41%
Phase 6	424	321	745	43%
Phase 7	196	166	362	45%
Phase 8	449	354	803	44%
Total 3-8	1847	1395	3242	43%
Total	3292	2265	5557	40.8%
% total	59.2%	40.8%	100%	

- 13.11 The applicants have made the case that they are delivering a site wide total of 41% affordable housing rather than 40.8%. This, they maintain, is because 27 affordable units in the 268 Green Lane scheme (plan ref: 2009/2505) should be included in the total number of affordable housing provision in Woodberry Down.
- 13.12 The basis for this argument is that the 27 affordable units were delivered to facilitate the decant process of part of phase one. The Council's housing department support this point and have advised that in the early stages of the Woodberry Down

Masterplan a number of sites were cleared and some residents had to be double decanted. The Green Lanes units were used for decanting a number of these residents into permanent homes.

- 13.13 The Planning Service does not accept this argument because 268 Green Lanes falls outside the boundary line of the previous Masterplan and this Masterplan Review, and legally does not believe that it should be included in the overall figures or form part of the assessment.
- 13.14 Despite these differing views, the planning department is very content with the level of affordable housing that will be achieved, even without the 27 units from the 268 Green Lanes development.
- 13.15 At either 40.8% the Masterplan Review will be providing a significant amount of affordable housing in an area where there is a critical need for it. The planning department is also satisfied because 2265 number of units (40.8%), broadly speaking, also represents the maximum reasonable amount of affordable housing that can be delivered.
- 13.16 As part of the application process Berkeley Homes submitted a viability report that was prepared by Gerald Eve. This report was independently assessed by BNP Paribas who concluded that an average of 41% affordable housing for phases 3-8 would be what the scheme can deliver, if house prices continue to rise.
- 13.17 *Affordable housing tenure mix:* Phase 2 of the proposed development will provide a total of 850 residential units (inclusive of Block E, which already has planning permission because it originally formed part of phase 1b/2, which has been superseded by this application).
- 13.18 Of the 850 units created, 307 units would comprise affordable housing. As stated in paragraph 13.2 this amounts to a 36% provision of affordable housing. The tenure split of this affordable housing element is 36% social rented accommodation and 64% intermediate units.
- 13.19 The proposed dwelling mix of the 307 affordable dwellings, separated into tenure, is summarised below:

Table 6: Schedule of Affordable Accommodation for Phase 2

Unit Size (Social)	Number of Units	Unit Size (Intermediate)	Number of Units
1 bed	29	1 bed	109
2 bed	51	2 bed	87
3 bed	18	3 bed	2
4 bed	7	4 bed	0
5 bed	4	5 bed	0

Total	109	Total	198
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- 13.20 The Council's Housing Department have reviewed the proposal and are satisfied that the level and type of affordable housing in phase 2 meets the local need, because it will be providing a range of new social rented homes to enable the decanting of existing residents; as well as a range of intermediate units to address wider housing need. Therefore, this aspect of the proposal is consistent with the local need and advice of the Council's Housing department".
- 13.21 The tenure split for phases 3-5 is also not fully policy compliant. The tenure split being proposed is 47% social rented accommodation and 53% intermediate units. Again, this split has been agreed with the Council's Housing department, who consider the tenure mix acceptable in the context of the viability of the scheme. The social rented provision will facilitate the decanting and rehousing of existing Council tenants and the range of intermediate units will help to address wider housing need.
- 13.23 The tenure split of phases 6-8 is still to be determined. It will be the subject of a viability review before the reserved matters application for phase 6 is submitted to the Council. This viability review mechanism allows the Council to review the affordable housing over time and adapt the tenure split to meet changing needs.
- 13.24 A significant percentage of the existing Woodberry Down residents will have been decanted by phase 6, and the demand for social rented accommodation might have increased in the time taken to build phases 3-5. It will, therefore, be important to re-assess the local need/demand before phases 6-8 are commenced. At the time of writing this report, the Council's preferred position is for phases 6-8 to be the policy compliant (CSP 20) tenure split of 60% social rented units and 40% intermediate units.
- 13.25 The applicants, in their planning statement that forms part of their submitted plans, have made reference to Discount Market Sales. Both the Planning and Housing department have made clear that they will not support Discount Market Sales as part of the affordable housing element, because they are not a genuinely affordable housing product and do not satisfy the NPPF tests of affordable housing.
- 13.26 *Dwelling mix:* Policy 19 (*Housing Growth*) of the Core Strategy states that Hackney will promote the provision of new family accommodation (3 bed or larger) of all tenures, as well as seeking to provide a mix of housing to meet the identified needs of different types of households within the borough and to create cohesive, tenure diverse communities.
- 13.27 Policy 3A.5 of the London Plan also seeks a balanced mix of units with an overall London wide target of 32% one bed, 38% two and three bed and 30% four bed or larger units.

13.28 Hackney Council's preferred mix is tenure dependent, but broadly follows a similar spread of units. The emerging Development Management Policy refers to a preferred dwelling mix with a higher proportion of 2 bed units than 1 bed units and approximately a third of family units (see table below).

13.29 Phase 2 of the scheme proposes a total of 850 new dwellings comprised of:

Dwelling type	Units	%
1 bed	421	50%
2 bed	341	40%
3 bed	88	10%
Total	850	100%

13.30 The proposed mix of dwelling sizes does not follow the general aspirational mix outlined within London Plan and Council's Development Plan. However, this is not considered objectionable in this particular instance as these documents must be read as London and borough-wide strategic documents, and clearly differences in need will exist from north, south, east and west.

13.31 This is why applications must be considered on their merits and against the various constraints imposed on them which dictate their appropriateness for the type of varied dwelling mix achieved.

13.32 Therefore, the aspirational mix of the London Plan and Hackney's Core Strategy applies as a strategic umbrella over the borough rather than a prescriptive requirement for each development proposal. This is reflected in CSP 22, which states that within the areas of the borough identified for high density residential development, such as Woodberry Down, a lower proportion of family homes (3 bed or greater) may be acceptable.

13.33 The advice from the Council's Housing department is that the mix of units for phase 2, as with the tenure split, is appropriate at this moment in time because it responds directly to the local need on the Woodberry Down site.

13.34 As phases 3-8 form part of an outline application, there is no clear breakdown of the unit mix for each of these phases, and this breakdown will be subject to further consideration during the reserved matters applications.

13.35 The demand for 1, 2 and 3 bed units may vary in the coming years, along with the political and economic landscape, and because of this the Council will monitor the unit mix throughout the development. This will be done by putting conditions on each of the reserved matters applications (in the event that they are approved), requiring an assessment of local housing needs assessment at that time.

13.36 As stated in paragraph 13.2.9 a viability review will be completed before a reserved application for phase 6 is submitted. This will also help inform what the appropriate mix of housing should be at that time

- 13.37 *Location of affordable housing:* In terms of the physical location of the affordable housing accommodation in phase 2 there is only intermediate accommodation in Blocks B and D and no social rented units. This is because Block F comprises 100% market housing and the social rented accommodation has already been delivered in Block E (formerly phase 1b). The intermediate units in blocks B and D are all located on the North West sides.
- 13.38 Although Block F contains no affordable housing element, and the social rented units are in Block E only, affordable housing is nonetheless being delivered in three out of four blocks, and this goes along way to achieving a mixed and balanced community in phase 2.
- 13.39 The location of the proposed affordable housing for phases 3-8 is set out in the design principles document, and because these phases are for outline consent and not full details, the location of affordable housing is indicative only.
- 13.40 However, it does appear that the location of affordable housing has been a design consideration and that affordable housing will be fairly and appropriately spread across the various blocks.
- 13.41 *Affordable housing conclusion:* This level of affordable housing is a big benefit to the area. There is a desperate need for affordable housing in this part of the borough. The quantum of affordable housing that is being secured will re-provide all the original social housing and further affordable units will be a hugely significant step in meeting the need for more affordable housing in the borough and wider London area. The location of the units will help to meet the aspiration to create mixed and balanced communities.

14 Quality of Accommodation

Size of flats and habitable rooms

Planning policy and guidance requires that new accommodation is functional, well designed and appropriate for its use. Policy 3.5 of the London Plan and the Mayor's Housing Supplementary Planning Guidance set guidelines for new housing development. These set out (amongst other criteria) minimum floor sizes, stresses the importance a good standard of outlook and daylight into new units and the need to provide access to good quality, useable outdoor amenity space.

Phases 3-8 are only shown indicatively at present and will be subject to Reserved Matters applications where the quality of accommodation will be assessed in detail. Notwithstanding, the plans submitted for these phases would suggest that that the proposed density of housing can be accommodated to a suitable standard within the parameters proposed.

- 14.38.1 As the application is seeking full planning permission for Phase 2, it is necessary to look at the quality of accommodation in detail for this phase as part of the assessment of this application.

- 14.38.2 The applicants provided a schedule showing the size of the flats, but not the size of the individual habitable rooms. The Council requested this information, and a sample of room sizes of 13 flats in Blocks, B, D and F were provided, which out of 670 new flats is considered to be too few in number to carry out a full assessment.
- 14.38.3 The Planning Service took a sample of 70 flats and measured the habitable rooms, and found that a lot of proposed new dwellings and habitable rooms do meet and in most cases exceed the Council's minimum floor area and minimum room size space standards.
- 14.38.4 However, for absolute certainty, a condition is attached that requires a full schedule of habitable room sizes to be provided to the Council in advance of implementation of Blocks B,D and F in phase 2.
- 14.38.5 All dwellings are to be self-contained, with entrance halls and rooms accessed from general circulation areas and all rooms are considered to be of appropriate and regular shapes allowing full use and functionality. A suitable amount of space is available for storage areas. Lift and staircore access is provided to all residential accommodation which also allows access to service/facilities at basement level.
- 14.38.6 Private/communal amenity space
- 14.38.7 The level of private amenity for phase 2 is considered acceptable. Each flat will either have a balcony (big enough for four chairs & a table) or terraced areas. In most cases, the level of provision exceeds the London Housing Design Guide standards of 5sqm for 1 bed flats, 6 sqm x 2 bed flats, 8 sqm x 3 bed flats
- 14.38.8 In addition to this there will also be 68,689sqm of private communal garden space.
- 14.38.9 The proposed layout of the buildings, open space provision, necessary access arrangements and maximising the efficiency of dwellings has driven the layout of the accommodation. The majority of the proposed dwellings enjoy a dual aspect (67% Block B, 62% Block D and 77% Block F). Of the flats that are single aspect, only 4% of these units are north facing and on balance given their well designed and spacious internal layout are still considered to provide an acceptable standard of accommodation.
- 14.38.10 The new dwellings in phase 2 are therefore considered to be acceptable in terms of their resulting layout and functionality.

15 Neighbouring amenity

- 15.38 London Plan Policy 7.4 states that development should have regard to the form, character and function of an area and the scale, mass and orientation of surrounding buildings.
- 15.39 The application site is located in a dense urban location and is adjoined and located within close proximity to existing residential development. Therefore any impact on the amenity of neighbouring residents needs to be considered as part of the assessment of the application.
- 15.40 An independent daylight and sunlight study has been submitted which assesses the impact of the proposed development on existing lighting levels to neighbouring residential properties. The technical analysis has been carried out in accordance with the BRE Guidance 'Site Layout Planning for Daylight and Sunlight' (hereafter BRE Guidelines) and assesses the resulting impact on each of the adjoining residential properties individually.
- 15.41 The BRE guidance on sunlight and daylight is a national document that serves as guidance and provides advisory information for developers and planning departments. It is not planning policy.
- 15.42 It is very important to note that the BRE guidance needs to be applied with regard to the site context.
- 15.43 The Sunlight and daylight target criteria as found in the BRE guidance have been developed with lower density suburban situations in mind and not denser urban areas such as this. In denser inner urban contexts, sunlight and daylight levels may struggle to meet BRE target criteria in both existing and proposed situations. The guidance is purely advisory and not an exact science and where BRE targets are not met it does not provide confirmation that a proposal is necessarily unacceptable.
- 15.44 The majority of neighbouring properties facing the Site currently enjoy a high level of daylight and sunlight, well in excess of the suggested levels of the BRE. The daylight and sunlight levels obtained to most of the neighbouring properties are uncharacteristic for a Central London location and furthermore, the BRE Guidelines acknowledges that in order to secure an appropriate urban form that preserves and/or enhances the character and appearance of surrounding streetscenes reductions in sunlight and daylight beyond the suggested minimums may be necessary.
- 15.45 Looking at the daylight and sunlight assessments set out in appendix III of the ES, whilst there will be some reduction of daylight and sunlight levels to the neighbouring properties on Green Lanes, most of the windows will not lose more

than 20% of their original value, and where they do, they are not the only habitable window to that property.

15.46 Similarly, the number of flats in the proposed blocks that would receive daylight/sunlight levels below the recommended BRE guidelines is actually quite low. There are, however, a few that breach the guidelines (about 5% in each block).

15.47 Conclusion: The site has very high PTAL levels. This means that development levels should be optimised consistent with local context. This is a relevant consideration of what in the round is an acceptable impact on the issue of sun-light and daylight of regenerative inner London redevelopment.

Overlooking/Loss of Privacy:

15.47.1 It is acknowledged that the proposed development would cause some degree of overlooking across public highways. However, the overlooking of habitable rooms windows across a public highway (from windows and balconies) is not uncommon occurrence within London; and Hackney is no exception to this. Not surprisingly therefore there are no adopted policies within the Development Plan to prevent overlooking in such circumstances.

15.47.2 Because of the significant separation distances between the proposed buildings in phase 2 on each other, and from the existing properties, the issue of overlooking would be very modest.

15.47.3 There are a handful (5%) of 1 bed flats on the lower ground floor of blocks B, D and F that would have poor quality levels of privacy because of the proximity of bedroom windows to neighbouring balconies. Whilst not ideal, they are only a very small number of units out of 670 units. Therefore, it is considered that the redevelopment will result in only modest amounts of loss of privacy.

16 Play Facilities

16.1 NPPF paragraph 50 states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as families with children).

16.2 The London Plan (policy 3.6) more specifically identifies the importance of safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery wherever possible.

- 16.3 Hackney Core Strategy seeks that new housing development should be of high quality and should, where possible, provide adequate play space.
- 16.4 The GLA's SPG 'Providing for Children and Young People's Play and Informal Recreation (2008) recommend a standard of 10sqm per child, regardless of age. This development would generate a child yield of (332), which means that this development will need to provide 3320 sqm of play space provision overall.
- 16.5 Both the landscape plans and Design Principles Document (DPD) identify lots of potential play spaces throughout the site. The DPD (p85) explains that it is the applicant's intention to provide a variety of play facilities, including small scale equipment, open lawns and informal seating areas and youth shelters. All of this is welcomed, as it will mean that the resident children will not have to travel too far to use their nearest play facilities.
- 16.6 Whilst Berkeley's commitment to delivering play space on site is very commendable, it should be noted however, that neither the Landscape Strategy nor the DPD documents define what each play area will be and what age group they will cater for. A condition is therefore required to ensure that complete details of the play spaces is submitted for the Council's approval prior to implementation of each phase, including phase 2.
- 17 **Energy & Sustainability**
- 17.1 The London Plan (adopted July 2011) Policy 5.1 stipulates a London-wide reduction of carbon emissions of 60 per cent by 2025. Policy 5.2 of the plan requires for all development proposals to contribute towards climate change mitigation by minimising carbon dioxide emissions through energy efficient design, the use of less energy and incorporation of renewable energy.
- 17.2 The applicant has agreed to install a CHP system to provide heat and carbon savings for the whole of phase 2. This will achieve a carbon saving of 40% and therefore meets London Plan and Hackney's requirements. The applicant is proposing to provide 2 primary energy centres that will deliver, with the carbon savings delivered through fabric efficiency measures, a 51% carbon saving on completion of the development. Currently this is acceptable, however Hackney would expect the carbon savings to be improved inline with legislation/regulations and achieve zero carbon.
- 17.3 The CHP system delivered with phase 2, along with the CHP systems previously delivered, will be decommissioned once the primary energy centre has been built out in

Phase 3 to allow connection of a site wide district heat network. It is expected that Kick Start Sites 1 and 3 will be connected to the phase 3 energy centre on its completion and phase 4 and phase 5 will connect in 2019 and 2025 respectively.

17.4 *Conclusion:* The total CO2 emissions savings would amount to a 51.8% saving above the 2010 Building Regulations.

17.5 The savings satisfy the London Plan (policy 5.2) target and the development is considered to be energy efficient under current requirements. This strategy after further discussion with the applicant's advisors is accepted by the Council's Energy Conservation officer, subject to the recommended conditions

18 **Sustainability**

18.1 The Core Strategy also requires developments to address a number of other sustainability criteria such as climate change adaption, sustainable transport, sustainable construction and the enhancement of biodiversity.

18.2 The Sustainability Statement (prepared by Richard Hodgkinson Consultancy) makes clear that it is Berkeley Homes intention that all houses will meet the Code for Sustainable Homes Level 4 and a minimum BREEAM rating of 'very good' for all the commercial floorspace.

18.3 The following sections of this chapter set out how Berkeley's will achieve this.

18.4 Ecology

18.4.1 The NPPF recognises the importance of conserving and enhancing biodiversity. Policy 7.19 of the London Plan provides a strategic policy for the protection of biodiversity and access to nature.

18.4.2 In line with this, policy 27 of the Core Strategy encourages development to include measures that contribute to the borough's natural environment and biodiversity and states that where appropriate, new open spaces will be created which are publicly accessible and linked to other open spaces.

18.4.3 Careful consideration has and will continue to be given to minimise the scheme's possible ecological impacts, and where possible, improve the ecological value of the reservoirs by encouraging biodiversity across the site.

18.4.4 For a number of years Berkeley Homes, London Wildlife Trust, Manor House Trust, Thames Water LB Hackney, Genesis and Natural England have been jointly working on opening up the New River and the reservoirs.

18.4.5 The landscape strategy reflects these joint discussions. This is why the open space has been designed in a way that will allow for greater connection between the site and the habitat that surround the reservoirs. The new green space will include a variety of shrubs and flower types, and coupled with green roofs, this will enhance the ecological value of the site.

18.4.6 The green roofs, in particular, will reduce water run off and create further opportunities for habitat creation, as will the new shrubs. The submitted DPD also states that there will be provision of new bat roost boxes in the outline phases.

Noise & Light

18.4.7 During the demolition and construction process, the proposed development is likely to result in some noise disturbance, because of the scale of the works involved. Therefore, in order to minimise these impacts, works will not be undertaken at night. This will also help to avoid increased light disturbance that affect bats and other nocturnal mammals, which have been identified as living in the area. The Environmental Statement also confirmed that the development would not affect the favourable status of bats, black redstart and other breeding birds at local or sub-local level.

18.4.8 The Environmental Statement also identified all the construction phase mitigation measures, and these will be secured by planning condition.

Air Quality

18.4.9 The ES concludes that 'overall the effect of fugitive emissions of particulate matter from the proposed works is considered to be not significant with respect to potential effects on health and amenity. The independent assessment carried out by AMEC reached the same conclusion, provided the relevant conditions are complied with .

Micro-climate

18.4.10 The ES is informed by wind tunnel testing and it assessed the future wind microclimate expected at the Site, following its redevelopment.

18.4.11 The ES demonstrates that the wind microclimate at ground level, during the windiest season, would achieve the appropriate pedestrian

comfort and safety conditions with public and private amenity spaces as being classified a suitable for their proposed use.

Water/Flood Controls

- 18.5 In phase 2, surface water will be collected from rainwater pipes, gullies linear drains and permeable paving into private collector, inspection chambers and manholes. These collector drains will discharge into underground storage crates and two swales, which are located at the southern end of this Site.
- 18.6 The applicants commitment to managing the surfacing water is supported, subject to conditions, and it is thought that this development will not lead to flooding of the reservoirs.

19 Waste

- 19.1.1 Potentially over 10,500 residents could live in the development at peak times; and as such the waste generated from these households is expected to be significant.
- 19.2 Refuse storage for the detailed part of this application (phase 2) will comprise 1100 litre Eurobins in two of the three blocks.
- 19.3 These bins will be stored at ground floor level for Block B, basement level in Block D, and will be accessible for wheelchair users. There is no information however, about where the bins will be located in Block F, and this will need to be secured by condition .
- 19.4 Not much is known about the waste management strategy for the outline application (phases 3-8). Therefore, the Planning Service makes clear that a condition is attached to the permission that requests a Waste Management Strategy accompanies any reserved matters applications.

20 Accessibility

- 20.1 Both Phase 2 and the outline phases are accompanied by Design and Access Statements. These documents cover the principles of inclusive design, access across the site, including pedestrian routes, drop off points and internal circulation.
- 20.2 There is more information in the Design and Access Statement that accompanies phase 2 because it focuses on the detailed part of the application. This level of detail is welcomed and all of the external gradients and access routes into the site for pedestrians are considered acceptable.
- 20.3 The applicant has confirmed that 10% of units would be provided as wheelchair adaptable. The access statement shows a typical flat

layout of a 1-bed wheelchair accessible home and how it meets relevant standards. In addition the applicant has set out how each of the 16 points for Lifetime Homes will be met. However, additional information is required to demonstrate the exact location of the wheelchair accessible homes. This will be secured through condition .

21. Response to objections

- 21.1 The height of the proposed tower is out of keeping with the character
(This has been responded to in the body of the report).
- 21.2 Objection to the narrowing of Seven Sisters Road and request for a bus lane
(The narrowing of Seven Sisters Road is a key part of the Masterplan to bring the estate together and provide for safer crossings for the residents)
- 21.3 Concerns about proximity of residential units to Seven Sisters Road
(The buildings will be well insulated and sound proofed and will enjoy good access arrangements)
- 21.4 Dealing with visitor parking and traffic near the reservoir
21.5 *(The number of car parking bays on site will be minimised by parking restrictions)*
- 21.6 Environmental concerns about living alongside a construction project including inhaling fumes as well as dealing with pests such as rats
(Any environmental impacts will be short-term and minimised by conditions)
- 21.7 The protection of mature trees and green spaces, in particular in relation to Seven Sisters Road and the reservoirs respectively, bearing in mind the expected additional footfall and the protection of safety and wildlife, especially at night.
(Protection of trees will be dealt with by condition)
- 21.8 Lack of engagement with local people
(All local residents have been notified by letter, site notice and a notification in the local press and have a right to attend and speak at Committee)
- 21.9 Concerns about the number of additional people moving into the area, their amenity and transport needs
(It is a large site and can physically cope with additional people whilst also providing more open space on site. The impacts on the wider infrastructure is being dealt with by planning obligations in the S106 Agreement)
- 21.10 Concern regarding the proportion of social housing
(See housing chapter for further details)
- 21.11 Requests that plans are inclusive of elderly and families
(The homes will have good levels of accessibility because of lifts and flat entrances to the buildings)

- 21.12 Request for a review of the listed building status of parts of the social housing estate
(This objector should write to English Heritage as they are the body that decides on whether buildings should be listed or not)
- 21.13 There should be adequate provision for the storage and disposal of domestic refuse
(This will be secured through condition)
- 21.14 Concerns about the quality of housing proposed, in particular regarding ventilation, sound insulation and compliance with the relevant Building Regulations.
(This will also be secured by appropriate condition that ensures that the accommodation satisfies the Lifetime Homes Standards and Sustainable Codes)

22 Planning Obligations/CIL

- 22.1 The Heads of Terms that the Council consider are necessary to ensure that the scheme mitigates its own impacts and represents sustainable development is set out in Appendix 2.
- 22.2 These heads of terms have been agreed with the applicant and will help mitigate the wider infrastructure impacts of the development. These heads of terms are set out in full in Recommendation 2
- 22.3 *are still subject to negotiation, and if there are any amendments to these heads of terms they will be reported in an Addendum.*
- 22.4 The Mayoral Infrastructure Levy does apply to this development. The total contribution must be arrived at through formal CIL charging processes. An informative is attached providing guidance on this process.

23 CONCLUSIONS

- 23.1 A key objective of planning is to bring forward development that is appropriate and in the right place. This is made clear in the National Planning Policy Framework (NPPF), which states that there should be a presumption in favour of sustainable development.
- 23.2 The site is well-placed for a redevelopment of this scale – it is a sustainable and accessible Brownfield site close to a District town centre with strong public transport connections.

- 23.3 The scheme is vital to the regeneration of the Woodberry Down estate and the wider area. The sheer scale of the development means that a minimum of 41% affordable housing in each phase will amount to a significant number of homes being made available to those who are not able to buy from, or rent on, the open market.
- 23.4 Although there will be some loss of daylight/sunlight to some of the habitable rooms at existing properties Green Lanes, and some of the future properties won't enjoy BRE recommended guideline standards, this is more than balanced out by the significant benefits the scheme will bring.
- 23.5 In addition to the large affordable housing provision, these benefits include considerable amounts of open space, the narrowing of Seven Sisters Road (bringing with it a better sense of social cohesion), local employment training/opportunities, a good standard of living conditions for the majority of the occupiers and high quality design.
- 23.6 Therefore, the Masterplan Review will transform an underused and declining site into an important and valuable piece of townscape, and the delivery of this scheme (subject to conditions and the appropriate S106 Agreement being signed) would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development.

RECOMMENDATIONS

Recommendation A

That permission is GRANTED, subject to the following conditions:

1. Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

2 Commencement within three years

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

3 Design details to be approved

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved.

- A sample board for all facing materials;
- A mock up of a typical elevation sections (true to scale) to include window frames, ventilation screens, brickwork, ceramic panel, terracotta panel and metal louvers
- Façade design and detailing @ 1:20 and 1:5 scale
- Details of all ground floor frontages including entrance doorways, canopies, soffits, lighting and areas allocated for signage @ 1:20 and 1:5 scales
- Window design: setting out specification of all typical windows including reveals, spandrels, flashing and frame thickness
- Roof terraces and typical balcony details: material, proportions and positioning : 1:20 and 1:5 scale

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

4 No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the building other than as shown on the drawings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

5 Secure bicycle parking

Before the development is first occupied, space shall be made available for the secure parking of 205 cycle stands within the site before the use is first commenced. The cycle parking spaces shall be retained in perpetuity thereafter.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interests of discouraging car use, relieving congestion in surrounding streets and improving highway conditions in general.

6 Construction Logistics Plan

A Construction Logistics Plan (CLP) specifying hours of working, construction traffic routing, measures to prevent dust pollution and contact arrangements between residents and contractors shall be submitted and agreed by the Local Planning Authority Prior to the commencement of the development. The construction shall thereafter take place in accordance with the measures identified within the CLP.

REASON: In order to ensure that the development does not prejudice the amenity of adjoining occupiers.

7 Delivery Service Plan

A Delivery Service Plan (DSP) specifying delivery and servicing arrangements, including restrictions on loading at night time shall be submitted and agreed by the Local Planning Authority prior to the commencement of the development. Delivery and service arrangements shall thereafter take place in accordance with the measures identified within the DSP.

REASON: In order to ensure that the development does not prejudice the amenity of adjoining occupiers.

8 Electric Charging Points

Prior to the commencement of the relevant works, details of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the premises and retained thereafter in perpetuity.

REASON: In the interests of encouraging sustainable forms of transport use

9 Disabled Car Parking

The proposed disabled parking bays shall be used by disabled residents only.

REASON: To reduce vehicular congestion in the surrounding highway network and promote the use of sustainable modes of transport.

10 Details of podium and roof gardens

A hard and soft landscape scheme, illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. Plans shall show species, type of stock, numbers of trees,

hedges and shrubs to be included and showing areas to be grass seeded or turfed, benches, lighting, gas pipe planters, irrigation measures, play equipment and topographical ground levels. Section drawings shall be provided showing the roof build ups. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

11 Details of planting measures to residential balconies

Full details of the HPDE planters and vertical aluminium planters including materials, finishes and manufacturers specifications shall be submitted to and agreed in writing by the local planning authority. The approved details shall thereafter be made available for future occupiers upon occupation of the hereby approved flats.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

12 Archaeology

A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON: In order to safeguard any archaeological remains at the site.

13 Contaminated Land: Site characteristics

No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include:

(i) A survey of the extent, scale and nature of contamination;

(ii) An assessment of the potential risks to:

- Human health,
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- Adjoining land,
- Groundwaters and surface waters,
- Ecological systems,
- Archaeological sites and ancient monuments;

Reason: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

14 Contaminated Land: Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

15 Contaminated Land: Implementation of Remediation Scheme

The approved remediation scheme shall be implemented in accordance with the approved timetable of works. Within 6 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

16 Reporting unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of the approved remediation scheme.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with the implementation of the remediation scheme.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

17 Streetlights on buildings

Prior to commencement of works, a feasibility study shall be undertaken to locate street lights to the highway immediately adjoining the site onto the face of the buildings hereby approved.

REASON: To safeguard visual amenity and assist with the provision of a less cluttered public realm.

18 Construction methodology

Prior to the commencement of the development full details of the design and construction methodology, particularly concerning foundations and superstructure shall be submitted to and approved by the London Borough of Hackney (LBH) and London Overground (LO) and thereafter implemented in accordance with the details as are so approved. Such approval will be in accordance with the reasonable requirements of LBH and LO.

REASON: In order to safeguard the adjoining railway infrastructure.

19 Environmental Impact Assessment

Prior to commencement of the development, the applicant should submit a report on the assessment of impact of noise, vibration and dust arising during the construction and/or demolition phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts.

REASON: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance

20 Internal Noise Levels (Good Standard)

All residential premises shall be designed in accordance with BS8233:1999 'Sound insulation and noise reduction for buildings-Code of Practice' to attain the following internal noise levels

A noise assessment following the guidelines of PPG24 and a scheme for sound insulation and noise control measures shall be submitted to and approved in writing by; and implemented to the satisfaction of the Local Planning Authority prior to the first occupation of the rooms hereby approved. The sound insulation and noise control measures shall achieve the following internal noise targets: Bedrooms (23.00-07.00 hrs) 30 dB LAeq, and 45 dB Lmax (fast); Living Rooms (07.00-23.00 hrs) 30 dB LAeq

A test shall be carried out prior to the discharge of this condition to show the standard of sound insulation required shall be met and the results submitted to the Local Planning Authority for approval.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and

transportation sources.

21 External Noise Levels (Moderate)

External amenity areas shall be designed to attain the following noise level:
Gardens/balconies 50 dB (day: T =16 hours 07:00 – 23:00).

A test shall be carried out prior to the discharge of this condition to show the standard of sound insulation required shall be met and the results submitted to the Local Planning Authority for approval.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources.

22 Residential/Commercial Soundproofing:

Full particulars and details of a scheme for sound insulation between the proposed commercial and residential use of the building, shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be installed before commencement of the use hereby permitted and permanently retained thereafter. As a guide, to protect the amenity of neighbouring occupiers, it is expected the level of sound insulation provided by the separating walls and floors to be in the order of Rw 55dB.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises.

23 Externally Fixed Plants:

The total noise level from externally fixed plants shall be 5 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises at any time. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter. A test shall be carried out prior to the discharge of this condition to show above criterion shall be met and the results submitted to the Local Planning Authority for approval.

REASON: To ensure that occupiers of neighbouring premises do not suffer a loss of

amenity by reason of noise nuisance from plant and machinery.

24 Vibration

A scheme for anti-vibration treatment of the foundations and services shall be submitted to the Council for written approval prior to the commencement of the development, and implemented to the satisfaction of the Council to achieve the following internal noise targets: Internal vibration levels shall not exceed the category of "low probability of adverse comment" in Table 7 of Appendix A of BS 6472:2008; Groundborne noise shall not exceed 40dB LAmax, Slow as measured in the centre of any residential room.

REASON: In order to safeguard the amenity of potential residential occupiers.

25 Plant noise

The design and installation of any new items of fixed plant shall be such that, when operating, the cumulative noise level $L_{Aeq Tr}$ arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of 5dB(A) below the background noise level $L_{AF90 Tbg}$.

Reason: In order to safeguard the amenity of existing and future surrounding residential occupiers.

26 Lifetime Homes/Wheelchair Accessible Units

All residential units to be completed to Lifetime Homes standards unless otherwise agreed in writing by the Local Planning Authority. A minimum of 10% wheelchair accessible units shall also be provided.

REASON: To ensure satisfactory design and accessibility of the residential units.

27 Level Access

A level access shall be provided to all residential flats and the ground floor A1/B1 uses hereby approved before the development is first commenced.

REASON: To ensure the development is fully accessible

28 Lighting Strategy

Details of a lighting strategy for each part of the development site shall be submitted, setting out the general distribution and design guidelines for all installations in the development and its public realm areas. The Lighting Strategy shall also include information about potential light spill on to the surrounding area and shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the development is occupied. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area or residential amenity of nearby occupiers.

29 BREEAM Excellent

The development as designed, specified and built shall achieve BREEAM rating of 'excellent', as shown within the submitted Energy Statement, hereby approved. The developer will provide a BREEAM post-construction assessment of the rating of the as-built development within four weeks following its completion, also carried out by an accredited assessor.

REASON: In the interests of the promotion of sustainable forms of development and construction.

30 Code Level 4

Unless otherwise agreed in writing by the Local Planning Authority all residential units within the development hereby approved shall achieve level 4 of the Code for Sustainable Homes (or equivalent standard of any replacement/revision) as a minimum.

REASON: To ensure that the development is adequately sustainable

31 Bio-diverse Roof

Notwithstanding the details shown on the plans and documents hereby approved detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on the relevant blocks upon which the planted roofs will be located. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a biodiverse, substrate-based extensive green/brown roof (of variable depth between 80mm and 150mm), including a detailed maintenance plan;
- location and design of photovoltaic panels.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, to enhance the performance and efficiency of the proposed building and assists in the meeting the Local Development Framework Core Strategy objective of reducing carbon emissions.

32 Rainwater Harvesting

Prior to commencement of the development (excluding demolition), details of rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the development and shall be retained and maintained thereafter.

REASON: To ensure that the proposals demonstrate adequate response to climate change and efficient use of resources.

33 Refuse

Prior to occupation of the development hereby approved, a refuse strategy shall be submitted to and approved in writing by the Local Planning Authority which provide details on how bins will be presented to and returned from the collection point and to ensure a suitable split between residential and commercial waste and recycling provision.

REASON: To ensure satisfactory servicing and mitigate against pollution.

34 Secure by Design

The development shall achieve Secure by Design standards, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the potential for crime and the perception of crime is reduced.

36 Thames Water

Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local

planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity.

REASON: To protect Thames Water infrastructure

37 A3/A4 Use

Any A3/A4 use class hereby permitted shall only be open to the public between (07:00) hours and (19:00) hours on any day, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

38 Marketing Strategy

Prior to the commencement of works on the development hereby approved, a marketing strategy relating to the ground floor retail/office uses shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure satisfactory take up of the retail premises.

39. Landscape Management Plan.

Before development commences, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

1. detail of the extent and type of new planting (native species only)
2. details of maintenance regimes
3. details of any new habitat created on site
4. details of treatment of site boundaries and/ or buffers around water bodies
5. details of the green roofs proposed

REASON: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of nature conservation value of the site in

line with the policies set out in PPS9, London Plan and Hackney UDP. Natural networks of linked wildlife corridors can also help wildlife adapt to climate change.

- 40** Settings should respond to heritage assets and they should be mapped and assessed for their sensitivity to change with design consideration responding to the protection of heritage.

REASON: To enhance the conservation area and attractiveness of the area.

- 41** A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason

Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.

- 42** A detailed Tree Survey (plan and schedule) indicating precise location, species height and condition of each tree together with the spread of each tree accurately plotted and showing which trees are to be retained and which it is proposed should be felled shall be approved by the Local Planning Authority before any work commences on site.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990, and to provide for the retention and protection of existing trees in the interests of the appearance of the locality.

- 43** All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

REASON: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

- 44** No development will take place on site until full details of tree protection have been submitted to, and approved in writing by, the Council and until such approved protection has been erected on site.

Tree protection will be in accordance with BS5837:2005 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard.

The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2005 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps.

REASON: In order to protect the existing trees during building operation and site works.

- 45** Prior to the commencement of the development, details of a lighting strategy for the development site shall be submitted, setting out the general distribution and design guidelines for all installations in the development and its public realm areas. The Strategy shall also include information about potential light spill on to any other species features such as buildings, watercourses and trees, shall be submitted to an approved by the Local Planning Authority, in writing, before the development commences. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

REASON: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and to ensure that the principles of location and design of external lighting are acceptable in terms of adopted design principles, including the Woodberry Down Design Code, and enhance public safety and crime prevention.

- 46** Prior to the development commencing, details of lighting of all buildings and public areas shall be submitted. The approved lighting shall be installed before any use in the relevant part of the development commences and maintained thereafter.

REASON: To ensure that the detailed location and design of external lighting are acceptable in terms of adopted design principles, including the Woodberry Down Design Code, and enhance public safety and crime prevention.

- 47** If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works, an update bat emergence/re-entry survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker and analysis should include DNA analysis from droppings from the roosts to identify whether common, soprano or Nathusius' pipistrelle bats are using the roosts in these buildings. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

REASON: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 48** Details of bird and bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 35 boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policies 24 and 27 of the Hackney Core Strategy.

- 49** Full details of a biodiverse, substrate-based extensive living roof, to include a detailed maintenance plan, shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

The living roof should occupy 80% of appropriate roof space (i.e. flat or gently sloping, excluding plant and services). The substrate depth should vary between 80mm and 150mm with peaks and troughs, but should average at least 130mm.

The design and planting scheme should be informed by a site biodiversity assessment and reflect the local conditions and species of interest. Extensive living roofs should be planted with 16 plugs per m²; a species list is included in the Biodiversity and the Built Environment advice note*.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, and to enhance the performance and efficiency of the proposed building. To comply with Hackney Core Strategy Policies 24 and 27, London Plan Policies 5.11 and 7.19, and PPS9.

- 50** The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) - Woodberry Down Masterplan Review Hybrid Planning Application, Level 2 Flood Risk Assessment, Berkeley Homes (Capital) plc, September 2013 - Appendix E: Flood Risk Assessment and Preliminary Surface Water Drainage Strategy (Appendix E.pdf) and the following mitigation measures detailed within the FRA:

- Limiting the surface water run-off generated by the critical 1 in 100 chance in any year storm event, taking the effects of climate change into account, so that it will not exceed the 6.8l/s/ha.
- Provision of Sustainable Drainage Systems including Green Roofs and Permeable Paving, as outlined within the approved Flood Risk Assessment.

REASON

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

51 The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site,
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 52** Details of the irrigation measures within the landscaping treatment as part of a sustainable urban drainage system shall be submitted and approved by the Local Planning Authority in writing before any work on the site is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: The use of sustainable urban drainage system will reduce the amount and intensity of urban run-off and pollution.

- 53** No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON: To protect controlled water quality by preventing infiltration of surface water through contaminated ground.

54 Details of residential use

The applicant is required to submit updated Masterplan housing projections (size, number, tenure and habitable rooms) for future phases, for the express approval of the LPA, before any further planning applications are considered in respect of Masterplan Phase 3, 4, 5, 6, 7 and 8.

REASON: To ensure that the Council has the opportunity to approve the Masterplans housing projections as part of a coordinated planning approach.

Habitable Room Sizes

Applicants are required to submit revised residential layout specification (drawings and summary tables) that show the habitable room sizes for each of the flats in Blocks, B, D and F, for consideration and approval by the LPA.

REASON: To ensure all habitable rooms are generally of adequate size

Recommendation B

That the above recommendation be subject to the applicant, the landowners and their mortgagees enter into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended) in order to secure the following matters to the satisfaction of the Assistant Director Planning and Regulatory Services and the Assistant Director Legal Services:

- No less than 36% affordable housing to be delivered in phase two, comprising 36% social rented accommodation and 56% intermediate units
- No less than 43% Affordable Housing to be provided across phases 3-8, and no less than 41% affordable housing in each of these phases unless otherwise agreed in writing with the local planning authority. The affordable housing element should comprise 47% social rented and 53% intermediate housing for phases 3-5, and the tenure split for phases 6-8 will be subject to the outcome of a viability review before phase 6.
- No implementation of any of the development until Berkeley Homes has submitted an approved phasing delivery plan and, thereafter, the phasing plan shall be updated at the commencement of each phase in agreement with the Local Planning Authority
- Not to Occupy, suffer or permit Occupation of more than 50% of the Private Sale Units within phase 2 unless or until the Affordable Dwellings within the Development have been transferred or agreed to be transferred to an Approved Social Registered Landlord.
- No more than 60% of the open market units in each of the phases in the outline application can be occupied until all the affordable housing units in each of these phases has been completed, unless otherwise agreed in writing by the Local Planning Authority on a phase by phase basis (such approval not to be unreasonably withheld) and the understanding that it could never rise above 80%).
- A contribution of £7,101,000 towards education facilities, to be paid in seven instalments to be determined.
- A contribution of £412,000 towards health facilities within the vicinity of the site.
- A contribution of £2,000,000 towards sport and recreation facilities within the vicinity of the site.
- A contribution of £469,218 towards library facilities within the vicinity of the site.

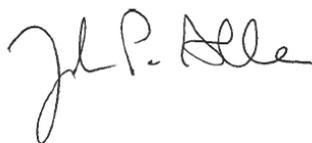
- A contribution of £80,398 towards public art
- A contribution of £393,114 towards transport improvement works on phase 2 of the masterplan review, consisting of:
 - £3,864 per site for travel plans monitoring
 - £3,091 to create or extend the existing CPZ
 - £15,457 towards car club strategy
 - £370,702 towards improvements to existing streets and highways in Woodberry Down
- A payment of £270,000 to TfL for bus capacity improvements (TBC).
- A contribution of £100,000 towards the Wetlands Centre to be paid before implementation of phase 2
- On street parking that does not form part of the revised masterplan parking allocation shall be permit free. This shall be clearly identified on a phase by phase basis in accordance with the approved parking numbers for the masterplan area
- A viability review to accompany the submission of the reserved matters application for phase 6 (details TBC).
- The repair and reinstatement of the footways and highways in the vicinity of the development, damaged during the course of demolition or construction and the submission of pre - and post-construction conditions surveys for approval by the council. Works to be costed by LBH Highways Team.
- The applicants to pay the costs of the reducing the width of Seven Sisters Road from 6 lanes to 4. The cost of the works shall be £4,796,996.
- The temporary children's centre cannot be demolished until another children's centre has been completed and fitted out in phase 2 or funding is received for another temporary measure. Berkeley Home to pay the outstanding balance of £478,139 towards the relocation of the children's centre.
- The provision of a new adult learning centre.
- The provision of three satellite offices
- Prior to Implementation of the Development the owner and to the extent they are not the same person any developer or occupier must submit to the Council for approval the Employment and Skills Plan and not to

implement the Development until a plan has been approved by the Council.

- The Employment and Skills Plan shall set out the partnership arrangements of how the owner/developer and their sub contractors will work directly with Ways into Work and any local employment or training agencies as part of an employment and training consortium. The owner/developer and the Council will agree appropriate reporting mechanisms as part of the plan.
- The Employment and Skills Plan shall specify the provision for jobs, apprenticeship and other training opportunities or initiatives in respect of the vocational and employability skills required by the owner/developer, sub contractors, future occupiers and in respect of wider employment and business opportunities created by the Development.
- Following approval of the Employment and Skills Plan by the Council the owner will implement and where necessary procure implementation and promote the objectives of the approved plan and ensure that so far as is reasonably practicable the objectives are met.
- As part of the Employment and Skills Plan the owner/developer will be required to provide financial contributions to the Council to cover specific costs incurred by the Council in the implementation of the Employment and Skills Plan. The Plan shall set out the matters on which such expenditure may be incurred together with the timings for such expenditure and the trigger for these payments.
- The owner/developer and their supply chains will use all reasonable endeavours to ensure that;
- 30% of labour employed across the development is to be local during demolition construction, (i.e. any person or persons aged 18 years or over who is a resident of the London Borough of Hackney). This includes associated local labour during demolition/construction such as onsite security or administrative support.
- 30% of labour employed during the first 5 years of the end-use phase of the development is local (i.e. any person or persons aged 18 years or over who is a resident of the London Borough of Hackney)
- The developer and its subcontractors will notify the Council through Ways into Work of all vacancies for employees, self-employed, sub-contractors and any other form or type of employment arising from demolition, construction and end use (for the first 5 years) of the development.
- Apprentices (residents of Hackney) in the various building trades (such as brick laying, carpentry, electrical, plumbing and plastering and the new methods of construction). At least one full framework Apprentice is

to be employed per £2 Million of construction contract value. This will equate to no less than 356 apprentices over the programme lifetime.

- For all contracts with a value in excess of £5 million the developer must agree to engage with local suppliers directly and must supply the Council's 'Ways into Work' team with a full procurement plan identifying the services and materials that will be sourced for the lifetime of the project and the location of the suppliers they have been sourced from.
- Other employment, training, work placements, up skilling, site visits, as appropriate and to be agreed as part of the Employment and Skills Plan
- A monetary contribution towards the cost of training and supporting workless residents into construction/demolition and end-use jobs;
- A contribution of £4850 per £5million of contract value towards construction/ demolition employment training, brokerage support and beneficiary costs. This will be at least £690,640.
- A contribution of £108,966 (in- line with the formula) towards end-use employment training, brokerage support and beneficiary support
- The estimated open space maintenance costs for a period of 30 years from practical completion of the relevant phases.
- Council's legal fees in preparing the S106 to be paid on completion of the S106 Agreement.
- Officer's fees for the preparation, monitoring and implementation of the S106 to be paid in phases upon implementation of the relevant phase(s).
- *Timings of the Payments to the Council are TBC, but each payment will index linked from the date of Committee.*
- *The above list of Heads of Terms may be amended as a result of a process of internal consultation or further issues arising in the course of the application*



Signed..... Date: 27 January 2014

GIFTY EDILA
Corporate Director, Legal, HR and Regulatory Services

Appendix A

Phasing plan of the Masterplan Review

Phase 2: Detailed part of the application

Phases 3-8: Outline part of the application

