

Tottenham Area Action Plan- Wards Corner Site Allocation SS5

Wards Corner is a site specific allocation in the Tottenham Area Action Plan (Site Allocation SS5). The Tottenham Area Action Plan Pre-Submission version (January 2016) sets out the indicative development capacity for the site based on planning consents.

The Grainger planning consent (HGY/2012/0915) is listed along with an indicative development capacity figure of 264 net residential units and 500m² of town centre uses. Another planning application reference HGY/2011/1275 (which was not determined by Planning Committee) is also listed along with an indicative development capacity of 178 net residential units and 1390m² of town centre uses.

The above capacity figures are incorrect. The reason for this is that the figures for the Lawrence Road site allocation (Site Allocation SS2) and planning consent (HGY/2012/1983) have been used incorrectly for Wards Corner. In addition, the use of planning application reference HGY/2011/1275 is incorrect as this was never a consented scheme. The (now expired) planning consent HGY/2014/0575 is the correct reference to use in place of HGY/2011/1575.

The text in the final version of the Tottenham AAP will therefore be corrected as follows:

Wards Corner Site Allocation SS5: Indicative Development Capacity (Page 66 of Pre- Submission Version, January 2016)

HGY/2012/0195

Net residential units: ~~264~~ 163

Town Centre floorspace m²: ~~500~~ 3693m²

~~HGY/2011/1275~~ **HGY/2014/0575**

Net residential units: ~~178~~ 0

Town centre floorspace m²: ~~1390~~ 3680m²

Existing Planning Permissions (Page 67 of Pre- Submission Version, January 2016)

Paragraph 5.36

~~HGY/2011/1275 – External alterations to front and rear elevation including new shop fronts, angled bay windows and dormers, and reinstatement of rear upper floor windows and formation of new windows.~~

HGY/2014/0575 (expired) - Restoration of the existing market and corner building bringing 2150m²* of derelict space into A1, A2, A3 and B1 use.

*As stated in the application description above the figure of 2150 m² is the amount of derelict space it is proposed to bring back into use. That figure does not include the floor space of the existing market, which will continue in use.

The Planning and Compulsory Purchase Act 2004, at s. 23(2), provides that: “(2) If the person appointed to carry out the independent examination of a development plan document recommends that it is adopted, the authority may adopt the document— (a) as it is, or (b) with modifications that (taken together) do not materially affect the policies set out in it.”

The Council is satisfied that the alteration of the figures in allocation SS5, as above, will not amount to a modification either alone or taken together with other modifications that materially affects the policies in the AAP.