

ADDENDUM REPORT FOR ITEM 8

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2018/2223	Ward: Tottenham Hale
Address: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17	
Proposal: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m ² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,030 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.	

1.0 UPDATES – REPRESENTATIONS (received after publish of main report)

1.1 Haringey Citizens previously neither supported nor objected to the scheme (as per Page 31 to the committee report) however post-amendments, this group has elected to support the scheme. A letter from Haringey Citizens is attached as **Appendix AD1**.

1.2 The Right Honourable David Lammy, Member of Parliament for Tottenham, has added supplementary comments to his initial objection to the proposal. The comments note support for the progress in introducing Council homes to the scheme, but maintain reservations about the proposal. The supplementary letter is **Appendix AD2**.

1.3 The Council has received an objection from Paul Burnham. This objection is attached as **Appendix AD3**.

1.4 A representative of the Ferry Lane Action Group (FLAG) has made representations supporting the scheme. These comments are **Appendix AD4**. This group represents Ferry Lane Estate Residents and supports the provision of a new health centre.

2.0 UPDATES - CONDITIONS

2.1 The Environment Agency has agreed a technical re-wording of conditions relating to a Monitoring and Maintenance Plan.

- In Condition, A19, B19, C19, D19 and E19 following “may not commence” insert “other than for investigative work”

2.2 This change will allow the developer flexibility during site surveying and is supported by officers. There are no material planning impacts to this change.

2.3 Thames Water has agreed a technical rewording for conditions concerning a Source Water Protection Strategy for the Ferry Island Plot

- In Condition B33, following “Ferry Island Plot” insert “Development (excluding above ground demolition)”

2.4 This change will allow the developer flexibility during site surveys and is supported by officers.

3.0 CORRECTIONS TO TEXT

3.1 A Head of Term was omitted in error from the committee report. On Page 11, Head of Term 24 should be inserted:

24) Build to Rent Covenant

3.2 This Head of Term will address London Plan policy/guidance with respect to the Build to Rent element of the scheme.

3.3 Paragraphs 2.4 and 2.6 should cross refer to paragraph 2.3, not 2.2.

3.4 Paragraph 3.1.6 notes the council’s intention to purchase “shared ownership” units. This is a typographical error and should read “social rented” units. There is no intention for the Council to purchase any shared ownership units.

3.5 Section 3.1 provides details of the buildings but omits reference to a storey of non-habitable plant when noting the number of storeys in Buildings 1, 2 and 3. For clarity, the words “habitable” should be inserted at:

- Paragraph 3.1.10 Building 3 – Following “18”
- Paragraph 3.1.11 Building 1 – Following “20”
- Paragraph 3.1.11 Building 2 – Following “13”

3.6 For member’s information, the heights of the tall buildings proposed on the site are tabulated in full (including storey heights and AOD heights) on Page 63 of the Agenda Package at paragraph 6.5.13.

3.7 Paragraph 3.1.3 (Table Option B) notes the Residential Area figure to be 96,645m² however the correct figure is 97,274m². This is a typographical error. (The original table from the GLA’s Stage 1 report appears on Page 424 for member’s reference.)

- 3.8 Paragraph 6.6.15 states that “there are no north facing single aspect units in the scheme, and the total number of north facing single aspect units has been minimised to 35%, which is acceptable”. The second part of this sentence should read “...and the total number of ~~north facing~~ single aspect units has been minimised to 35%, which is acceptable”. This is a typographical error.
- 3.9 Paragraph 6.3.46 – Table 1.10 contains a typographical error. The total number of affordable habitable rooms should be “654” not “239”.
- 3.10 Paragraph 6.3.20 notes an additional 1600 residents would yield a need for the equivalent of 0.9 GPs. The figure of 1600 is taken from the applicant’s original July 2018 Environmental Statement (ES);
- 3.11 However with the scheme amendments in October 2018, the applicant submitted an addendum to the ES which states an increased projected population figure of 1650 due to the proposed tenure changes. The GP yield remains unchanged and there are no material planning impacts to this correction.
- 3.12 Members should note in planning terms, the addition of the health centre to the area will meet projected GP requirements for the new population and address a current deficit of GP capacity locally.
- 3.13 Paragraph 6.4.26 notes the Mayor’s Affordable Housing and Viability SPG is draft. This document has now been fully adopted – the word draft should be removed.
- 3.14 Paragraph 6.5.34, ‘Ferry Square’ is also a public space that will be created, on Ferry Island at the centre of the development.
- 3.15 Paragraph 6.11.16 suggests 1,817 is the total cycle parking figure for the site, however 1,817 is the total number of long stay cycle parking spaces. The number of additional short stay cycle parking spaces is 182. There are no material planning impacts to the correction.
- 3.16 Members should note that Condition 11 (as applied to each plot) will require cycle parking details, and the total number of short and long stay spaces is compliant with the London Plan.
- 3.17 The number of wind assessment locations noted in Paragraph 6.10.20 is listed as 309, whereas the correct number of assessments locations is 347. This is a typographical error.
- 3.18 At Paragraph 6.12.12 the total carbon offset is incorrectly stated as 536 Tonnes. The correct figure is 522 Tonnes. This is a typographical error and the carbon offset contribution remains unchanged.

- 3.19 Appendix 5 and Appendix 6 are transposed in the text of the committee report. Appendix 5 contains existing site images and Appendix 6 contains indicative images of the future scheme.

4.0 UPDATES – DAYLIGHT/SUNLIGHT

- 4.1 Section 6.10 addresses daylight and sunlight issues. While the conclusion remains unchanged, the following additional clarifications are provided:

- Where NSL test information is cited, it should be clear the test is on a room, not a window.
- Paragraph 6.10.10 suggests the only windows experiencing major impacts are the 18 windows at Hale Gardens. These are where there is a localised effect, however there are an additional 33 windows that experience major effects that are generally disaggregated throughout the site.
- In Paragraph 6.10.12, it should be clarified that of the 371 tested rooms, 329 comply fully with NLS criteria. Of the non-compliant rooms, 19 rooms experience minor effects, 21 experience moderate effects and 2 experience major effects. There are 42 rooms, below BRE Guidance criteria, not 23 as stated.
- The report omits reference to the cumulative scenario considered. When considering the impact of cumulative development schemes, the results closely mirror those in the completed development scenario above, demonstrating that the overall outcome will not be materially affected by cumulative schemes.

5.0 UPDATE - EMPLOYMENT

- 5.1 For members reference, the existing employment figure of 110 jobs in the applicant's Environmental Statement is based on an assessment of existing floorspace using Homes and Community Agency (HCA) guidance. This guidance assumes spaces are fully utilised.
- 5.2 This assessment also recorded Maplin being occupied as it was as the time of the assessment and 28 jobs were attributed to the Maplin floorspace. The 110 existing jobs on site assumes full-occupation and the actual existing jobs remaining on the site today is less than the HCA-based assessment.
- 5.3 The scheme is projected to create a range of between 175 and 500 jobs depending on the final uses of the commercial units. By subtracting 110 existing jobs from the gross job creation figure, the net job creation range is therefore **65 – 390 jobs**. The net job-creation figure cited in the Committee Report at Paragraph 6.3.15 (75-415 jobs) is incorrect and is

drawn from the applicant's original Environmental Statement (ES), not the addendum.

5.4 The correct net job creation figure is therefore **65 – 390** jobs. As noted in the report, officers expect this figure to fall towards the higher end of the range given the flexibility of floorplate and the developer's track-record.

5.5 Officers support the scheme in employment terms and consider the net job creation figure accords with the level of flexible employment floorspace and will make a contribution to a higher quality jobs offer oriented toward the service economy in Haringey.

6.0 UPDATE – PLAYSPLACE

6.1 For clarification, in the event that all 131 units on the Wellbourne site come forward as social rented the child yield estimate would rise to 187 across the site (124 on Wellbourne). This would result in the need for an additional 282sqm of under-5's playspace (on top of the 398sqm proposed).

6.2 In lieu of this additional space, the S106 makes provision for an additional payment (up to approx. £45,000) to fund off-site play within the vicinity of the site in this event. Both scenarios would therefore comply with policy. In addition the applicant will be required to submit a playspace plan by condition on a plot by plot basis and will seek to increase the playspace on the Wellbourne and the Council is committed to look for opportunities to introduce playspace, within 100m of the site in line with GLA guidance, into the Chesnut Phase 2 environmental improvements for the benefit of the Wellbourne and the wider estate.