

ADDENDUM REPORT FOR ITEMS

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

<b>Reference No:</b> HGY/2020/2794	<b>Ward:</b> Seven Sisters
<b>Address:</b> Land to the North of Ermine Road N15	
<b>Proposal</b> – Temporary planning permission for a period of 7 years to provide 33 modular units for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.	
<b>Applicant:</b> Hill Residential	
<b>Ownership:</b> Council	

## 5. LOCAL REPRESENTATIONS SUMMARY

5.2 The total number of representations is now as follows:

- **159 separate instances of objection** have been received.
- **159 separate instances of support** have been received.
- This is 9 more in support and 2 more in objection since the March Committee Report was published. The issues raised are as per the main report.
- The above figure for objections includes 59 individuals who signed a petition objecting to the proposal. 14 of those individuals also sent in letters of objection and have therefore only been counted once - i.e. **45 separate / additional instances of objection in the petition.**

## 7. RECOMMENDATION

Amendment /addition to Condition 20 (Changes marked in **bold**). This is recommended in order to address concerns raised by third parties and at previous meetings of the Planning sub-Committee.

### **Accommodation to be used only as supported housing and occupied in accordance with approved Management Plan**

20. The accommodation shall only be occupied by people who have been street homeless in accordance with a Management Plan that shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The Management Plan must include the following:

- Procedures for addressing complaints and concerns from neighbouring residents;
- **Details of the establishment of a Community Steering Group for the Ermine Road area;**
- **A Locality & Community Management Plan to support service users and other local residents to feel welcome, safe, and connected;**
- Measures to minimise any noise and disturbance from the development;
- Further details of the role of the night concierge and the 24 hour on site presence throughout the life of the development;
- Details of the referral process and the assessment of suitability for occupants; and
- Details of the support services available to residents.

Reason: In order to ensure the public benefits of the proposal are realised for the lifetime of the development and to prevent the accommodation being used as other forms of housing or causing undue harm to the amenity of neighbouring occupiers.

**INFORMATIVE 2: CIL** (updated to reflect reduced floorspace)

Based on the information given on the plans, the Mayoral CIL charge will be £47,956 (792sqm x £60.55) and the Haringey CIL charge will be £16,553 (792sqm x £20.90). This would be charged in accordance with the CIL Charging Schedule and any eligible relief and includes indexation in line with the RICS CIL Index.