

ADDENDUM REPORT

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 7

Reference No: HGY/2022/0752	Ward: Tottenham Hale
Address: Council Depot, Ashley Road, N17 9DP	
Proposal: Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site.	

Amendments to the Officer Report

Amendments to paragraph 2.9 – list of planning obligations

Under the list of bullet points add:

Total financial contributions – £791,863.51

Amendments to paragraph 3.16 – relevant planning history

Planning application ref. HGY/2022/0569 now decided. EIA not required 11th July 2022.

Further to paragraph 6.37 the detailed portfolio table and supporting paragraph is set out below:

<i>Site</i>	<i>Total Units</i>	<i>Affordable</i>	<i>Percentage AH by unit</i>	<i>Percentage AH by Hab Room</i>
Ashley House and Cannon Factory (ARS), Notting Hill	256	133	52%	50%
One Station Square (BSD)	128	117	91%	90%
Hale Wharf (Muse)	505	191	38%	39%
Ashley Gardens and Berol Yard (BSD)	583	136	23%	36%
Hale SW Plot	279	43	15%	15%
Monument Way	54	54	100%	100%
Ashley Park (NHG)	97	35	36%	43%
SDP Sites	1030	239	23%	25%
<i>Sub Total</i>	<i>2932</i>	<i>948</i>	<i>32%</i>	<i>36%</i>

Ashley Road Depot	272	136	50%	63%
			TOTAL	39%

Originally it was expected that Housing Zone funding would be used to increase the level of affordable housing within the Cannon Factory development beyond the approved planning position, Notting Hill Genesis are no longer intending to take this forward which has reduced the expected provision. However, the target of 40% is still very close to being achieved.

Amendments to paragraph 7.1.1 – Community Infrastructure Levy calculation

The updated community infrastructure levy (CIL) figures given a CIL liable residential floor area of 13,904.10sqm and a CIL liable commercial floor area of 174sqm would be £289,761 for Haringey CIL (based on a CIL rate of £20.84 per sqm for residential floor space) and £868,135 for Mayoral CIL (based on a CIL rate of £60.36 per sqm for residential floor space and £166 per sqm for commercial floor space).

The total CIL payment would therefore be £1,157,897.

*Amendments to Section 8 – applicant’s drawing numbers (amended drawings identified in **bold**)*

3742A-LB-XX-00-DP-A-120000-P3, 3742A-LB-ZZ-00-DP-A-120200-P3, 3742A-LB-ZZ-01- DP-A-120201-P3, 3742A-LB-ZZ-02-DP-A-120202-P3, 3742A-LB-ZZ-03-DP-A-120203-P3, 3742A-LB-ZZ-04-DP-A-120204-P3, 3742A-LB-ZZ-13-DP-A-120214-P3, **3742A-LB-B-XX-DEA-130201-P4, 3742A-LB-B-XX-DE-A-130202-P3, 3742A-LB-B-XX-DE-A-130203-P4, 3742ALB-C-XX-DE-A-130301-P4, 3742A-LB-C-XX-DE-A-130302-P4**, 3742A-LB-BA-00-DP-A120100-P3, 3742A-LB-BA-01-DP-A-120101-P3, 3742A-LB-BA-02-DP-A-120102-P3, 3742ALB-BA-03-DP-A-120103-P3, 3742A-LB-BA-04-DP-A-120104-P3, 3742A-LB-BA-05-DP-A120105-P3, **3742A-LB-A-XX-DE-A-130101-P4, 3742A-LB-A-XX-DE-A-130102-P4, 3742ALB-A-XX-DE-A-130103-P4**, 3742A-LBA-00-00-DP-L-20001, 3742A-LBA-00-00-DP-L-20000, 3742A-LBA-00-00-DP-L-20002, 3742A-LBA-00-00-DP-L-20003, 3742A-LBA-00-00-DP-L20004, 3742A-LBA-00-04-DP-L-20005, 3742A-LBA-00-04-DP-L-20006, 3742A-LB-A-XX-DEA-140000-GA, 3742A-LB-A-XX-DE-A-140001-GA, 3742A-LB-BA-06-DP-A-120106, 3742ALB-BA-07-DP-A-120107, 3742A-LB-XX-XX-DP-A-100010, 3742A-LB-XX-XX-DP-A-100020, 3742A-LB-ZZ-05-DP-A-120205, 3742A-LB-ZZ-06-DP-A-120206, 3742A-LB-ZZ-07-DP-A120207, 3742A-LB-ZZ-08-DP-A-120208, 3742A-LB-ZZ-09-DP-A-120209, 3742A-LB-ZZ-10- DP-A-120210, 3742A-LB-ZZ-11-DP-A-120211, 3742A-LB-ZZ-12-DP-A-120212, 3742A-LBZZ-13-DP-A-120213, 3742A-LB-ZZ-B1-DP-A-120199, 3742A-LB-ZZ-ZZ-DE-A-100030, 3742A-LB-ZZ-ZZ-DE-A-100031, 3742A-LB-ZZ-ZZ-DE-A-100040, 3742A-LB-ZZ-ZZ-DE-A100041; 3230-1100-T-031-B, 3230-1100-T-032-B, 3230-1100-T-033-B.