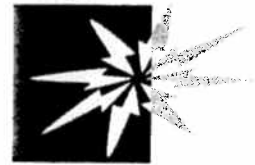


APPENDIX 1

Members' Room
5th Floor, River Park House, 225 High Road,
London N22 8HQ
Tel: 020 8376 2310
Email: Lorna.reith@haringey.gov.uk



Tottenham Hale ward member: Councillor Lorna Reith

Haringey Council

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
London N17 8BD

19 September 2010

Dear Paul,

Planning Application HGY/2010/1427
Proposal to increase the height of Pavilions 1 & 2 at Hale Village by two floors.

I object to the above planning application. I am one of the local councillors representing Tottenham Hale ward and I also live directly opposite the development and pass it every day.

There was opposition from a wide range of local residents and community organisations to the heights of the buildings facing the river Lee and Tottenham marshes when outline planning permission was granted in 2007. Local groups came together under the banner THRASH (Tottenham Hale Residents Against Skyscraper Housing) which gives an indication of the strength of feeling on the issue.

Although many people represented by THRASH, including myself, felt the decision of the planning committee in May 2007 did not go far enough in limiting the height of the buildings, the fact that the pavilions were capped at 8 storeys was welcomed. I and other residents also welcomed the gradual reductions in height across the development to the north and east as this helped to reduce its visual impact on the sense of openness of the marshes and beginning of the Lee Valley Regional Park.



2005-2006
Getting Closer to Communities



INVESTOR IN PEOPLE

The arguments made at that time against tall buildings across the site are still relevant. The GLS site is adjacent to a network of canals, rivers, reservoirs and open green space unique in the Borough. I believe that increasing the height of the pavilion buildings will have a detrimental impact on the visual environment. The proposed additional storeys will be clearly visible from Tottenham Marshes whereas the current buildings are largely hidden, at least in spring and summer when the trees are in leaf. I visit the Marshes frequently and it is amazing to be able to find oneself in an almost rural setting - yet be so close to Tottenham Hale station. I therefore strongly believe that if agreed the proposal will reduce the amenity of the area for people visiting the river Lea and the Lea Valley Regional Park.

Setting a precedent

I am extremely concerned that increasing the height of Pavilions 1 and 2 will set a precedent for the height of Pavilions 3, 4 and 5. This is in fact what I and local residents have been advised by officers.

We were also told by officers that the fact that the SE block (Newlon housing) had been granted permission for an increase in height would make it more difficult to refuse the application for an increase in the height of the Pavilions. At the time the application for the increase in the SE block height was made I and local residents were told that this was necessary as the tenure of the block had changed. Affordable housing required higher space standards so increasing the height of the SE block was the only way of providing the same number of homes. I accepted this, as did other residents, and no objections were made. Had I known that this would make other height increases easier I certainly would have submitted an objection.

Hale Wharf

I am aware that British Waterways are keen to develop the Hale Wharf site (which lies on the other side of the river) for housing and are expected to come forward with proposals. Some years ago they were in discussion with the Planning Department about a proposal for five 23 storey blocks of flats. At the time they were clearly told this was not acceptable and they dropped the idea.

However, an increase in the height of the buildings on the GLS site, directly opposite Hale Wharf, may well encourage British Waterways to raise the height of any proposed development they bring forward. If this were to

happen the whole character of the area would change completely and the river Lea would find itself flowing through an urban canyon.

Democratic accountability

Granting planning permission to this proposal will undermine the credibility of our democratically accountable planning system. A decision was made by the planning committee at the outline stage in May 2007. Arguments about height were heard then. Developers clearly think they can come back a couple of years later and get the decision changed. There has been no material change in the local area that would justify the Planning Committee reversing its original decision.

Developers are in business to make money. The more flats they have to sell the more money they stand to make. This is true not just on the GLS site but everywhere. Although the Planning Committee is only considering an application for this site there is no doubt that developers across the borough are watching with interest. I would urge the Committee to stick to their original decision and not allow 'development creep' of this kind.

Please let me know when a date for this application to be heard at Planning committee has been set.

Yours sincerely

Cllr Lorna Reith
Tottenham Hale ward

Argles James

From: development.control@haringey.gov.uk
Sent: 29 September 2010 16:03
To: Development Control
Subject: Comment Received from Public Access

Application Reference No. : HGY/2010/1427 Site Address: GLS Depot Ferry Lane London N17 9QQ
Comments by: TYNEMOUTH AREA RESIDENTS ASSOCIATION
From: 48 HANOVER ROAD

N15 4DL
Phone:
Email:
Submission: Objection
Comments: TYNEMOUTH AREA RESIDENTS ASSOCIATION
48 HANOVER ROAD, TOTTENHAM. N15 4DL

Mr Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
London N17 8BD

27th September 2010

Dear Paul Smith

Planning Application HGY/2010/1427 ; Pavillions 1 & 2 Hale Village

At a meeting of the Hale Village Community Stakeholders on 31st August 2010 we were advised that a new partner in the development, Bellway Homes, had submitted a planning application to increase the height of pavilion blocks 1 & 2, despite having exchanged contracts on the basis of planning application for 8 storeys.

Having consulted with members of this association and local residents we would like to submit the following comments and objections:

¿ We would bring to your attention section 3.3 paragraph 2 in the Design and Access Statement 3.3 Involvement/Consultation. This states that all key stakeholders have been consulted. This is clearly not the case as we had no knowledge of this application until the above meeting.

¿ We are extremely concerned that planning officers had had detailed, advanced and favourable discussions with developers regarding this application. This, despite concerns expressed at all stages of the development proposals that these blocks should not exceed the outline planning permission as agreed by the planning committee. We wish to place on record our strong objections to any increase in the height of these buildings. It would be unacceptable in terms of democratic accountability if the Planning Sub Committee were to agree to this application.

¿ It is acknowledged that considerable efforts have been made by the Council 'to progress the development following the financial difficulties of Lea Valley Estates. However, this has been achieved as a result of the input of large amounts of public funds without which it would have remained a half finished building site. The prime interest of the Council, therefore, should be to reflect the interests and views of local communities and stakeholders rather than the interests of developers.

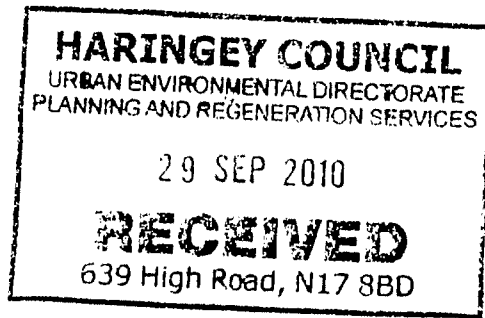
¿ Any increase in the height of these buildings will set an unacceptable precedent for the remaining Pavilion Blocks, as well as the neighbouring Hale Wharf Development. Such a development will be detrimental to the adjacent Tottenham Marshes, an area of SSSI, and an important recreational area for local people.

We would remind you that Hale Village was lauded as a landmark development for the people of Tottenham, in particular Tottenham Hale, but this development has not

yielded, and shows no signs of yielding, the education and health facilities required for such a large development. In addition, stakeholders had to bring to the attention of officers involved that Section 106 money had not been paid. We ask that officers take responsibility for ensuring that 'integrated solutions' are implemented, and that the originally agreed height is not exceeded.

Given all the above, we believe this application should be refused. In addition, we suggest that planning officers are made aware of their remits and the history of planning applications before entering into negotiations with developers.

Members of Tynemouth Area Residents Association



157 Bream Close
Heron Wharf
London
N17 9D

28/09/2010

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
Tottenham
London
N17 8BD

CS

Dear Paul Smith

Planning Application HGY/2010/1427 – Erection of Two Additional floors to the Pavillions 1 & 2 Hale Village

I am writing to inform you that I object to the above planning application. The proposed development exceeds the agreed maximum number of stories granted as outline planning permission. The number of stories granted outline planning permission was itself strongly opposed by local residents and specialist interest groups but their views were ignored.

Addition stories to the Pavillions 1 and 2 will set a precedent for the final height of Pavillions 3, 4 and 5 in addition to influencing the height of development at Hale Wharf. There is a danger that a 'concrete corridor' will be created along Millmead Road. It appears that proper consideration has not been given to the environment adjacent to the development area. To the north of the site Tottenham Marshes are an area of SSI status and part of the Lea Valley Park. Within a few hundred yards to the east of the development there is a network of canals, rivers and greenspace unique in the Borough, that itself borders the SSI of Walthamstow Reservoirs. The impact of increased height to the building will have a detrimental impact to the environment especially damaging to the views from the Marshes and the green/water areas east of the development. I strongly believe that the amenity afforded by green spaces and water systems will be severely compromised if the proposed additional stories are granted planning permission.

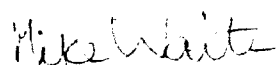
Furthermore, I am very concerned, as I mention above, that the precedent of additional stories to the Pavillions would have major and even more serious environmental impact with future applications for the development of Hale Wharf, an area sandwiched between green and water systems that is particularly at risk from unsympathetic development. If the additional stories are granted for the Pavillions it is unlikely that ISIS will accept development at half that height.

I also strongly object to the claim by the developer that a consultation with key stakeholders has been carried out. To the best of my knowledge this is a false claim.

I imagine you will receive many similar objections from other residents living nearby and I trust you will refuse this application on the basis that they most definitely contravene your planning regulations.

Please can you inform me that you have received this letter and have logged it as an official objection and keep me informed as to the outcome?

Yours sincerely

A handwritten signature in black ink that reads "Mike Waite". The signature is written in a cursive, slightly slanted style.

Mike Waite



Friends of the Paddock

<http://www.friendsofthepaddock.org.uk/>

Reply address: 6 Angelica Court
Bream Close
London
N17 9BP

29th September 2010

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
Tottenham
London
N17 8BD

Dear Paul Smith



Planning Application HGY/2010/1427 – Erection of Two Additional floors to the Pavillions 1 & 2 Hale Village

I am writing to inform you that I am objecting to the above planning application as Chair of Friends of the Paddock and on behalf of our members. The proposed development exceeds the agreed maximum number of stories granted at outline planning permission. The number of stories granted outline planning permission was itself strongly opposed by local residents and specialist interest groups but their views were ignored.

Additional stories to the Pavillions 1 and 2 will set a precedent for the final height of Pavillions 3, 4 and 5 in addition to influencing the height of development at Hale Wharf. There is a danger that a 'concrete corridor' will be created along Millmead Road. It appears that proper consideration has not been given to the environment adjacent to the development area. To the north of the site Tottenham Marshes are an area of SSI status and part of the Lea Valley Park. Within a few hundred yards to the east of the development there is a networks of canals, rivers and greenspace unique in the Borough that itself borders the SSI of Walthamstow Reservoirs. Within this area is the Paddock that provides a green refuge in this environmentally sensitise area. The impact of increased height to the building will have a detrimental impact to the environment especially damaging to the views from the Marshes and the green/water areas east of the development. The raising of height of the first two Pavillions and future development will cause increased shadowing and loss of light to the green areas such as the Paddock. I strongly believe that the amenity afforded by green spaces and water systems will be severely compromised if the proposed additional stories are granted planning permission.

Furthermore, I am very concerned, as I mention above, that the precedent of additional stories to the Pavillions would have major and even more serious environmental impact with future applications for the development of Hale Wharf, an area sandwiched between green and water systems that is particularly at risk from unsympathetic development. If the additional stories are granted for the Pavillions it is unlikely that ISIS will accept development at half that height.

I also strongly object to the claim by the developer that a consultation with key stakeholders has been carried out. To the best of my knowledge this is a fallacious claim.

I imagine you will receive many similar objections from other residents living nearby and I trust you will refuse this application on the basis that they most definitely contravene your planning regulations.

Please can you inform me that you have received this letter and have logged it as an official objection and keep me informed as to the outcome.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Cavendish', written in a cursive style. A long, thin, curved line extends from the top of the signature towards the right side of the page.

Paul Cavendish
Chair, Friends of the Paddock

2/c

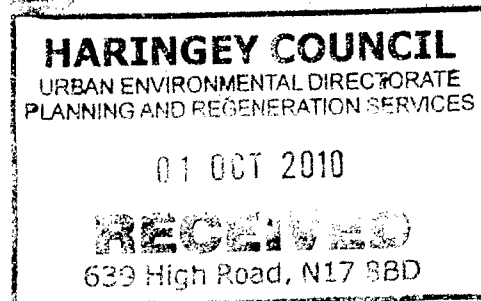
***6 Angelica Court
Bream Close
London
N17 9BP***

020 8808 1537

paulcavendish@tiscali.co.uk

29th September 2010

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
Tottenham
London
N17 8BD



Dear Paul Smith

Planning Application HGY/2010/1427 – Erection of Two Additional floors to the Pavillions 1 & 2 Hale Village

I am writing to inform you that, as a local resident, I object to the above planning application. The proposed development exceeds the agreed maximum number of stories granted at outline planning permission. The number of stories granted outline planning permission was itself strongly opposed by local residents and specialist interest groups but their views were ignored.

Additional stories to the Pavillions 1 and 2 will set a precedent for the final height of Pavillions 3, 4 and 5 in addition to influencing the height of development at Hale Wharf. There is a danger that a 'concrete corridor' will be created along Millmead Road. It appears that proper consideration has not been given to the environment adjacent to the development area. To the north of the site Tottenham Marshes are an area of SSI status and part of the Lea Valley Park. Within a few hundred yards to the east of the development there is a networks of canals, rivers and greenspace unique in the Borough that itself borders the SSI of Walthamstow Reservoirs. The impact of increased height to the building will have a detrimental impact to the environment especially damaging to the views from the Marshes and the green/water areas east of the development. I strongly believe that the amenity afforded by green spaces and water systems will be severely compromised if the proposed additional stories are granted planning permission.

Furthermore, I am very concerned, as I mention above, that the precedent of additional stories to the Pavillions would have major and even more serious environmental impact with future applications for the development of Hale Wharf, an area sandwiched between green and water systems that is particularly at risk from unsympathetic development. If the

additional stories are granted for the Pavillions it is unlikely that ISIS will accept development at half that height.

I also strongly object to the claim by the developer that a consultation with key stakeholders has been carried out. This is a fallacious claim and to the best of my knowledge no such consultation has been undertaken.

I imagine you will receive many similar objections from other residents living nearby and I trust you will refuse this application on the basis that they most definitely contravene your planning regulations.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul [unclear]', with a large, sweeping flourish underneath.

Argles James

From: development.control@haringey.gov.uk
Sent: 01 October 2010 10:45
To: Development Control
Subject: Comment Received from Public Access

Application Reference No. : HGY/2010/1427 Site Address: GLS Depot Ferry Lane London
N17 9QQ London Comments by: Cllr Richard Watson

From:

25 Old School Court
Drapers Road

London

N17 6LY

Phone:

Email: richard.watson@haringey.gov.uk

Submission: Objection

Comments: I would like to add my objections on behalf of myself and many local residents who I represent in Tottenham Green to this planning application.

There was an active local campaign when outline planning permission was granted in 2007 regarding the heights of the buildings facing the River Lee and Tottenham Marshes. This campaign was successful in limiting the buildings to a maximum of eight storeys.

The arguments that were made and seemingly accepted in 2007 still apply today to this proposal. The height of the pavilion buildings would have a significant detrimental impact on the surrounding environment. In particular the proposed additional floors would be visible from Tottenham Marshes which is fantastic and well used spot.

This proposal feels like {project creep} in which a decision was previously made to limit the size of these buildings by the Planning Committee and now developers are attempting to have this decision reversed. This not only undermines the democratic decision making process but also risks setting a precedent. If this proposal were to be accepted then it would be extremely difficult for the Planning Committee to turn down any other proposals for other buildings on the GLS site to be increased as well as any new proposed developments in this area of the borough.

For the reasons given above I believe this proposal should be refused and developers should abide by the original decisions that were made by the Planning Committee in 2007.

81, Holcombe Road
Tottenham
London, N17 9AR

3/10/2010

Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
London N17 8BD

Dear Mr Smith,

**Planning Application HGY/2010/1427
Proposal to increase the height of Pavilions 1 & 2 at Hale Village by two floors.**

I am writing to object to the above planning application. I have lived in Tottenham Hale Ward for eighteen years and live close to the station. I am chair of my local residents' association, and am a member of Friends of Down Lane Park. I have attended the GLS Site Stakeholder meetings for eighteen months as a local representative. I am also an elected Councillor for St. Ann's Ward.

The concerns of local people about tall buildings being erected in such a sensitive area are well-rehearsed. As planners you will know that the GLS site is adjacent to one of the most outstanding areas of natural beauty. The Marshes with its network of canals, rivers, reservoirs and open green space is unique in the Borough and especially important to Tottenham where there is high density housing and little open space.

Increasing the height of the pavilion buildings will I believe have a detrimental impact on the visual environment as the additional storeys will be clearly visible from Tottenham Marshes. They will reduce the amenity of the area for people visiting the river Lea and the Lea Valley Regional Park.

Setting a precedent

What is most worrying about this proposal – apart from the impact on the area and the marshes - is that should the committee agree to this planning application to increase the height of Pavilions 1 and 2 they will be setting a precedent for the height of Pavilions 3, 4 and 5. We were told this would be the case by officers at the most recent stakeholder meeting held on August 31 – the first time this proposal was mentioned.

Officers also told us that since the SE block (Newlon housing) had been granted permission for an increase in height it would be more difficult to refuse the application for an increase in the height of the Pavilions. Residents had been told at that earlier meeting that such an increase was necessary since the tenure of the block had changed with affordable housing requiring higher space standards. We were advised that this could only be achieved in the SE block by increasing the height if the same number of homes was to be provided

This explanation was accepted by the local stakeholder group at the time as people want families to be housed. At no time was there any mention of a precedent being set or of the implications increasing the height of the SE block for the rest of the site. Had there been any such advice residents might have responded very differently and objected since there has been consistent worry about the height of the buildings on this site.

The issue of precedents is very important since British Waterways are expected to come forward with proposals to develop the Hale Wharf site (which lies on the other side of the river) for housing. At one point some years ago they had a proposal for five 23 storey blocks of flats but they were told this was unacceptable and they dropped the idea.

Some buildings on the GLS site are directly opposite Hale Wharf, and should the increase in height for Hale Village be agreed this may well encourage British Waterways to follow suit and raise the height of their proposed development.

Should this happen then the whole of this beautiful, natural area would be desecrated and blighted by high concrete towers.

One final point I wish to make is related to the process itself. The Planning Committee made its decision about this site and the height of buildings in May 2007. As there has been no material change in the local area there seems to be no justification for the Planning Committee to reverse its original decision especially given the concerns of local people about the impact of the development, the lack of infrastructure (no school or health centre) and the impact on the local environment.

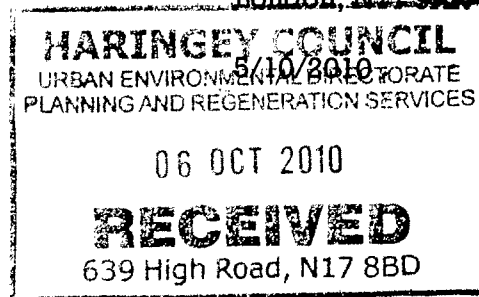
The developers want to make money from this site but their financial situation is not the concern of the Planning Committee. The members have made a decision on planning grounds and I hope they will stand by it. Increasing the heights of buildings now would send a message to other developers that they can come back with increased heights and a precedent would have been set which could have ramifications across the borough.

Please let me know when a date for this application to be heard at Planning committee has been set.

Yours sincerely

Zena Brabazon

58, Holcombe Road
Tottenham
London, N17 9AP



Paul Smith
Head of Development Management
Planning and Regeneration
639 High Road
London N17 8BD

Dear Mr Smith,

**Planning Application HGY/2010/1427
Proposal to increase the height of Pavilions 1 & 2 at Hale Village by two floors.**

I am writing to object to the above planning application. I have lived in Tottenham Hale Ward for 10 years and live close to the station. I am Co-ordinator of Friends of Down Lane Park and Secretary of Dowsett Estate Residents' Association (DERA). I have attended the GLS Site Stakeholder meetings for eighteen months as a representative of Friends of Down Lane Park.

Increasing the heights of buildings now would send a message to other developers that they can come back with increased heights in their developments. A precedent would have been set which would have serious implications for any more developments in and around the GLS site and the area around Down Lane Park. It would affect the trust that local people would have in the consultative and planning processes.

Its adverse affect on the local area

There are concerns about tall buildings being erected in such a sensitive area. The GLS site is adjacent to the most outstanding areas of natural beauty. The Marshes with its open green space is precious to Tottenham and indeed to people across the borough.

Increasing the height of the pavilion buildings will have a detrimental impact on the visual environment as the additional storeys will be clearly visible from Tottenham Marshes. They will reduce the amenity of the area for people visiting the river Lea and the Lea Valley Regional Park.

Setting a precedent

Should the committee agree to this planning application to increase the height of Pavilions 1 and 2 they will be setting a precedent for the height of Pavilions 3, 4 and 5. The most recent stakeholder meeting held on August 31 were told this would be the case by officers.

In addition the meeting was told that since the SE block (Newlon housing) had been granted permission for an increase in height it would be more difficult to refuse the application for an increase in the height of the Pavilions. We had been told at that earlier meeting that such an increase in the SE Block was necessary

since the tenure of the block had changed with affordable housing requiring higher space standards. We were advised that this could only be achieved in the SE block by increasing the height if the same number of homes was to be provided.

This explanation was accepted by the local stakeholder group at the time as people want families to be housed. At no time was there any mention of a precedent being set or of the implications increasing the height of the SE block for the rest of the site. Had there been any such advice residents might have responded very differently and objected since there has been consistent worry about the height of the buildings on this site.

The issue of precedents is even more important and sensitive since British Waterways are expected to come forward with proposals to develop the Hale Wharf site (which lies on the other side of the river) for housing. At one point some years ago they had a proposal for five 23 storey blocks of flats but they were told this was unacceptable and they dropped the idea.

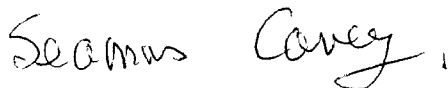
Some buildings on the GLS site are directly opposite Hale Wharf, and should the increase in height for Hale Village be agreed this may well encourage British Waterways to follow suit and raise the height of their proposed development. Should this happen then the whole of this beautiful, natural area would be desecrated and blighted by high concrete towers.

The Planning Committee made its decision about this site and the height of buildings in May 2007. As there has been no material change in the local area there seems to be no justification for the Planning Committee to reverse its original decision especially given the concerns of local people about the impact of the development, the lack of infrastructure (no school or health centre) and the impact on the local environment.

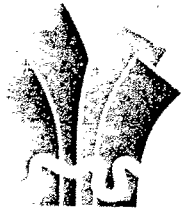
Yours sincerely

Seamus Carey

Co-ordinator of Friends of Down Lane Park



cc. Friends of Down Lane Park



north london

north london business

1st Floor, Heron House
Hale Wharf
Ferry Lane
London N17 9NF
Tel: 020 8885 9200
Fax 020 8493 8314
www.northlondonbusiness.com

Development Management Support
Planning and Regeneration
639 High Road
Tottenham
N17 8BD

9th September 2010

Dear Sir/Madam

Re: Planning Application No. HGY/2010/1427

I am writing to express my support for the above planning application, to increase the height of the Pavilions at Hale Village by an extra two floors.

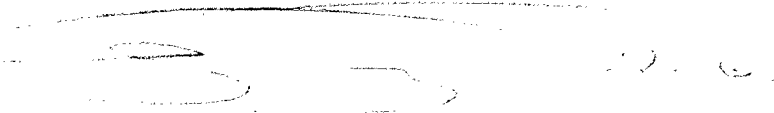
Whilst the revised design is not that dissimilar from the original approved application, I do find it more pleasing to look at.

I personally believe that the Pavilions overlooking Mill Mead Road will provide a much needed modernism to what has been, for far too long, nothing more than a road to an industrial estate. Hale Village will help connect the River Lee with the community of Tottenham and allow the local people to reconnect with the natural, beautiful landscape that surrounds the area. The Pavilions, with their extra two floors, will further enhance that connection by allowing families to experience the stunning views from that height.

From what I understand the height of the Pavilions will be no higher than the block on the corner of Ferry Lane and Mill Mead Road and would therefore allow for a continual line which again will be more aesthetically pleasing than having too many blocks with different heights.

Finally, the additional units will not only provide much needed additional housing but will also provide a much needed boost to the local economy.

Yours faithfully


Gary Ince
Chief Executive



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Funded by: LDA, Think London, Haringey, Enfield and Waltham Forest



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