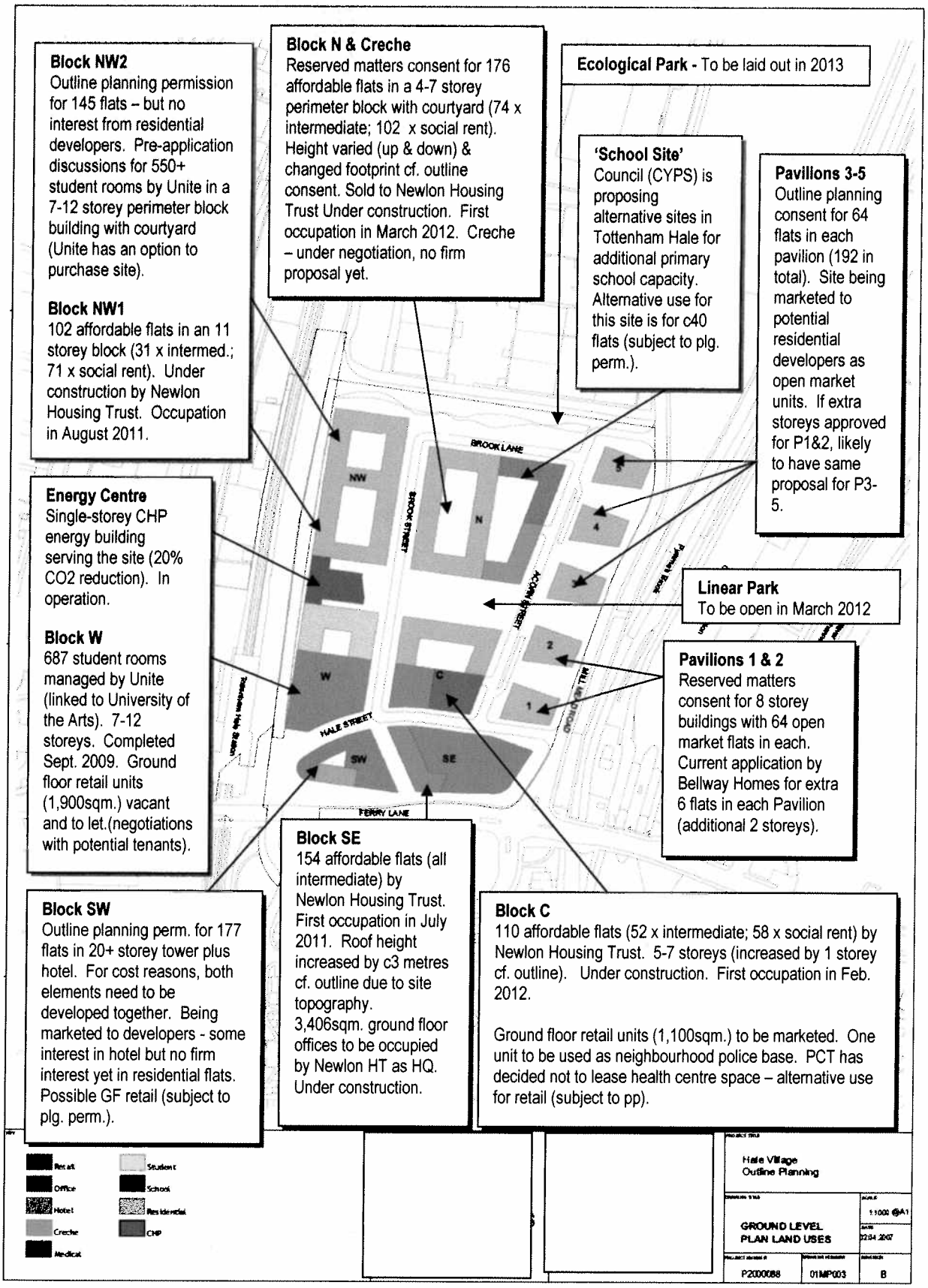
APPENDIX 2

HALE VILLAGE – Block Plan with current position (October 2010)



Block NW2
Outline planning permission for 145 flats – but no interest from residential developers. Pre-application discussions for 550+ student rooms by Unite in a 7-12 storey perimeter block building with courtyard (Unite has an option to purchase site).

Block NW1
102 affordable flats in an 11 storey block (31 x intermed.; 71 x social rent). Under construction by Newlon Housing Trust. Occupation in August 2011.

Block N & Creche
Reserved matters consent for 176 affordable flats in a 4-7 storey perimeter block with courtyard (74 x intermediate; 102 x social rent). Height varied (up & down) & changed footprint cf. outline consent. Sold to Newlon Housing Trust Under construction. First occupation in March 2012. Creche – under negotiation, no firm proposal yet.

Ecological Park - To be laid out in 2013

'School Site'
Council (CYPS) is proposing alternative sites in Tottenham Hale for additional primary school capacity. Alternative use for this site is for c40 flats (subject to plg. perm.).

Pavilions 3-5
Outline planning consent for 64 flats in each pavilion (192 in total). Site being marketed to potential residential developers as open market units. If extra storeys approved for P1&2, likely to have same proposal for P3-5.

Energy Centre
Single-storey CHP energy building serving the site (20% CO2 reduction). In operation.

Block W
687 student rooms managed by Unite (linked to University of the Arts). 7-12 storeys. Completed Sept. 2009. Ground floor retail units (1,900sqm.) vacant and to let.(negotiations with potential tenants).

Linear Park
To be open in March 2012

Pavilions 1 & 2
Reserved matters consent for 8 storey buildings with 64 open market flats in each. Current application by Bellway Homes for extra 6 flats in each Pavilion (additional 2 storeys).

Block SW
Outline planning perm. for 177 flats in 20+ storey tower plus hotel. For cost reasons, both elements need to be developed together. Being marketed to developers - some interest in hotel but no firm interest yet in residential flats. Possible GF retail (subject to plg. perm.).

Block SE
154 affordable flats (all intermediate) by Newlon Housing Trust. First occupation in July 2011. Roof height increased by c3 metres cf. outline due to site topography.
3,406sqm. ground floor offices to be occupied by Newlon HT as HQ. Under construction.

Block C
110 affordable flats (52 x intermediate; 58 x social rent) by Newlon Housing Trust. 5-7 storeys (increased by 1 storey cf. outline). Under construction. First occupation in Feb. 2012.

Ground floor retail units (1,100sqm.) to be marketed. One unit to be used as neighbourhood police base. PCT has decided not to lease health centre space – alternative use for retail (subject to pp).