

**Briefing Note****Wards Corner  
April 2011**

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**1. Background**

- 1.1 The regeneration of the Seven Sisters area and the redevelopment of the Wards Corner site is a priority for Haringey Council and The Bridge New Deal for Communities (NDC). In order to realise this, the Council prepared and consulted on a planning brief for the site in 2003, this was subsequently adopted in January 2004. Following the adoption of the planning brief the Council along with the Bridge NDC sought a development partner to bring forward the redevelopment of the Wards Corner site in accordance with the Development Brief and other Council planning policies. The preferred development partner (Grainger PLC) was selected in July 2004.
- 1.2 On the 20 February 2007 following an investigation into the various development approaches that Grainger could follow in order to bring forward the site. The Council's Executive agreed to take forward a comprehensive redevelopment of the Wards Corner site.
- 1.3 Grainger undertook a public consultation exercise on their proposals for the site in July 2007 and the current planning application was submitted to the Council on 6 February 2008. A further public consultation exercise was undertaken by Grainger with a permanent exhibition at Marcus Garvey Library until November 2008. This consultation included an ICM poll of 500 local residents in May 2008.
- 1.4 The current planning application (HGY/2008/0303) was heard at the Council's Planning Committee on the 17 November 2008. The committee resolved to grant planning consent and a decision was formally issued on 24 December 2008.
- 1.5 The planning consent was subsequently successfully challenged at the Court of Appeal following a Judicial Review of the determination of the application, on equalities grounds and as a result the planning decision of the Council was quashed. The Council therefore has to now re-determine the application taking into account the reasons set out by the Court of Appeal for quashing the original planning consent. A full chronology of key dates is provided as Appendix 1 to this note.

**2. The Current Planning Application ~(HGY/2008/0303)**

- 2.1 The current planning application reference HGY/2008/0303 is for:

The demolition of the existing buildings and erection of a mixed use development comprising 197 private residential units and 3,700sqm of A1/A2/A3/A4 retail floorspace (including replacement market space) with access parking and associated landscaping and public realm improvements.

No changes have been to the scheme following the Judicial Review process and the application is currently being re-determined by the local planning authority.

- 2.2 The site currently comprises 2/3 storey properties and the former Wards Corner Department Store, and includes an indoor market. The site is situated above the Seven Sisters Victoria Line Underground station and tunnels.

2.3 The application site is identified in Haringey's Adopted Unitary Development Plan (2006) for a comprehensive mixed use development, and falls within the West Green Rd and Seven Sisters Conservation Area and the Tottenham High Road Historic Corridor.

### **3. Section 106 monies**

3.1 The main Heads of Terms from the S106 agreement agreed as part of the original planning decision and those proposed to be included in a revised agreement if planning consent is granted by the LPA are set out in the table below for comparison:

<b>Current signed S106 (December 2008)</b>	<b>Proposed Heads of Terms for new S106 agreement (2011)</b>
1) Education Contribution £200,000 (index linked)	1) Education Contribution £200,000 (index linked)
2) Traders' Financial Assistance Sum £98,650	2) Traffic Management Order Amendment Contribution £1,000 (index linked)
3) Public Art sum £100,000 (index linked)	3) Traders' Financial Assistance Sum £144,000
4) Traffic Management Order Amendment Contribution £1,000 (index linked)	4) Code for Sustainable Homes level of 4 (instead of 3)
5) the applicants undertake to provide a minimum 6 months notice period to traders for vacant possession	5) £250,000 for a west Green Road Improvement Fund
6) compensation will be paid to traders at a rate equivalent to the maximum of that payable under the Landlord and Tenant Act 1954	6) the applicants undertake to provide a minimum 6 months notice period to traders for vacant possession
7) the applicant should employ Urban Space Management and Union Land to assess the opportunities for temporary locations for the market as a whole or within an existing market	7) compensation will be paid to traders at a rate equivalent to the maximum of that payable under the Landlord and Tenant Act 1954
8) the market must be run by an experienced indoor market operator	8) Market traders will have first right-to-occupy the new market (requirement for new market to be occupied by at least 60% of existing traders is deleted)
9) this arrangement must be in place not less than 12 months prior to the due practical completion date of the proposed development	9) the applicant should employ Urban Space Management and Union Land to assess the opportunities for temporary locations for the market as a whole or within an existing market
10) the market must be occupied by not less than 60% of all market traders that previously occupied the Seven Sisters Market	10) the market must be run by an experienced indoor market operator
11) Improvement to public realm under a s278 agreement	11) this arrangement must be in place not less than 12 months prior to the due practical completion date of the proposed development
12) Submission and implementation of Travel Plans for key land uses including provision of car club facilities	12) Removal of public art contribution (public art will be incorporated into the façade of the building)
13) No entitlement for residential occupiers to residents parking permits with the exception of up to 12 permits for the houses to be built in Suffield Road.	13) Improvement to public realm under a s278 agreement
14) Provision of a central energy centre and reduction of CO2 emissions of up to 20%	14) Submission and implementation of Travel Plans for key land uses including provision of car club facilities
15) Achievement of at least Level 3 under the Code for Sustainable Homes	15) No entitlement for residential occupiers to residents parking permits with the exception of up to 12 permits for the houses to be built in Suffield Road.
16) Establishment of a site management company (in perpetuity)	16) Provision of a central energy centre and reduction of CO2 emissions of up to 20%
17) Establishment of CCTV system and central monitoring suite	17) Establishment of a site management company (in perpetuity)
18) Procurement of goods and services	18) Establishment of CCTV system and central monitoring suite
	19) Procurement of goods and services from local businesses and recruitment of local people.
	20) Construction Training and Local Labour Agreement

<p>from local businesses and recruitment of local people.</p> <p>19) Construction Training and Local Labour Agreement</p> <p>20) Provision of Podium Gardens and Open Space</p> <p>21) Provision and maintenance of Podium Garden and Open Space and Playspace</p> <p>22) Implementation of Lifetime Homes Standards and 10% wheelchair access (20 flats)</p> <p>23) Off site affordable housing – implemented by LBH</p> <p>24) Letting/marketing strategy of residential units</p> <p>25) Waste Management and Recycling</p> <p>26) A cost recovery charge of 3% of the total value of the S106.</p>	<p>21) Provision of Podium Gardens and Open Space</p> <p>22) Provision and maintenance of Podium Garden and Open Space and Playspace</p> <p>23) Implementation of Lifetime Homes Standards and 10% wheelchair access (20 flats)</p> <p>24) Letting/marketing strategy of residential units</p> <p>25) Waste Management and Recycling</p> <p>26) A cost recovery charge of 3% of the total value of the S106.</p>
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## Appendix 1.

### Wards Corner chronology

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This sets out the chronology of the Wards Corner development; it includes the key decisions and actions taken in the project up until the Judicial Review Appeal of the planning application.

- 07/07/2003** Consultation on the Draft Wards Corner Development Brief
- 20/01/2004** Executive adopt Wards Corner Development Brief
- July 2004** Grainger selected as development partner
- 1/11/2005** Executive agree to enter into Co-operation agreement with Grainger Trust
- 20/02/2007** Executive agree to take forward a comprehensive redevelopment of the Wards Corner Site with a separate scheme for Apex House.
- 13/07/2007** Public consultation undertaken by Grainger on the proposals for the Wards Corner site
- 07/10/2007** Proposals presented to Haringey Design Review Panel
- 28/01/2008** Wards Corner Coalition submit Planning Application for the site (as yet undetermined by the LPA)
- 06/02/2008** Grainger Planning application submitted
- 29/02/2008** Public consultation undertaken by Grainger on the proposals for the Wards Corner site. Permanent exhibition at Marcus Garvey Library until November 2008
- 02/05/2008** ICM poll of 500 local residents, regarding development proposals undertaken
- 17/11/2008** Planning Committee resolve to approve planning application
- 24/12/2008** Planning decision to approve scheme issued
- 16/06/2009** Judicial Review hearing held
- 14/07/2009** Judicial Review Dismissed
- 05/05/2010** Judicial Review Appeal Hearing
- 22/06/2010** Judicial Review Appeal Allowed: Planning consent quashed
- 10/01/2011** Consultation on planning application following refreshed supporting information submitted by the applicant.