

APPENDIX 4

Not Used

Planning History

Planning History

There have been many small applications in relation to each of the individual buildings, these are not recorded here in the interests of brevity but can be found on the Council's website and in appendix 1 of the applicant's initial planning statement of January 2007. However a full timeline of events showing the development of the scheme is provided below.

- 06/02/2008** Planning and associated Conservation Area Consent applications received
- 12/02/2008** Planning Application validated under ref: HGY/2008/0303 and consultation letters sent to statutory consultees, third parties and local residents
- 14/02/2008** Conservation Area Consent application validated under ref: HGY/2008/0322 and consultation letters sent to statutory consultees, third parties and local residents
- 20/03/2008** Development Management Forum held
- 17/11/2008** Planning Committee resolve to approve planning application and Conservation Area Consent 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

In reaching its decision the Court of Appeal considered that the Planning Committee had not fully discharged its duty under section 71 of the Race Relations Act, 1976 in that it did not have due regard to "the need to promote equality of opportunity and good relations between persons of different of different racial groups".
- 22/12/2010** Following discussion with Haringey officers, supplementary planning information is submitted by Grainger seeking re-determination of the application.
- 19/01/2011** Consultation letters sent to statutory consultees, third parties and local residents
- 01/02/2011** Development Management Forum held

- 20/07/2011** Application taken to Planning Committee with recommendation to approve but the application was refused by the committee
- 09/05/2012** Revised scheme received and validated under HGY/2012/0915. Consultation letters sent to statutory consultees, third parties and local residents
- 30/05/2012** Development Management Forum held
- 31/05/2012** Scheme presented to Haringey Design Panel
- 25/06/2012** Application taken to Planning sub-Committee with recommendation to approve

APPENDIX 6

Summary of EqIA impacts and Proposed Responses

1. Summary of Housing Impacts for Specific Affected Groups

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
Loss of assured shorthold tenancy housing on site; no guarantee of re-provision on site within new private housing.	A wide range of different ethnicity households living in private rental housing Children in affected households	Site includes new market rent housing, likely to include private rental provision. Recommended mitigation of support, particularly to households with children, to identify suitable alternative housing in the locality	Following granting of planning Permission Site preparation phase	N/A	Mitigation secured through s106
Loss of owner occupied housing on site, including family-sized houses; no guarantee of re-provision on site within new private housing.	Minority ethnic households living in owner-occupied housing, including older people Children in affected households	Recommended mitigation of support, particularly to leaseholders/freeholders who also run businesses on the site, to identify suitable alternative accommodation in the locality, negotiation of purchase and appropriate compensation for losses associated with the move.	This is understood to have been ongoing, but should be monitored by the council following granting of planning permission Site preparation phase	N/A	Mitigation secured through s106
Indirect: Onsite loss of affordable	BME households, lone parent	New affordable housing provision planned within	Over timeframe of site preparation and	Re-provision of affordable housing	N/A Significant number of

housing, exacerbating existing barriers to housing	Households (details according to Haringey HNS 2007)	East Haringey at other site resulting in net increase	construction.	judged unaffordable by Valuation Office.	affordable units to be delivered elsewhere in east of the Borough
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2. Summary of Business and Employment Impacts for Affected Groups

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
<p>Business closure/ non-viability of business following permanent loss of existing low-rent market site</p> <p>Potential negative impact for equality and for community cohesion (relations between Latin-American people and other ethnic groups)</p>	<p>Latin- American/Hispanic ownership businesses</p> <p>Other diverse ethnicity ownership businesses</p>	<p>Reprovision of all stalls within reprovided market within new development at open-market rental in improved venue</p> <p>Measures to protect right of return of existing stallholders</p> <p>Identification of suitable alternative venues for Temporary reprovision of market</p>	<p>Following granting of planning permission</p> <p>Site preparation phase</p>	N/A	<p>Reprovision of market with right of return for existing traders secured through s106</p> <p>Temporary relocation provided for in s106</p>
<p>Interim loss of existing market site during redevelopment, affecting temporary operation of business and long term continuation of businesses</p>	<p>Latin- American/Hispanic ownership businesses</p> <p>Other diverse ethnicity ownership businesses</p>	<p>Measures to protect right of return of existing stallholders</p> <p>Identification of suitable alternative venues for temporary reprovision of market</p>	<p>Following granting of planning permission</p> <p>Site preparation phase</p>	N/A	<p>Reprovision of market with right of return for existing traders secured through s106</p> <p>Latin American identity promoted</p>

Potential negative equality impact		Intention to identify single site for all Latin American traders together			in s106 Market Facilitator Package
Break-up of Latin-American market affecting viability of individual stallholder businesses & overall vibrancy. Potential negative equality impact and for community cohesion (relations between Latin-American people and other ethnic groups)	Latin- American/Spanish speaking ownership businesses	Measures to protect right of return of existing stallholders Identification of suitable alternative venues for Temporary reprovision of market Intention to identify single site for all Latin American traders together	Following granting of planning permission Site preparation phase	N/A	Reprovision of market with right of return for existing traders secured through s106 Latin American identity promoted in s106 Market Facilitator Package
Loss of employment due to stall business closure / restructure Potential negative equality impact and for community cohesion (relations between Latin-American people and other ethnic groups)	Latin-American/ Hispanic employees Other diverse ethnicity employees	Indirect benefits of mitigation measures directed at businesses	Following granting of planning permission Site preparation phase	N/A	Reprovision of market with right of return for existing traders secured through s106 Temporary relocation of market provided for through s106 Employment support and business advice to stall traders through s106
Loss of shop / business	Diverse ethnicity	Support	Construction Phase	N/A	Provision of

property on site	ownership businesses and shops	Investment in improvements to West Green Road retail environment. Purchase of leasehold/freehold, compensation, support for identifying suitable alternative.	Site preparation phase / construction phase		independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies
Business closure due to inability to afford new market rate rental/leasehold	BME-ownership shops and Businesses (understood to include Asian, African, Afro-Caribbean and Latin-American owned businesses)	Investment in improvements to West Green Road retail environment. Purchase of leasehold/freehold, compensation, support for identifying suitable alternative. Purchase of leasehold/freehold, compensation, support for identifying suitable alternative.	Construction phase Site preparation phase/construction phase	N/A	West Green Road units intended for local independent traders and promoted as such through s106.
Loss of employment following any closure/restructure of affected shops / businesses	BME Employees	Creation of new jobs as a result of new development, including in larger shops, and generated indirectly from investment. Indirect benefits of support to existing businesses (as above) Creation of construction employment	Construction phase Completed development – recruitment by businesses Construction phase	N/A	Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies. Business and

					employment support to existing businesses in s106
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3. Summary of Goods, Services & Facilities Impacts for Affected Groups

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
<p>Permanent worsening of access to outlets for goods & services specific To race/ethnic/cultural</p> <p>Potential negative equality impact despite proposed mitigation measures</p>	Diverse ethnicity and cultural communities in London	<p>Measures to protect right of return of existing stallholders</p> <p>Identification of suitable alternative venues for temporary reprovision of market – possibly within other local existing markets.</p> <p>Variety of alternative suitable retail outlets within wider Seven Sisters / North London</p>	Site preparation phase	N/A	<p>Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies.</p> <p>Reprovision of market with right of return for existing traders secured through s106</p> <p>Temporary relocation of market provided for through s106</p>
Permanent worsening of access to outlets for goods & services specific to race/ethnic/cultural groups	Latin-American/Hispanic communities in London	<p>Measures to protect right of return of existing stallholders</p> <p>Identification of suitable alternative venues for temporary reprovision</p>	Ongoing from planning permission granted – site preparation - construction phase – completion Following planning	N/A	<p>Reprovision of market with right of return for existing traders secured through s106</p> <p>Temporary relocation of</p>

Potential negative equality impact despite proposed mitigation measures		of market Intention to identify single site for all Latin American traders together	permission granted – site preparation		market provided for through s106
Temporary worsening of access to outlets for goods & services specific to race/ethnic/cultural identity Potential negative equality impact despite proposed mitigation measures	Latin-American/Spanish-speaking ownership businesses	Measures to protect right of return of existing stallholders Identification of suitable alternative venues for temporary reprovision of market Intention to identify single site for all Latin America	Following planning permission granted – site preparation	N/A	Reprovision of market with right of return for existing traders secured through s106 Temporary relocation of market provided for through s106
Increased demand for play spaces and school provision	Children, including amongst future residents of development	New doorstep play space provision within development to meet needs of resident children.	Construction phase No current contribution to educational provision	Haringey Council Community Infrastructure Levy tariff not yet set. It is understood that the development is not considered viable with additional contributions towards social infrastructure.	Playspace provided in development.
Share in benefits of improved public realm and shopping facilities	Disabled people, particularly those with physical or Sensory impairments.	De-cluttered pavements, public realm to latest Access requirements.	Construction phase	N/A	Details of public realm improvement required through a condition

4. Summary of community cohesion impacts for affected groups

Nature of	Affected	Agreed mitigation	Indicative	Reason why	Response to
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Impact	Group	measures (if any)	timeframe for implementing mitigation measures	mitigation measures not possible	recommendation in planning permission
<p>Worsening community cohesion by displacing predominant BME groups amongst existing residents, shop owners, market traders and employees.</p> <p>Potential negative equality impact for relations between groups where mitigation measures prove inadequate to safeguard majority of Latin American businesses</p>	<p>Latin-American / Hispanic community</p> <p>Afro-Caribbean</p> <p>African</p> <p>Other BME communities</p>	<p>All measures set out in Tables 2 & 3 above to protect permanent and temporary viability of market and businesses, including those measures specific to Latin- American stallholders. The effect of such measures on community cohesion would be secondary.</p>	<p>Following planning Permission granted – site preparation continued through to construction and completion</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>	<p>S106 securing reprovion and temporary relocation of market and promotion of Latin American identity.</p> <p>Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies.</p>
<p>Loss to cultural connections and social interaction amongst specific community with shared racial identity</p> <p>Potential negative equality impact for relations between groups where mitigation measures prove inadequate to safeguard majority of</p>	<p>Latin-American, including Spanish-speaking people</p>	<p>All measures set out in Tables 2 & 3 above to protect permanent and temporary viability of market and businesses, including those measures specific to Latin-American stallholders. The effect of such measures on community cohesion would be indirect.</p>	<p>Following planning Permission granted – site preparation, followed through in construction and completion.</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>	<p>S106 securing reprovion and temporary relocation of market and promotion of Latin American identity.</p> <p>Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council</p>

Latin American businesses					control of tenancies.
Threat to ethnic diversity of area associated with multi-ethnic mix of existing market where mitigation measures prove inadequate to enable majority of existing businesses to continue to operate.	All ethnic groups reflecting make-up of existing market stallholders and clientele.	All measures set out in Tables 2 & 3 above to protect permanent and temporary viability of market and businesses. The effect of such measures on community cohesion would be indirect.	Following planning Permission granted – site preparation, followed through in construction and completion.	Measures specifically directed at sustaining community cohesion not identified.	S106 securing reprovision and temporary relocation of market and promotion of Latin American identity. Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies.

5. Summary of crime and safety impacts for affected groups

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
Need to ensure redevelopment contributes to addressing crime levels and fear of crime associated with the site	BME people, women, young people (both men and women), children, older people, lesbian, gay & bisexual people, disabled people.	Active, overlooked frontages in new development. New public realm designed with consideration of security.	Completed development	N/A	Condition requiring details of improvement to public realm Condition requiring compliance with BS 8220 (1986) Part 1, 'Security Of

					Residential Buildings' and with the aims and objectives of 'Secured By Design' and 'Designing Out Crime'
Risk of increased fear of crime / increased opportunities for crime during demolition & construction phase	BME people, women, young people (both men and women), children, older people, lesbian, gay & bisexual people, disabled people.	Recommended best practice measures to enhance external appearance of site, Including appropriate additional lighting. Recommend consult police on appropriate additional security measures e.g. patrolling by police or private security staff	Demolition & construction phase	N/A	Condition requiring suitable appearance and lighting during demolition.

6. Summary of Consultation and Engagement Impacts

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
Effective consultation with affected community, recognising diversity and different interest groups to contribute towards sharing of benefits of	All equality groups, including BME residents, employees & business owners, visitors & customers.	Approach to date has included variety of means of consultation. Recommend urgent revisit of consultation & Engagement approach to respond to criticisms	Following decision on Planning Application – as a matter of urgency	N/A	S106 provision for Community Engagement Strategy to improve consultation with local community following approval

regeneration.		of not listening, quality of consultation and to address long gap in engagement			
Diversity monitoring to understand effects on equality protected groups	All	Haringey Council to monitor consultation and record mitigation impacts for groups sharing protected characteristics	Consideration of planning application Ongoing following granting of planning permission	N/A	S106 provision for Community Engagement Strategy to improve consultation with local community following approval

7. Benefits and how they may be shared

Expected benefit of redevelopment	Affected Group	Barriers to their getting a fair share in benefit of redevelopment	How barrier can be removed or reduced (specific to redevelopment)	Why barrier cannot be removed or reduced	Relevant provision in planning permission
Provision of new housing	BME groups – African, Afro-Caribbean (but also affects low income households from different racial/ethnic backgrounds)	Affordability barriers, related to low income/savings levels	Planned delivery of new affordable housing elsewhere in borough	Valuation Office identifies development as unable to afford inclusion of affordable housing	Assistance for existing council and private residents/owner occupiers provided through s106
Provision of new housing	Single-parent households, disproportionately female-headed	Affordability barriers, related to low income/savings levels Cost/availability of child-care, particularly	National strategies to tackle child care affordability offer some help e.g. child care element of working tax credits.	Valuation Office identifies development as unable to afford inclusion of affordable housing	Assistance for existing council and private residents/owner occupiers provided through s106

		affecting women in low to middle-income employment.	Planned delivery of new affordable housing elsewhere in borough		
Provision of new housing	Children in low income households	Affordability barriers, related to low income/savings levels Cost/availability of child-care, impact on household income, particularly where parents in low- to middle-income employment.	National strategies to tackle child care affordability offer some help e.g. child care element of working tax credits but unlikely to be adequate. Planned delivery of new affordable housing elsewhere in borough	Valuation Office identifies development as unable to afford inclusion of affordable housing	Assistance for existing council and private residents/owner occupiers provided through s106
Public realm and streetscape provision, including decluttering	Older people and some disabled people; women, especially from certain faith groups (e.g. Muslim) or racial groups; children; some young people.	Fear of crime, including hate crime, or antisocial behaviour, may prevent individuals from amongst these groups venturing out or lead them to avoid area, based on past experience/reputation	Planned measures to design out crime likely to be beneficial. Measures to promote new identity for area. Community support officers. Engagement with support groups to identify specific concerns and identify appropriate actions.	N/A	Condition requiring details of improvement to public realm Promotion of Latin American identity Condition requiring compliance with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and with the aims and objectives of 'Secured By Design' and 'Designing Out Crime'
Safety measures to reduce	Older people and some disabled people;	Fear of crime, including hate crime, or antisocial	Effective communication of new	N/A	Community Engagement Strategy in

opportunities for crime and make for safer environment	women, especially from certain faith groups (e.g. Muslim) or racial groups; children; some young people.	behaviour, may prevent individuals from amongst these groups venturing out or lead them to avoid area, based on past experience/reputation	safety measures, effective targeting of communications at key groups		s106
Business opportunities, particularly in retail sector	Latin-American, including Spanishspeaking Afro-Caribbean, African and other BME groups	Existing businesses may not have turnover / robust business model to be able to afford open market rental levels or compete with national chains	Targeted business training / advice Measures outlined in table 12 likely to contribute.	Risk that proposed mitigation measures may not be adequate to achieve sharing of benefits.	Business/employment to existing traders/businesses advice in s106
New employment opportunities	Young people BME people with low skills	Lack of experience/skills Lack of relevant experience/skills	Targeted skills training; apprenticeships; targeted promotion of opportunities	Risk that proposed mitigation measures may not be adequate to achieve sharing of benefits.	Business/employment to existing traders/businesses advice in s106
Transport infrastructure improvements	All groups	No barriers identified	London-wide measures to enable transport affordability likely to be beneficial	N/A	Development and implementation of travel plan in s106
New play space	Disabled children	Construction of non-inclusive play equipment may exclude	Use of inclusive play equipment / construction to London Play standards	N/A	Details of playspace secured by condition

APPENDIX 7

EqIA prepared by URS Scott Wilson