

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

28 June 2012

Reference No: HGY/2012/0799	Ward: Tottenham Hale
Date received: 25 April 2012	
<p>Address: Former GLS Depot, Ferry Lane, Tottenham N17 ('Hale Village')</p> <p>Proposal: Proposed development of 890sqm Community Centre (Use Class D1) and 64 residential units in a part 7/part 8 storey block on Block NE within Hale Village - a reserved matters application (including appearance, layout, scale and landscaping) in relation to outline consent no HGY/2010/1897 and discharge of Conditions 1, 4, 6, 7, 8, 11, 12, 41 and 42 attached to the outline consent.</p> <p>Existing Use: Vacant site</p> <p>Proposed Use: Community centre (Use Class D1) and residential (C3)</p> <p>Applicant/Owner: Hale Village Properties LLP</p>	

DOCUMENTS
Title
Planning Statement April 2012
Design & Access Statement April 2012
Sunlight & Daylight Report May 2012
Energy Statement April 2012

PLANS		
Plan Number	Rev.	Plan Title
1276_0010	-	Redline boundary
1276_0110	-	Site Plan
1276_0100	D	Ground floor plan
1276_0101	C	First floor plan
1276_0102	C	Second to Fifth floor plan
1276_0103	C	Sixth floor plan
1276_0104	C	Seventh floor plan
1276_0104	A	Roof plan
1276_200	C	Proposed elevations – North & Section AA
1276_201	C	Proposed elevatuions – East & West

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PLANNING DESIGNATIONS:

Unitary Development Plan 2006:

- Tottenham Hale Urban Centre Masterplan Area
- Defined Employment Area
- Area of Archaeological Importance

RECOMMENDATION:

APPROVE RESERVED MATTERS subject to conditions

SUMMARY OF REPORT:

The application is for an 890sqm community centre (providing a multi-purpose hall (including use for worship), plus a café and day nursery) together with 64 residential units within a part 7/part 8-storey building on "Block NE" of the Hale Village site.

Consideration of this application was deferred by the Sub-Committee on 11 June 2012 to enable clarification on the proposed use of the community centre and, in particular, the extent to which the centre will be used for religious purposes. That information is provided in Section 6 and Appendix 4 in particular.

A primary school had been proposed for this site in the original plans for Hale Village but that is no longer considered appropriate for this site because of its size and the Council is pursuing alternative ways of increasing local school capacity. Instead, the development now proposed provides a community facility that will enable a range of community activities and support the role of Hale Village as a new neighbourhood. The flats above the community centre will provide much needed housing and support the viability of the scheme.

The proposed development complies with the consented masterplan and Design Code as well as local and regional planning policies which seek to ensure that the development is:

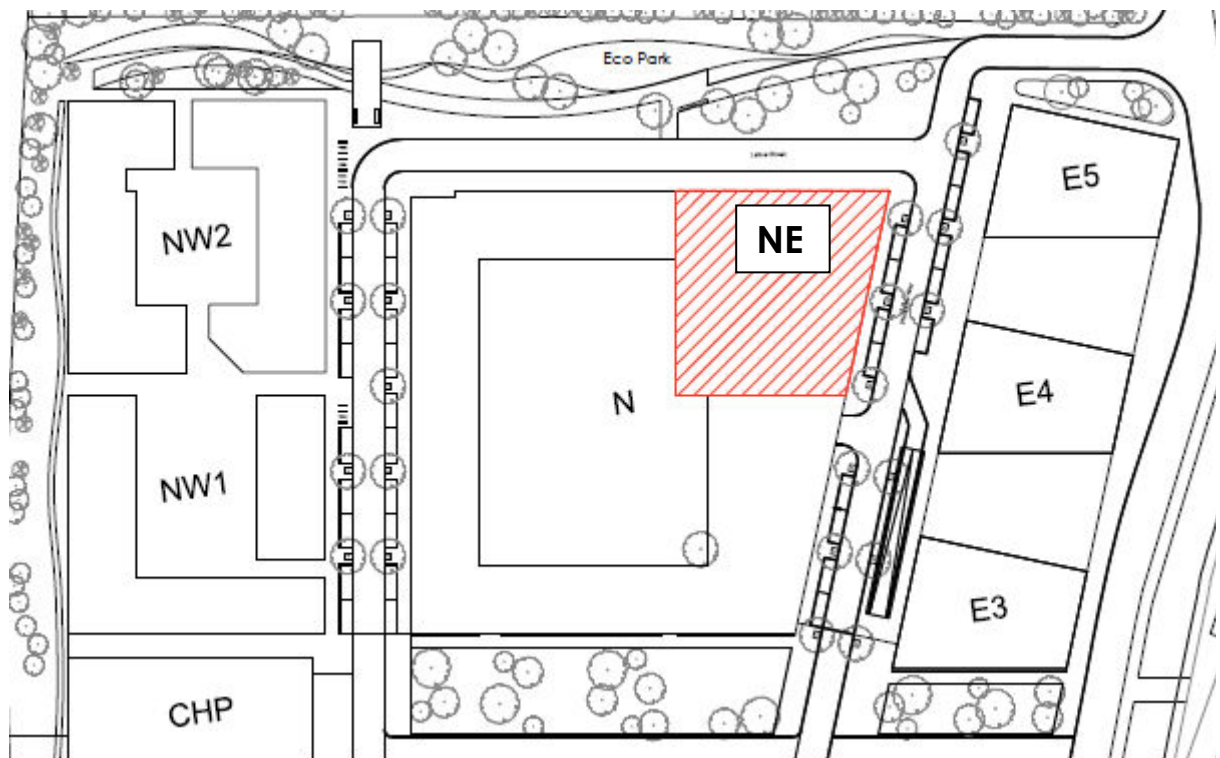
- sustainable
- supports economic growth
- a high design quality; and
- has no harmful impact on amenity.

In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

It is considered that the scheme is consistent with planning policy and is appropriate to the ongoing development of Hale Village. Subject to appropriate conditions it is recommended that this reserved matters application be approved.

TABLE OF CONTENTS	
1.0	SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	PROPOSAL DESCRIPTION
6.0	DETAILS OF COMMUNITY CENTRE USES
7.0	RELEVANT PLANNING POLICY
8.0	CONSULTATION
9.0	ANALYSIS / ASSESSMENT OF APPLICATION
10.0	HUMAN RIGHTS
11.0	EQUALITIES
12.0	SUMMARY AND CONCLUSION
13.0	RECOMMENDATION
	APPENDICES
	Appendix 1: Consultation Responses
	Appendix 2: Planning Policies
	Appendix 3: Planning History
	Appendix 4: Community Facility – Joint statement by Lee Valley Estates and the Diocese of London

1.0 SITE PLAN



2.0 IMAGES

Street view from north-east



Bird's eye view from south-east



Street view looking north



Street view looking west



3.0 SITE AND SURROUNDINGS

- 3.1 This 0.12ha site is part of the Hale Village development in Tottenham Hale located on the former GLC Supplies Depot site in Ferry Lane, close to Tottenham Hale transport interchange. The site is bounded by the Liverpool St./Stansted railway line to the west, Millmead Road, the River Lee and Lee Valley Regional Park to the east, Ferry Lane and residential areas to the south and the Millmead/Lockwood Industrial Estate to the

north.

- 3.2 Towards the northern edge of Hale Village, the application site adjoins Block N which is a perimeter block of residential flats with a central communal courtyard. To the north of the site will be an eco-park – although that is currently a temporary site construction office compound. To the east will be residential ‘Pavilions’ (subject to the grant of future reserved matters permission). The site has two road frontages – Lebus Street on the north side and Waterside Way on the east.

4.0 PLANNING HISTORY

- 4.1 Outline planning permission was originally granted for the Hale Village mixed use development including new homes, student accommodation, offices, retail & open space on 9 October 2007 linked to a s106 agreement. This permission was renewed on 29 March 2012 following the signing a new s106 agreement that changed the terms of the 2007 agreement taking into account viability issues given the major downturn in the housing and property market. The application reference numbers and descriptions are listed below:

- HGY/2010/1897 - Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for a mixed use redevelopment of the site comprising of demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems – GRANTED
- HGY/2006/1177 - Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4 ,A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application) – GRANTED

- 4.2 The site’s full planning history has been reviewed and there are no issues relevant to the application arising. See Appendix 3 for the full history.

5.0 PROPOSAL DESCRIPTION

- 5.1 This application is for a part 7/part 8 storey building as the next phase of development at Hale Village. The building provides a ground floor community centre with 64 residential flats above for open market sale including studio, 1, 2, 3 & 4 bedroom units.
- 5.2 The proposed building adjoins the two flank walls of Block N (a primarily 7 storey building providing 176 flats owned by Newlon Housing Trust). Construction of Block N is nearing completion.

- 5.3 The application site (Block NE) had been identified in the outline planning application as a possible site for a primary school but the Council is pursuing alternative plans to increase school capacity to serve the area so the site can be released for other development.
- 5.4 The ground floor community centre will cater for a range of activities and uses including a 24 place nursery, café, meeting facilities and a double-height multi-purpose hall. The nursery and meeting facilities have access to private, secure outdoor amenity space. Section 6 below details the range of uses within this community centre space and the proposed management arrangements.
- 5.5 The 6 floors of residential flats above the community centre cover the ground floor footprint although there are inset balconies on the eastern elevation and open balconies on the western and northern elevations. The top (7th. floor) of residential (the 8th. storey of the building) is set back at least 1.5m from the edges of the building.
- 5.6 Secure parking for 64 bicycles is provided on the ground floor for the residential flats.
- 5.7 The building is finished in white coloured brick, metal rainscreen cladding, glazed balconies, aluminium windows and white render to the internal elevation.
- 5.8 Table 1 below summarises the current position with the potential number of homes that might be built at Hale Village in relation to the outline planning permission that allows up to 1,210 dwellings. If this application is approved then it is likely that approximately 1,151 homes will be built in the entire Hale Village scheme (subject to the grant of future reserved matters permissions). 682 homes currently have detailed consent, all of which are either occupied or under construction.

TABLE 1 : HALE VILLAGE DWELLING NOS.

Block	No. of dwellings	Tenure
SE	154	Shared ownership
NW1	102	Shared ownership & social rent
N	176	Shared ownership & social rent
C	110	Shared ownership & social rent
<i>Sub-total:</i>	<i>542</i>	<i>Affordable</i>
Pavilions 1 & 2	140	Open market
NE	64 (subject to p.p.)	Open market
Pavilions 3,4 & 5	198 (subject to p.p.)	Open market
SW	207 (subject to p.p.)	Open market
<i>Sub-total:</i>	<i>609</i>	<i>Open market</i>
TOTAL	1,151	

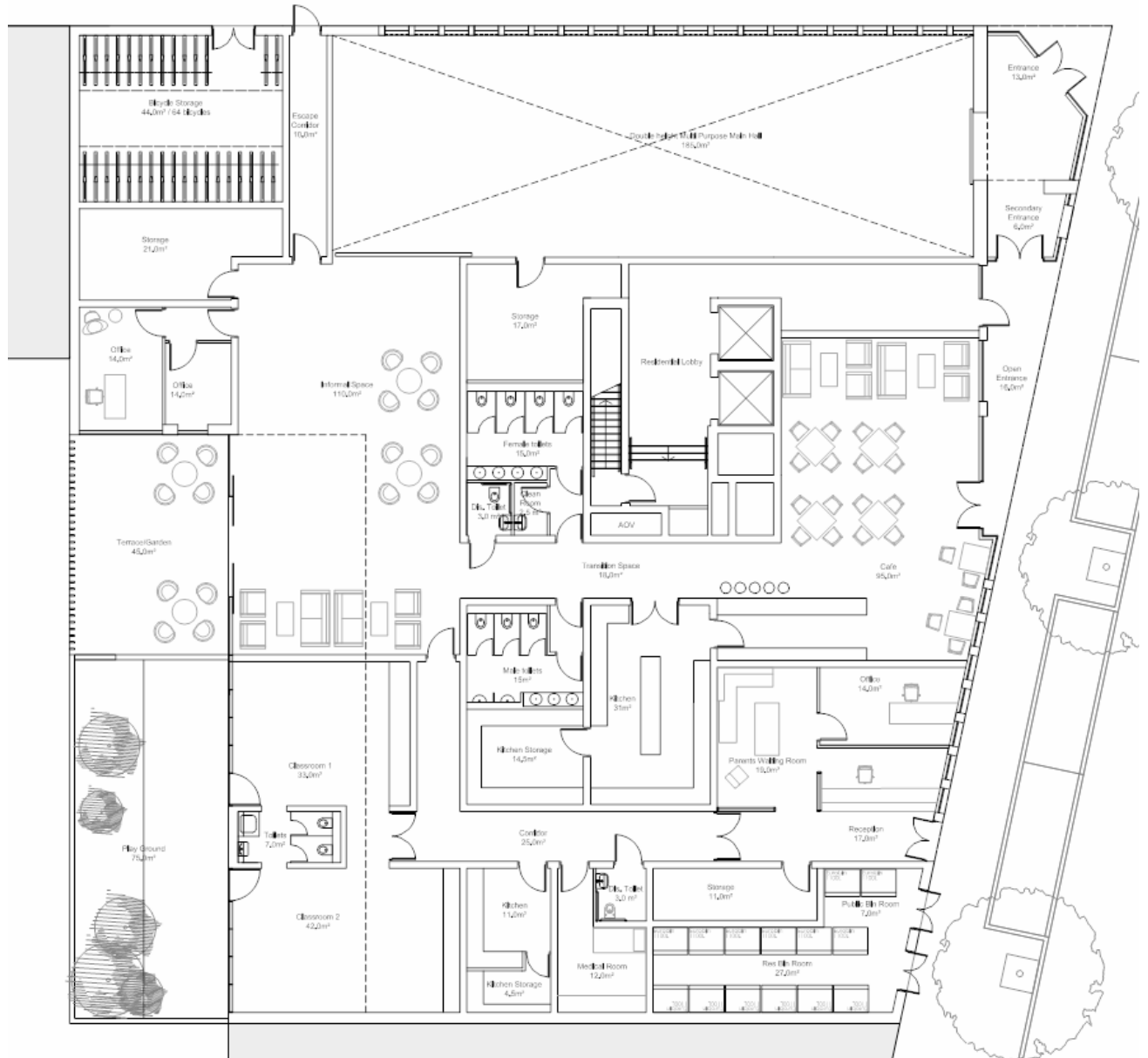
6.0 DETAILS OF COMMUNITY CENTRE USES

- 6.1 The community centre occupies most of the ground floor of the building and comprises four main functional areas within the total floorspace of 890sqm.:
- a double-height multi-purpose hall (approx. 185sqm.) plus entrance lobby and a small room for furniture storage accessed from the north-east corner of the building;

- an informal meeting area (approx.110sqm.) which can be used for a variety of purposes (and which can be linked with the hall via a movable partition) plus a small outside terrace (45sqm.);
- a café and kitchen accessed from the east side of the building (approx. 140sqm);
- a self-contained day nursery (for 24 children) (approx. 198sqm.) with its own entrance on the east side of the building, including two classrooms, staff office, parents room, medical room, storage and toilets plus a 75sqm. outside play space;
- offices for centre staff, storage and toilets (approx. 85sqm.)

- 6.2 The landowner and developer of the whole building (Lee Valley Estates) proposes to construct the community centre to a 'shell and core' standard and then lease it to the Diocese of London for approximately 125 years to fit-out, staff, manage and operate the whole community centre space. The exact management arrangements have still to be worked out in detail but a joint statement by Lee Valley Estates and the Diocese of London (Appendix 4) sets out the broad management principles. In this statement, as in other public statements by representatives of the Diocese, it is emphasised that the community centre will be operated on an inclusive and open basis. While the multi-purpose hall will be used for worship on appropriate days of the week as well as for weddings, funerals and baptisms, at all other times the hall will be available for use by everyone in the community for a wide range of secular community activities – the space will be available to give expression to the community's needs. Religious use will only be a small part of the centre's overall programme of activities.
- 6.3 The Diocese will let the day nursery to a suitable operator and those places will be open to all children. Similarly, the café will be used by the whole community.
- 6.4 The Diocese will fund the staffing of the centre (and two members of staff may possibly live in two of the open market flats above the community centre).
- 6.5 The background to the Diocese' willingness to commit these substantial resources to the staffing and operation of this centre is because it recognised the need for more social and community infrastructure in Tottenham. A report by the Diocese, launched by the Bishop of London in 2011, stated the wish to commit more resources to supporting community life in Tottenham. As a new neighbourhood, Hale Village provides an excellent opportunity to fulfil that commitment (especially at a time when funding to provide new community infrastructure from other sources is limited).

Ground floor plan



7.0 RELEVANT PLANNING POLICY

7.1 The planning application is assessed against relevant national, London and local planning policy, including:

- National Planning Policy Framework
- National Planning Policy Statements
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Development Framework – Core Strategy and Proposals Map: *Haringey's draft Haringey Local Plan: Strategic Policies (formerly the Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). This EiP commenced on 28th June and an additional hearing was held 22 February 2012 to discuss subsequent amendments and the Sustainability Appraisal. The Council is currently undertaking a 6 week consultation from 27th April to 13th June 2012 on how the recently published NPPF may affect the content of the Plan. As a matter of law and due to the advanced stage of development, some weight should be attached to the Local Plan policies however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.*
- Haringey Draft Development Management Policies: *The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.*
- Hale Village Design Code.

7.2 A full list of relevant planning policies is in Appendix 2.

8.0 CONSULTATION

8.1 The Council has undertaken wide consultation among statutory consultees, internal Council services, Ward Councillors, local residents and businesses. A list of consultees is provided below.

8.1.1 Statutory Consultees

- LB Waltham Forest
- Natural England
- Thames Water
- Network Rail
- TfL Street Management
- English Heritage - GLAAS
- Metropolitan police
- Environment Agency
- Lee Valley Regional Park
- British Waterways

8.1.2 Internal Consultees

- Transportation
- Waste Management
- Design
- Building Control

- Housing

8.1.3 External Consultees

- Ward Councillors
- Design Panel
- Ferry Lane Action Group
- Ferry Lane Estate Residents Association
- THRASH
- Friends of the Earth
- Tottenham Civic Society
- Cloc Ltd.
- New Rivers Action Group
- London Wildlife Trust
- North London Chamber of Commerce
- Charisma Spatial Planning
- Tottenham Hale Stakeholders Group

8.1.4 Local Residents

- Residents of 1,521 properties were consulted
- A Development Management Forum was held on 9 May 2012 attended by only 3 local people.

8.2 Two comments have been received from local residents. The main issues raised are as follows (a fuller summary of comments is in Appendix 1).

- Increased noise and disturbance from the community centre
- Increased congregation and anti-social behaviour
- Concern over poor links between Hale Village and the Ferry Lane estate

8.3 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and within the relevant sections of the assessment in part 9 of this report.

8.4 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting. Any additional comments received will be reported verbally to the Sub-Committee.

Design Panel

8.5 The scheme was presented to the Haringey Design Panel on 9 May 2012. The Panel consider this a good design and welcome the presence of the community centre in the scheme and the mix of activities to be accommodated in the centre. They did suggest some design changes to:

- enable more daylight to some flats;
- have a more refined and coherent appearance to overcome the change in façade between the community centre and residential component;
- a less horizontal emphasis on the eastern elevation – one suggestion was to have winter gardens rather than balconies on this elevation;
- a darker colour metal cladding having regard to the effects of weathering at different levels; and
- a lighter looking feature structure on the roof at the north-eastern corner.

8.6 The comments are considered valid and the applicant has revised the scheme to take them into account by:

- wider/larger windows to improve light levels
- darker bronze cladding

- matching the colour of metal panels on the north elevation and the metal used on the balconies to that used on the corner tower feature
- adding a metal strip to the north balconies to match those on the east balconies
- a revised top on the corner tower feature to make it appear “lighter”.

8.7 The east facing balconies remain unchanged however as it is noted that the Hale Village design code does seek a horizontal emphasis on this elevation.

Transportation Comments

8.8 The impact of the whole proposed Hale Village development including new homes, community uses and commercial space was assessed as part of the outline planning applications in 2007 and 2010. As part of the proposed community centre the applicant is proposing that up to a maximum of 295 sqm of this space could be used at certain times of the week as a place of worship. TRAVL trip forecast database has been used to predict the trips and parking demand that will be generated by this potential use. The trip analysis was based on using Brahma Kumaris WSU a D1 religious institution located in Neasden NW10. It must be noted that use for worship of the Hale Village community centre will draw from a very local catchment area, the analysis concludes that the proposed facility would generate a maximum of 11 in/out car trips in the critical AM peak period (if on a weekday) and 44 in/out trips over a day. It is to be noted that most of the proposed activities as a place of worship will occur outside the peak operation period of the transportation and highways network.

8.9 The characteristics of this site have also been considered in that the site is in an area with a high Public Transport Accessibility Level and is largely self contained with internal roads which can be expected to accommodate parking demand generated by religious use of the facilities.

8.10 It is also to be noted that given the scale of the development and the other high density housing surrounding the site, the catchment is likely to be very small, generating shorter trips, more of which are likely to be by foot. In addition the community centre and nursery element of the proposal will be use mainly by local residents who are more likely to use sustainable modes of transport to access these facilities.

8.11 Consequently there are no transportation or highways objections subject to the following conditions:

- 1) The applicant submits a revised Travel Plan include surveys for the proposed development 6 months after the development is occupied.
Reason: To promote travel by sustainable modes of transport to and from the proposed Development.
- 2) The applicant provides formal cycle parking spaces for the use of the community centre in line with the London Plan.
Reason: To promote travel by sustainable modes of transport to and from the site, in particular cycling.
- 3) The development proposal has access to at least 2 disabled parking spaces.
Reason: To ensure that persons with a disability will have access to parking.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The main issues in respect of this application are considered to be:

- Principle of Development
- Design, height, mass & materials
- Dwelling size, mix & tenure
- Amenity space
- Relationship with neighbouring buildings
- Access & Parking
- Inclusive Design and Access
- Secure by Design
- Energy & Sustainability
- Environmental Impact Assessment
- Ground Conditions and Contamination
- Archaeology

Principle of Development

- 9.2 The principle of building on this site has been accepted in the outline permission. The proposed building contains a flexible community centre, café and nursery on the ground floor with residential above. Although a primary school was originally envisaged for this site, alternative plans are being pursued by the Council. The community centre is a welcome addition as it will provide a focus for community life complementing the retail, leisure & open space uses within Hale Village (which, when completed, will accommodate around 4,000 permanent residents plus 1,200 students). The café and nursery are also positive uses which will support the function of Hale Village as a new neighbourhood.
- 9.3 The potential use of the centre for religious purposes as one of the range of activities that could take place in the multi-purpose hall is appropriate and is unlikely to cause disturbance to residents in the building or nearby.
- 9.4 The proposed uses are therefore considered to be in accordance with the overall vision set out in the outline permission, the design code, the Tottenham Hale master plan and Policies AC2 and CW1 of the UDP for a sustainable urban village.

Design, height, mass & materials

- 9.5 Policies UD3 'General Principles', UD4 'Quality Design' and SPG1a 'Design Guidance' set out the Council's general design principles for new development in the Borough. As part of the outline permission, a design code was prepared for the Hale Village development and this sets out specific design guidelines for the individual blocks.
- 9.6 While the Code envisaged that this particular site would be occupied as a primary school, it set out the expected height for development on this site. The Code and the parameter plan in the outline permission indicate the proposed block should be up to 30m high (7-storeys) and follow the building lines of Block N to create a complete perimeter block. The proposed building is in accordance with these parameters however there is an additional penthouse level on the 8th floor which is set back from the building edge. It would not be seen from street level and will only be visible from further distances. Even so, the additional floor is designed to break up the flat roofline and provide a distinctive landmark corner feature to indicate the building's function as a community centre.
- 9.7 The building will still remain two storeys lower than the recently consented E1 and E2 pavilion buildings to the south-east.
- 9.8 The Haringey Design Panel was very supportive of the design but made suggestions relating to the amount of light received, visual coherence between residential and community elements, coherence and colour of materials, horizontality of the east

elevation and the design of the corner landmark feature. The applicant responded by increasing the size of windows, matching materials across the building, using a darker metal cladding and lifting the lid of the corner feature to break up its massing. Although the east elevation still has a strong sense of horizontality, this is in accordance with the Design Code.

- 9.9 The proposed building is therefore considered to have a sound design which responds adequately to the site context, mix of uses and the requirements of the Design Code. The proposal is in compliance with Policies UD3 and UD4 of the UDP.

Dwelling size, mix & tenure

- 9.10 The proposed building contains 64 flats for private market sale. The proposed dwelling mix is as follows:

	No.	%
Studio	4	6%
1-bed	10	16%
2-bed	29	45%
3-bed	17	27%
4-bed	1	2%

- 9.11 The proposed dwelling mix deviates from that set out in the Housing SPD with a greater representation of 2-bed dwellings and lower representation of 1-bed dwellings. However, the mix is considered acceptable as it still provides larger family sized units.
- 9.12 All flats meet the GLA space standards, which are more onerous than those set out in Haringey's Housing SPD. Most flats benefit from either east, west or southerly aspect although 8x1bed flats will be solely north facing. Following comments from the Design Panel, windows were enlarged to increase natural light levels to all flats.
- 9.13 All flats meet Lifetime Homes standard and the submitted Design and Access statement includes a completed checklist.
- 9.14 All flats are intended for private market sale. Whilst a development of over ten dwellings would normally trigger an affordable housing contribution, the required supply of affordable housing to meet GLA and Haringey policy is provided elsewhere within Blocks SE, C, NW1 and N of the site (see the table in para. 5.8).
- 9.15 The proposed residential accommodation is therefore in compliance with Policies HSG1, HSG4 and HSG10 of the UDP.

Amenity space

- 9.16 Each flat has access to a private balcony with these ranging from 5.5sqm to 40sqm in size, plus a communal roof terrace 280sqm in area. The combined amount of amenity is 1168sqm, far exceeding the minimum 345sqm required by the Housing SPD.
- 9.17 GLA standards require that future residents have access to 86.7sqm of children's playspace. This could easily be accommodated on the communal roof terrace. It should also be noted future residents will have access to substantial open space once the Eco Park and Linear Park are completed.
- 9.18 The proposed development is considered to provide sufficient amenity space in accordance with Policy HSG1, the Housing SPD and London Plan Policy 3.6.

Relationship with neighbouring buildings

- 9.19 Policy UD3 requires development proposals have no significant adverse impacts on residential amenity.
- 9.20 The general arrangement and bulk of the proposed building has been accepted in principle by the outline permission and supported in the Design Code. As such, the relationship with neighbouring buildings in terms of the degree of overshadowing and overlooking has been assessed and accepted. There is an additional floor that exceeds the limits of the consented parameter plan but it is designed with significant setbacks from the building edge to minimise any additional overshadowing. The degree of overlooking from this additional floor is not considered to be significantly different to that of the lower floors.
- 9.21 The proposed building generally conforms to the consented masterplan and would not give rise to additional impacts on residential amenity, having regard to Policy UD3 of the UDP.

Access & Parking

- 9.22 National Planning Policy seeks to reduce the dependence on the private car in urban areas such as Haringey. This advice is also reflected in the London Plan. The transport impact of the proposed development has been assessed by the Council's Transport and Highways Group. Policies M2 Public Transport and M3 locating New Development and accessibility of the Unitary Development Plan require that the proposals put forward take into account the needs of public transport users. Policy M5 seeks to protect and improve pedestrian and cycle routes.
- 9.23 Access to all uses in the building is at street level with a secure dedicated entry on Waterside Way to the residential floors above.
- 9.24 No additional parking is proposed for this development beyond that already consented across the whole site under the masterplan. A Transport Assessment was submitted with that application and its conclusions and recommendations remain valid. The current proposal accords with the masterplan and Transport Assessment and no additional significant highways or traffic impacts are expected to arise.
- 9.25 68 secure cycle spaces are provided for the residential element and 2 spaces for staff of the community centre in accordance with TfL standards. Shower and changing facilities are also provided to staff. In addition these on-site facilities, a number of cycle racks are provided within the public realm which visitors to the site will be able to use.
- 9.26 Haringey's Transportation Team do not object to the proposal subject to specific conditions including the submission of a further travel plan 6 months after occupation of the development.
- 9.27 Refuse vehicles will be able to stop directly outside the proposed refuse store on the Waterside Way frontage of the building. Waste collectors will not be required to enter the building.
- 9.28 The proposed access and parking arrangements are considered acceptable having regard to Policy UD3.

Inclusive Design and Access

- 9.29 UDP Policy UD3 "General Principles" and SPG 4 "Access for All – Mobility Standards" seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties. In addition, the London Plan requires all new development to meet the highest standards of accessibility and

inclusion; to exceed the minimum requirements of the Building Regulations and to ensure from the outset that the design process takes all potential users of the proposed places and spaces into consideration, including disabled and deaf people, older people, children and young people.

- 9.30 The proposed building is designed to provide inclusive access for those with impaired mobility. All entrances to the flats and common areas will be level. Lifts are provided to all floors and sufficiently sized for wheelchair access and manoeuvring. Staircases and corridors are minimum 1100mm wide. 10% of units are designated as fully wheelchair adaptable in accordance with Lifetime Homes standard. Internal signage will be designed according to best practice.

Secure by Design

- 9.31 The proposed building has been produced with regard to the Home Office document *Safer Places – the planning system and crime prevention* (2003). The public realm, communal and private spaces are all passively surveyed. All lighting will be in accordance with Haringey Guideline and British Standards with the installation of CCTV considered where deemed necessary.

Energy & Sustainability

- 9.32 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The energy strategy for the development has been developed using the Mayor's 'lean, clean, green' energy hierarchy.
- 9.33 The submitted energy statement shows that the building achieves Code for Sustainable Homes (CSH) Level 3 with passive features alone (e.g. insulation) and exceeds Part L of the Building Regulations 2010. When connected to the site wide district heating scheme, all flats exceed CSH Level 4.
- 9.34 The Energy statement shows that the residential component of the development will result in a carbon emission saving of 41.16% over a 2010 Building Regulations base case. This is in accordance with requirements of Policy 5.2 of the London Plan. The statement also concludes that the non-residential elements will achieve a minimum of an 'excellent' BREEAM rating in accordance with the Hale Village s106 agreement.

Environmental Impact Assessment

- 9.35 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 require (in accordance with EU Directives) that certain development be assessed by the local authority as to whether it is likely to have significant environmental effects. If it is determined that there are likely to be significant environmental effects, the development must undertake an environmental impact assessment ("EIA").
- 9.36 This individual development does not require an EIA due to the limited size of the site however an EIA was undertaken for the outline permission covering the whole of Hale Village. The conclusions and mitigation measures of that EIA were accepted.
- 9.37 The current application departs from the parameters of the outline permission by having an additional storey. This would potentially affect only issues relating to daylight/sunlight and townscape. As discussed in section 8.5, the impact on daylight and sunlight is considered minimal. Due to the presence of taller buildings on either side of the proposed building, the additional storey is considered to have no significant impact on townscape.

9.38 The proposal is considered to have no greater impact on the issues assessed in the original EIA.

Ground Conditions and Contamination

9.39 The original EIA contained a preliminary assessment of potential ground contamination across the whole Hale Village site. Since then more detailed assessments have been made as construction has progressed and remediation measures undertaken. No further assessment of contamination is needed for this site.

Archaeology

9.40 The original EIA contained a preliminary assessment of the potential archaeological artefacts on the site. Further studies have also been done since then and construction on this site will be controlled via extant conditions attached to the outline consent.

Reserved Matters - Conditions discharged

9.41 The application provides the design details of Block NE and in doing so seeks to discharge the following conditions of the outline permission HGY/2010/1897:

- 01 – Reserved matters a) design, b) external appearance, d) means of enclosure, f) landscaping.
- 04 – Lifetime Homes
- 06 – details and samples of materials
- 07 – secure by design
- 08 – planting
- 11 – urban design report
- 12 – refuse storage
- 41 – environmental sustainability plan
- 42 – floor space figures

9.42 Not all required details have been submitted to discharge the above conditions, however further conditions will be applied to secure details of:

- Boundary treatment/means of enclosure
- Samples of materials
- Landscaping

10 HUMAN RIGHTS

10.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decision of this Committee will accord with the requirements of the above Act and Order.

11 EQUALITIES

11.1 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-

- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 11.2 The new duty covers the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.
- 11.3 The original outline permission considered the impact of the Hale Village development on the equality strands identified in equalities legislation in force at that time. It was considered that the development would result in positive equalities outcomes. Due to the relatively minor departure from the original vision the outline permission had for this site, a full Equalities Impact Assessment is not considered necessary.
- 11.4 The current proposal is not considered to result in significantly different outcomes for those sharing the protected characteristics under the Equality Act 2010. The lack of a school is being compensated by increasing capacities elsewhere. The provision of a community hall and nursery is considered to have a positive impact. It is considered that the proposal would cause no adverse or unequal impacts on groups sharing the protected characteristics as defined under the Act.

12 SUMMARY AND CONCLUSION

- 12.1 The application is for an 890sqm community centre with multi-purpose hall, café and day nursery plus 64 residential units within a part 7/part 8-storey building on “Block NE” of the Hale Village site. Block NE lies to the north-east of Block N and is on the corner of Lebus Street and Waterside Way.
- 12.2 A primary school had been originally envisaged for the site but the Council is now pursuing other options for additional school capacity. Instead the development provides a flexible community facility that will support the role of Hale Village as a new neighbourhood. The additional residential units will provide much needed housing and help ensure the viability of the scheme.
- 12.3 The assessments outlined in this report demonstrate that there is strong planning policy support for these proposals embodied in the Local Development Plan and backed by Regional and National Planning Guidance.
- 12.4 The design of the scheme is the product of careful consideration of the local urban context, design code, proposed land uses and feedback from the Haringey Design Panel. It is considered that the development will contribute positively to the development of the Hale Village, be of a high design quality and cause no harm to amenity.
- 12.5 It is considered that the scheme is consistent with planning policy and, subject to appropriate conditions, it is recommended that the reserved matters application be approved.

13 RECOMMENDATION

APPROVE RESERVED MATTERS subject to conditions as below and in accordance with the approved plans and documents as follows:

DOCUMENTS
Title

Planning Statement April 2012
Design & Access Statement April 2012
Sunlight & Daylight Report May 2012
Energy Statement April 2012

PLANS		
Plan Number	Rev.	Plan Title
1276_0010	-	Redline boundary
1276_0110	-	Site Plan
1276_0100	D	Ground floor plan
1276_0101	C	First floor plan
1276_0102	C	Second to Fifth floor plan
1276_0103	C	Sixth floor plan
1276_0104	C	Seventh floor plan
1276_0104	A	Roof plan
1276_200	C	Proposed elevations – North & Section AA
1276_201	C	Proposed elevations – East & West

CONDITIONS:

TIME LIMIT

- The development hereby authorised must be begun not later than the expiration of 2 years from the date of this permission, failing which the permission shall be of no effect.**

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

DRAWINGS

- The development hereby permitted shall be carried out in accordance with the following approved plans: 1276_0010, 1276_0110, 1276_0100D, 1276_0101C, 1276_0102C, 1276_0103C, 1276_0104C, 1276_0108A, 1276_200C and 1276_201C**

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

ENERGY AND SUSTAINABILITY

- The sustainable design measures, energy efficiency measures and renewable energy measures identified in the Energy Statement dated April 2012, revision P1 and hereby approved shall be implemented in strict accordance with the details shown and thereafter maintained unless otherwise agreed in writing by the Local Authority.**

Reason: To ensure the development achieves the appropriate levels of energy efficiency, in accordance with policies G1, UD1, UD2, and ENV2, of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

MATERIALS

- Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.**

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

5. **All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the development and the relevant parts of the works shall not be carried out other than in accordance with the approved details.**

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

SIGNAGE

6. **The applicant shall submit a fully detailed design strategy for any signage to be displayed on any part of the development.**

Reason: To achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

LANDSCAPING

7. **Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.**

Reason: To ensure a comprehensive and sustainable development, to ensure good design and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, and in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006

CYCLE PARKING

8. **That provision for 68 secure cycle parking spaces shall be made within the scheme and permanently retained thereafter to the satisfaction of the Local Planning Authority.**

Reason: In order to ensure that well designed safe and appropriate levels of cycle parking in the scheme are provided in accordance with policies M3, M5 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

9. **Cycle parking spaces for the use of the community centre shall be provided in line with the London Plan.**

Reason: To promote travel by sustainable modes of transport to and from the site, in particular cycling.

CONSTRUCTION IMPACT MITIGATION

10. **Prior to the commencement of the development hereby permitted, details of a scheme for monitoring and mitigating noise and dust emissions for all plant and processes shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policies ENV6 and ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

MECHANICAL PLANT

- 11. Technical specification details of the mechanical plant to be installed within the plant areas shown on the approved floor plans, together with an accompanying acoustic report, shall be submitted to and approved by the Local Planning Authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.**

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006. 15. Amenity Conditions

DELIVERY AND SERVICE PLAN

- 12. A delivery and servicing plan shall be provided for the development no later than 2 months before first occupation. The servicing and delivery plan should:**
- a) programme deliveries outside the AM and PM peak periods in order to reduce congestion on the highway network**
 - b) set out details of refuse collection arrangements**
 - c) demonstrate taxi drop-off and pick-up arrangements.**

Reason: In order to minimise the impact of servicing and deliveries on local traffic and highway conditions.

TRAVEL PLAN

- 13. A revised Travel Plan shall be submitted to the local planning authority 6 months after first occupation of the development including surveys of travel patterns to the development in use and demonstrating the promotion of use by sustainable transport modes.**

Reason: To promote travel by sustainable modes of transport to and from the proposed development.

DISABLED PARKING

- 14. Users of the development shall have access to a minimum of 2 disabled parking spaces in the close vicinity of the development.**

Reason: To ensure that persons with a disability will have access to parking

INFORMATIVES:

- A: All design details shall be prepared and submitted by the architects who prepared the applications or other such architects of comparable skill and experience as the Council may agree.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

- a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote regeneration through housing, employment and urban improvement to support local economic growth.
- b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties and environmental site constraints.
- c) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, G2 'Development and Urban Design', G3 'Housing Supply', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD9 'Locations for Tall Buildings', HSG1 'New Housing

Developments', HSG4 'Affordable Housing', AC2 'Tottenham International', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development', , ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment' ENV5 'Works Affecting Watercourses', ENV6 'Noise Pollution', ENV7 Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management' and CW1 'New Community/Health Facilities'.

13.0 APPENDICES:

Appendix 1: Consultation Responses

Appendix 2: Planning Policies

Appendix 3: Planning History

Appendix 4: Hale Village Community Facility – Statement by Lee Valley Estates and
Diocese of London

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
	British Waterways	No objection	
	Thames Water	No objection	
	Transport for London	<p>Family units require additional cycle parking space. 4 more spaces requested. 64 cycle spaces are proposed to serve</p> <p>Clarification is requested regarding the number and location of the proposed cycle spaces. Furthermore secure and internal cycle parking covered by CCTV, in addition to showering and changing facilities, will also need to be provided for all staff employed on site.</p> <p>A Construction and Logistics Plan (CLP) should be secured by condition.</p>	<p>Planning condition updated to require 68 spaces</p> <p>Additional conditions added requiring submission of these details</p> <p>Covered by condition on the outline planning permission.</p>
	DESIGN PANEL	Set out and addressed in paragraph 7.6.1 and 7.6.2	
	DEVELOPMENT MANAGEMENT FORUM	Set out and addressed in paragraph 7.3	
	INTERNAL		
	Transportation Planning	<p>No transportation or highways objections subject to the following conditions:</p> <p>1) The applicant submits a revised Travel Plan include surveys for the proposed development 6 months after the development is occupied. Reason: To promote travel by sustainable modes of transport to and</p>	<p>Noted</p> <p>Condition added</p>

PLANNING POLICIES

RELEVANT PLANNING POLICY

NATIONAL POLICY

National Planning Policy Statements and Framework

REGIONAL PLANNING POLICY

London Plan 2011

- Policy 6.4 Enhancing London's transport connectivity
- Policy 2.14 Areas for Regeneration
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.11 Green roofs and development site environs
- Policy 6.1 Integrating transport & development
- Policy 6.3 Assessing transport capacity
- Policy 6.13 Parking
- Policy 7.2 Creating an inclusive environment
- Policy 7.3 Secured by design
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.8 Heritage Assets and Archaeology

The Mayor's Transport Strategy (May 2010)

The Mayor's Land for Transport Functions SPG (March 2007)

The Mayor's Sustainable Design & Construction SPG (2006)

The Mayor's Culture Strategy: Realising the potential of a world class city (2004)

The Mayor's Ambient Noise Strategy (2004)

The Mayor's Energy Strategy (2004)

The Mayor's Draft Industrial Capacity SPG (2003)

The Mayor's Air Quality Strategy: Cleaning London's Air (2002)

The Mayor's Biodiversity Strategy: Connecting with London's Nature (2002)

The Mayor's Planning for Equality & Diversity in Meeting the Spatial Needs of London's Diverse Communities SPG

The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor and London Councils' Best Practice Guide on the Control of Dust & Emissions during Construction

LOCAL PLANNING POLICY

Haringey Unitary Development Plan (Adopted July 2006; Saved July 2009)

- G1 Environment
- G2 Development and Urban Design
- G4 Employment
- G6 Strategic Transport Links
- G7 Green Belt, Met. Open Land, Significant Local Open Land & Green Chains

Final: 19 June 2012

OFFREPC

Officers Report for Sub Committee

- G9 Community Well Being
- G10 Conservation
- G12 Priority Areas
- AC2 Tottenham International
- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations
- ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
- ENV2 Surface Water Runoff
- ENV4 Enhancing and Protecting the Water Environment
- ENV5 Works Affecting Water Courses
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV11 Contaminated Land
- ENV13 Sustainable Waste Management
- EMP1 Defined Employment Areas – Regeneration Areas
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- M8 Access Roads
- M10 Parking for Development
- M11 Rail and Waterborne Transport
- OS2 Metropolitan Open Land
- OS5 Development Adjacent to Open Spaces
- OS6 Ecologically Valuable Sites and Their Corridors
- OS7 Historic Parks, Gardens and Landscapes
- OS12 Biodiversity
- OS16 Green Chains
- CSV1 Development in Conservation Areas
- CSV8 Archaeology

Haringey Supplementary Planning Guidance (October 2006)

- SPG1a Design Guidance (Adopted 2006)
- SPG2 Conservation and Archaeology (Draft 2006)
- SPG4 Access for All (Mobility Standards) (Draft 2006)
- SPG5 Safety By Design (Draft 2006)
- SPG7a Vehicle and Pedestrian Movements (Draft 2006)
- SPG7b Travel Plans (Draft 2006)
- SPG7c Transport Assessment (Draft 2006)
- SPG8a Waste and Recycling (Adopted 2006)
- SPG8b Materials (Draft 2006)
- SPG8c Environmental Performance (Draft 2006)
- SPG8d Biodiversity, Landscaping & Trees (Draft 2006)
- SPG8e Light Pollution (Draft 2006)
- SPG8f Land Contamination (Draft 2006)
- SPG 8g Ecological Impact Assessment (Draft 2006)
- SPG 8h Environmental Impact Assessment (Draft 2006)
- SPG 8i Air Quality (Draft 2006)
- SPG9 Sustainability Statement Guidance Notes and Checklist (Draft 2006)
- SPG10a Negotiation, Mgt & Monitoring of Planning Obligations (Adopted 2006)

- SPG10d Planning Obligations and Open Space (Draft 2006)
- SPG10e Improvements Public Transport Infrastructure & Services (Draft 2006)
- SPD Housing

Planning Obligation Code of Practice No 1: Employment and Training (Adopted 2006)

Local Development Framework Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011. EiP July 2011)

- SP1 Managing Growth
- SP2 Housing
- SP4 Working towards a Low Carbon Haringey
- SP5 Water Management and Flooding
- SP6 Waste and Recycling
- SP7 Transport
- SP8 Employment
- SP9 Imp Skills/Training to Support Access to Jobs/Community Cohesion/Inclusion
- SP10 Town Centres
- SP11 Design
- SP12 Conservation
- SP13 Open Space and Biodiversity
- SP14 Health and Well-Being
- SP15 Culture and Leisure
- SP16 Community Infrastructure

Draft Development Management Policies (Published for Consultation May 2010)

- DMP9 New Development Location and Accessibility
- DMP10 Access Roads
- DMP13 Sustainable Design and Construction
- DMP14 Flood Risk, Water Courses and Water Management
- DMP15 Environmental Protection
- DMP16 Development Within and Outside of Town & Local Shopping Centres
- DMP19 Employment Land & Premises
- DMP20 General Principles
- DMP21 Quality Design
- DMP22 Waste Storage
- DMP25 Haringey's Heritage
- DMP26 Alexandra Palace
- DMP27 Significant Local Open Land & Development Adjacent to Open Spaces
- DMP28 Ecologically Valuable Sites their Corridors and Tree protection

Draft Sustainable Design and Construction SPD (October 2010)

Haringey's 2nd Local Implementation Plan (Transport Strategy) 2011 – 2031

OTHER DOCUMENTS

CABE Design and Access Statements

Diversity and Equality in Planning: A Good Practice Guide (ODPM)

Planning and Access for disabled people: A Good Practice Guide (ODPM)

Demolition Protocol Developed by London Remade

Secured by Design

PLANNING HISTORY

HGY/2006/1177 - Outline consent for the Hale Village Masterplan was approved by Haringey Council in October 2007. The Hale Village Masterplan comprised the following mix of uses: up to 1,210 residential units (30% of which will be affordable), offices, retail, student accommodation, a hotel, a health centre, a primary school and a crèche. The Masterplan comprises eleven separate blocks laid out in a clear street structure. A podium structure provides the basement over which the southernmost blocks of the Masterplan will be located.

HGY/2007/2099 - Reserved matters consent was granted in December 2007 for the podium and basement located beneath Blocks SW, SE, C, P1 and P2 and a Combined Heat and Power Energy Centre (CHP).

HGY/2007/2203 - Reserved matters consent was granted in December 2007 for the development of Block W to provide a 687 student room development and ground floor retail unit within a part eleven, part seven storey building.

HGY/2007/2250 - A Section 73 application to vary conditions 13, 34, 52, 53 and 62 of the outline consent (HGY/2006/1177) was granted in February 2008.

HGY/2008/0393 - Reserved matters consent was granted in 2008 for the detailed design of Pavilion blocks 1 and 2 no. eight storey buildings.

HGY/2008/1971 - Reserved matters consent was granted in December 2008 for the detailed design of Block SE, an eight storey building comprising ground floor offices and 154 no. affordable dwellings.

HGY/2008/1970 - Reserved matters consent was granted in December 2008 for the detailed design of Block NW1, a part four, seven and eleven storey building, comprising 102 no. affordable dwellings.

HGY/2009/0246 - Reserved matters consent was granted in March 2009 for the detailed design of Block C, a part four, part seven storey building comprising 110 no. affordable dwellings.

HGY/2009/0295 - Reserved matters consent was granted in March 2009 for the detailed design of Block N, a part four, part seven storey building, comprising 176 no. affordable dwellings.

HGY/2009/1105 - Reserved matters consent was granted in November 2009 for the detailed design of public realm for the entire Hale Village Masterplan.

HGY/2010/1427 - Full planning permission was granted in October 2010 for the erection of two additional floors to Pavilions 1 and 2 to create 2 no. ten storey buildings.

HGY/2010/1897 - Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for a mixed use redevelopment of the site comprising of demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to

Final: 19 June 2012

18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems – GRANTED

APPENDIX 4

Hale Village Community Facility – Block NE

The following statement has been prepared by Lee Valley Estates and The Diocese of London to inform Members of the Planning Sub-Committee following the deferral of the Block NE planning application at the Sub Committee's meeting on 11 June 2012.

The purpose of this statement is to:

- Explain why the Diocese of London want to operate this community facility;
- Explain the function and use of the community facility; and
- Set out funding and timing issues.

Why do the Diocese of London want to operate the Hale Village Community Facility?

On the 19th of May 2011 the Bishop of London launched a report on a social audit identifying community need at Tottenham Hale, this built on over a year of work which included work with officers and members of LBH. The report identified Hale Village as a potential location for a new community facility because of the huge growth in population and the Church of England (CofE) entered into a dialogue with Lee Valley Estates to develop the concept further. Lee Valley Estates in partnership with local groups established a youth trust and whose steering group include the CofE and an elected member of the Council.

The proposal from the CofE was to establish a community facility open to all local people and to administer and fund the running costs of the building and a core group of staff. The CofE has already funded community workers who are working in an outreach capacity at Tottenham Hale and are attached to the youth trust.

What is the function and use of the Community Facility?

During the Planning Sub-Committee meeting it was apparent that there was confusion as to whether the community facility would be used as a place of worship and whether the entire ground floor would be used for such purposes. We hope the following statement clarifies this issue.

The community facility will offer a variety of uses including a nursery, café, meeting facilities and a multi-purpose hall. The building is first and foremost a community facility which will be operated by the Diocese of London.

The majority of the community facility is devoted to specific activities which would include a cafe, nursery and meeting area. The primary use of the multi-purpose hall would be for community use, including dance, drama, keep fit, residents meetings, youth groups and education classes. The community facility programme of activity would be determined by local residents and would include religious ceremonies in the multi-purpose hall, for example worship, baptisms, weddings and funerals. It is anticipated that the hall would be used for religious ceremonies on Sundays and perhaps one evening during the week. During the rest of the week the hall would be used for other community purposes.

The primary objective for the Diocese of London is to provide a facility which is used by all sections of the local community. The community facility aspects of this proposal comprise the primary use; this is clearly reflected in the layout of the ground floor where the nursery and café uses dominate the floor space.

Funding and Timing

The funding arrangement for this scheme is extremely complex and has a direct relationship with the revised Section 106 agreement. The new agreement provides the LA with an £800k land receipt and assumes a £950k contribution to the cost of the construction of the community centre shell. The CofE will provide £1m fit out costs and fund the running costs at a cap of £200k per annum for the length of a lease of 125 years. This has a total value of £26m investment in local community facilities.

The capital costs of the residential element of the scheme are funded through a loan from the Homes and Communities Agency (HCA) of £2.9m funded under the 'Get Britain Building Fund' and construction development finance. It should be emphasised that the conditions of the HCA loan are that the scheme has a planning consent by the end of June 2012 and a start on site by Dec 2012. The entire development has to be completed by Dec 2014.