

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE 14 January 2013

Reference No: HGY/2012/2210	Ward: Tottenham Hale
Date received: 21 November 2012	
<p>Address: Former GLS Depot, Ferry Lane, London, N17 9NF ('Hale Village')</p> <p>Proposal: A reserved matters application (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Pavilions E3 and E4 and basement car park beneath building plots E3, E4 and E5 forming part of the Hale Village Masterplan Plan and discharge of Conditions 1, 4, 5, 6, 7, 8, 11, 12, 15, 41 and 42 attached to the outline consent. Redevelopment comprising of 2no. ten storey Pavilion buildings including 142no. residential units and basement car parking comprising 87no. spaces and associated works.</p> <p>Existing Use: Vacant land within the mixed use Hale Village development</p> <p>Proposed Use: Residential (Use Class C3)</p> <p>Applicant/Owner: Bellway Homes Ltd.</p>	

DOCUMENTS
Title
Planning Statement
Design and Access Statement
Daylight Sunlight Report
Environmental Sustainability Plan

PLANS		
Plan Number	Rev.	Plan Title
1145_0010	A	Location Plan
1145_0015	A	Site Plan
1145_0100	B	Basement Plan
1145_0101	B	Ground Floor Plan
1145_0102	B	Typical Floor Plan (1-7)
1145_0103	A	Eighth Floor Plan
1145_0104	A	Ninth Floor Plan
1145_0105	A	Roof Plan
1145_0200	C	Elevations
1145_0205	A	Contextual Elevations
(90) LP001	-	Coloured Masterplan
(90) LP002	-	General Arrangement Plan
SCH(94)L001	-	Planting Schedule
SCH(97)L001	-	Materials Schedule

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PLANNING DESIGNATIONS:

Unitary Development Plan 2006:

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

RECOMMENDATION

GRANT PERMISSION subject to conditions and the completion of a s106 legal agreement (or the receipt of an acceptable unilateral undertaking from the applicant) setting out 'proportionate liability' for 'Payment Three' (if unpaid by the Hale Village owner) as set out in the existing s106 agreement for Hale Village completed in March 2012.

SUMMARY OF REPORT:

This reserved matters application seeks approval to the scale, external appearance, layout and landscaping of two residential Pavilions on the east side of Hale Village at Tottenham Hale. The height and design closely mirrors that of two consented (and built) pavilions immediately to the south of the application site.

The height is above the parameter building and storey heights set out in the plans approved in the original outline planning permission (granted in 2007) by 2.85m. and 2 storeys respectively but this is considered acceptable as the height increase was accepted previously by Planning Sub-Committee in respect of the adjacent Pavilions E1 and E2 (ref: HGY/2010/1427). Both application buildings are the same storey height as the two built Pavilions immediately to the south and the height is 0.3m. lower than those consented Pavilions (due to ground levels).

With sandstone cladding and large areas of glazing the buildings are attractive and well designed with the top two storeys set back from the building edge on the south, west and east sides. Private and communal amenity space is provided to a good standard with all flats having access to either a private balcony or a roof terrace.

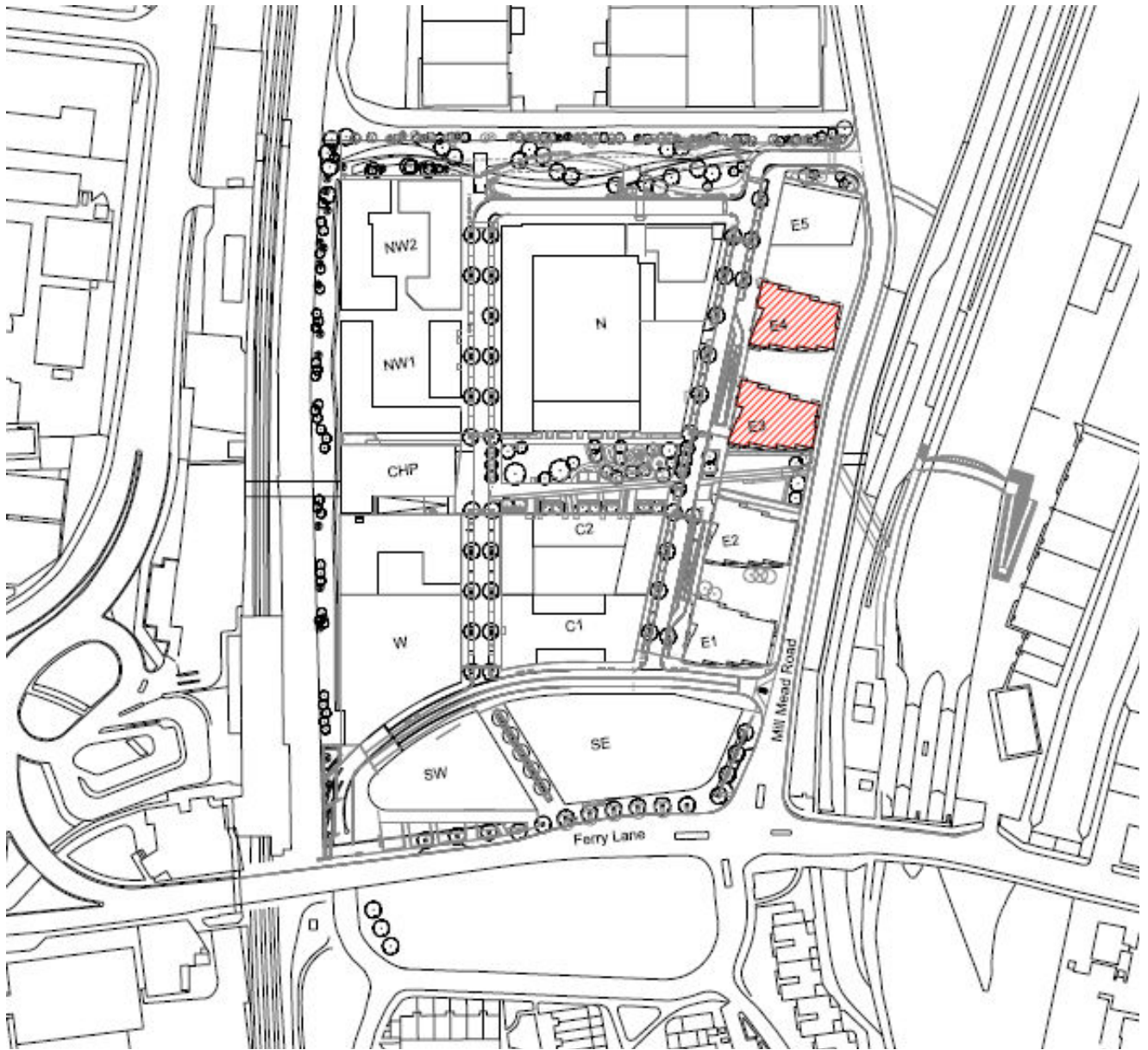
Notwithstanding the additional building and storey heights, the proposed development is considered acceptable and displays a high level of consistency with the Hale Village Design Code.

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 well designed, is consistent with planning policy and is appropriate to the ongoing development of Hale Village. It is recommended for approval subject to conditions and either a s106 agreement or an acceptable 'unilateral undertaking' to set out the 'proportionate liability' (based on floorspace) for 'Payment Three' (if unpaid by the Hale Village owner) as set out in the existing s106 agreement for Hale Village completed in March 2012.

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1.0 PROPOSED SITE PLAN



2.0 IMAGES

View from north-east



View from north-east



View from south-west



3.0 SITE AND SURROUNDINGS

- 3.1 This application is for two 10 storey residential buildings comprising 71 flats in each building. Car parking is to be provided in a basement underneath the buildings and the adjoining plot to the north (for which a future reserved matters planning application needs to be made for a single building – though it is likely to be very similar to the application buildings).
- 3.2 The application site forms two development plots on the eastern side of the mixed use Hale Village development at Tottenham Hale. The site fronts Millmead Road to the east with the River Lea and Lea Valley Regional Park beyond. To the west is Waterside Way, an internal road within Hale Village, which serves other buildings within Hale Village including, directly west of the application site, Block N (built) and Block NE (consented) which are 7 & 8 storey (respectively) residential blocks with a proposed community centre on the ground floor of Block NE. An area of open space including a play area (named Perkin Park) is to the south-west of the application site.
- 3.3 The outline planning permission for Hale Village (originally granted in 2007 and renewed in 2012) approved the siting of these two Pavilion residential buildings. This reserved matters application seeks consent for the scale, appearance and layout of each building together with landscaping on each plot.

- 3.4 To the south of the application site are Pavilions 1 & 2 (the designs of which are closely mirrored by the application proposal). To the north is Plot E5, a proposed 5th. Pavilion residential building that has outline planning permission for its siting but it will require reserved matters consent for design details similar to this application.
- 3.5 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 1,166 homes will be built in the entire Hale Village scheme (subject to the grant of future reserved matters permissions). 746 homes currently have detailed consent, 682 of which are either occupied or under construction.

TABLE 1 : HALE VILLAGE DWELLING NOS.

Block	No. of dwellings	Tenure
SE	154 (completed)	Shared ownership
NW1	102 (completed)	Shared ownership & social rent
N	176 (completed)	Shared ownership & social rent
C	110 (completed)	Shared ownership & social rent
<i>Sub-total:</i>	<i>542</i>	<i>Affordable</i>
Pavilions 1 & 2	140 (nearing completion)	Open market
NE	64 (construction yet to start)	Open market
Pavilions 3 & 4	142 (subject to p.p.)	Open market
Pavilion 5	71 (subject to p.p.)	Open market
SW	207 (subject to p.p.)	Open market
<i>Sub-total:</i>	<i>624</i>	<i>Open market</i>
TOTAL	1,166	

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 of 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

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 5.1 The development comprises two 10 storey Pavilion buildings with a total of 142 flats (71 in each Pavilion) comprising a mix of 1, 2 & 3 bed units. All flats will be marketed for private sale. The design of both pavilions closely mirrors the design of Pavilions 1 & 2 to the south, both of which are nearing completion.
- 5.2 The main bulk of the each Pavilion will rise to 8 storeys with two further storeys set back from the building edge especially on the south, west and east sides.
- 5.3 Pedestrians will access both Pavilions from Waterside Way with cars accessing the basement car park by new ramp on Waterside Way with the existing ramp in front of Pavilions E1 & E2 becoming the exit ramp. The basement car park will be constructed as an extension to the existing basement car park under Blocks to the south of the application site that is accessed from Jarrow Road. The new basement car park under the application site will also extend under the site of Pavilion 5 to the north.
- 5.4 While this car park extension will provide 87 parking spaces in total, 53 will be allocated to residents in Pavilions 3 & 4 (this application) with a further 34 spaces being reserved for future use by residents of Pavilion 5.
- 5.5 74 cycle spaces will be provided in secure cycle stores beneath each Pavilion (148 in total). The basement will also accommodate refuse bin stores.
- 5.6 The application also seeks consent for the landscaped courtyard between the two application Pavilions (510sqm) and for half of the courtyard (255sqm.) that will be between Pavilion 4 and a future Pavilion 5. These courtyards provide communal amenity space solely for the use of residents.

5.7 With a consented footprint of 620 sqm., each Pavilion has 8 flats per floor up to the 8th. storey with 4 flats and then 3 flats on the 9th and 10th. storeys respectively.

5.8 The size and mix of flats in each building is as follows:

▪ 1 bedroom –	27
▪ 2 bedroom –	41
▪ 3 bedroom –	<u>3</u>
Total	71

5.9 At 10 storeys, these two Pavilions exceed the 8 storey parameter height originally approved in the outline planning permission. The overall height of each Pavilion will generally be 28.6m. above immediate ground level (37.85m. AOD) which is also above the parameter height in the Hale Village Design Code of 35m AOD. This same increase in height has been accepted previously for Pavilions E1 and E2 and was proposed in order to improve the design of the buildings and the financial viability of the Hale Village scheme. The design of the Pavilions also closely mirrors that of the two pavilions to the south. The elevations up to the 8th. storey will be sandstone stone-clad with large window openings and balconies especially on the 1st to 8th. storeys. Balconies are a mixture of stone-cladding and glass. The top two storeys will be lighter structures with large areas of glazing.

5.10 Each flat up to the 8th. storey will have a balcony and flats at 9th. & 10th. storey level will have private roof terraces.

6.0 RELEVANT PLANNING POLICY

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

- National Planning Policy Framework
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Plan Strategic Policies and Proposals Map:
Haringey's draft Local Plan Strategic Policies were submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The EiP Inspector has declared these policies as 'sound' – they will be recommended to the Council for formal adoption in February 2013 to replace the strategic policies within the existing Unitary Development Plan. As a matter of law, significant weight should be attached to the Strategic Policies however they cannot yet in themselves override Haringey's Unitary Development Plan (2006) which remains for the time being the statutory plan 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 Strategic Policies and therefore can only be accorded limited weight at this point in time.

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

7.0 CONSULTATION

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

7.1.1 Statutory Consultees

- Thames Water Utilities
- Met Police Crime Prevention Officer - Andrew Snape
- Natural England
- Network Rail
- Greater London Archaeological Advisory Service
- Environment Agency
- British Waterways
- London Underground

7.1.2 Internal Consultees

- Building Control
- Transportation
- Waste Management/Cleansing
- Tottenham Team
- Design and Conservation
- Housing Enabling Team
- Housing, Design and Major Projects
- Tottenham Team

7.1.3 External Consultees

- Ward Councillors
- Tottenham Hale Stakeholders Group
- Ferry Lane Action Group
- Ferry Lane Estate RA
- Tottenham Hale RA
- Lea Valley Regional Park

7.1.4 Local Residents

- Residents and business occupiers of approximately 700 properties were consulted in the general area of the application site.
- A Development Management Forum was held on 12 December 2012 attended by a local ward Councillor. Below is a summary of the points raised:
 - Privacy of ground floor units which face onto amenity areas
 - Public access arrangements for communal amenity areas
 - Signage – some residents find it hard to navigate
 - Some residents maintain objection to height as per previous pavilions application

7.1.5 The officer response to these points are below:

- The landscaping treatment for the amenity area includes screening for ground floor units

- The amenity area will be for residents of the Pavilion blocks only.
- Signage will consist of block names shown on the glazed entrance doors. Mandatory signage will be accordance with the Building Regulations
- The principle and design of the height increase has been accepted previously for Pavilions E1 and E2 and the same view is taken in this instance

7.2 A summary of statutory consultees' and residents'/stakeholders' comments and objections is in Appendix 1. 2 responses have been received raising the following broad issues:

- an objection to the separation between private and affordable homes in Hale Village
- the affordable element is not truly affordable. There is not enough social rent.
- insufficient parking for new residents, visitors and disabled drivers.

7.3 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 8 of this report.

7.4 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 and in view of this the number of letters received is likely to rise further after the officer's report is finalised but before the planning application is determined. These additional comments will be reported verbally to the Sub-Committee.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 Principle of Development

8.1.1 The principle of this development is established by the outline planning permission granted in 2007 (renewed in 2012) which approved the general siting of these two residential buildings.

8.1.2 This reserved matters application seeks to discharge conditions relating to external appearance, scale, layout and landscaping.

8.2 Density

Table 1 under paragraph 3.5 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 1,166 homes will be built in the entire Hale Village scheme (subject to the grant of future reserved matters permissions). 746 homes currently have detailed consent, 682 of which are either occupied or under construction. This will result in a density of approximately 242 units per hectare across the Hale Village site, which is within the range set out Table 3.2 of the London Plan 2011.

8.3 Design, height, mass & materials

- 8.3.1 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. This sets out specific design guidelines for the individual blocks.
- 8.3.2 The two application buildings are very similar in design and appearance to the two Pavilions to the south (consented as 10 storey buildings in 2011). Those consented Pavilions exceeded the parameter height approved in the outline planning permission. The additional storeys are set back from the building edge on the south, west and east side. The implications of the increase in height were fully considered by the Planning Committee in granting consent for those buildings in October 2010.
- 8.3.3 For that application, it was considered that an important principle of the Design Code for the Hale Village development is to achieve consistency in the heights of the buildings on the east and south east frontages of the development. The effect of the additional floors proposed will be to increase the overall height of the Pavilions so that they match the height of Block SE to the south. By unifying the heights of the Pavilions with Block SE, the principle of the Design Code to achieve consistency in building heights is achieved.
- 8.3.4 The additional floors, by having smaller floorplates than those in the rest of the building, were considered to create a more sculpted top to the building and add interest to the building's massing.
- 8.3.5 The buildings would have a high quality finish and appearance with sandstone cladding and large areas of glazing. Precise finishes will be the subject of a further condition.
- 8.3.6 Landscaping is provided in the open courtyard areas beside the buildings. This arrangement follows the landscaping scheme for Pavilions E1 and E2 which provides a quiet enclosed area for residents in between those two buildings. Different planting and hard landscaping treatments are used to define private and semi-private areas as well as provide screening for ground floor flats. The proposed landscaping scheme is considered acceptable
- 8.3.7 The proposed development is therefore considered to have a sound design which responds adequately to the site context and aims of the Design Code. The proposal is in compliance with Policies UD3 and UD4 of the UDP.

8.4 Impact on Amenity

- 8.4.1 Policy UD3 requires development proposals to have no significant adverse impacts on residential amenity.
- 8.4.2 Maintaining a continuous height of buildings along this eastern perimeter of Hale Village, albeit at a greater height, reflects one of the basic design principles established in the Hale Village Design Code. As such the implications of this arrangement on the amenity of nearby land uses have been considered from the outset.

8.4.3 Pavilions E1 and E2 are well designed buildings and the extra height has had no significant adverse impact on residential amenity or the surrounding area. The distance between these buildings and Block C is similar to the distance between Block N (now built) and Pavilions E3 and E4 proposed under this application. Therefore the same amenity conditions will be repeated here and there is considered to be no harm having regard to Policy UD3.

8.5 Residential Accommodation

- 8.5.1 Although the building envelopes and external design are almost identical to Pavilions E1 and E2, the internal layout of the residential accommodation has been modified to meet updated space standards in the London Plan 2011, improve layout efficiency, daylight and private amenity. As a result the unit mix across the two Pavilions is amended to 54 x 1-bed, 82 x 2-bed and 6 x 3-bed flats. This is an increase of 18 x 1-beds and 2 x 3-beds at the expense of 18 x 2-bed flats.
- 8.5.2 All flats meet the GLA's Draft London Housing Design Guide standards and are Lifetime Homes compliant with 10% being wheelchair adaptable. Two of the eight flats per floor (up to the 8th. storey) in each building only face north, although the building footprint enables the balconies to those flats to have easterly views over the waterside and Lea Valley Regional Park. This is considered acceptable.
- 8.5.3 All residential units have private amenity space, the majority are in line with, or in excess of, GLA standards. However a small number fall slightly below due to the need to match the building footprint of E1 and E2. The shortfall is well compensated for by the private communal space between E3 and E4 (510m²) and E4 and E5 (255m²).
- 8.5.4 Children's playspace is provided by the existing purpose-built play area within Hale Village. This area is within 30m of E3 and 60m of E4.
- 8.5.5 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 under para. 3.5). An objection has been received against the separation of affordable and private units into different blocks. This reflects the practicalities of managing social and shared-ownership properties as Housing Associations are reluctant to manage pepper-potted schemes. Despite this, all residential blocks are designed to be tenure blind and are well integrated as all residents will share the public realm and child play areas.
- 8.5.6 The proposed residential accommodation is therefore in compliance with Policies HSG1, HSG4 and HSG10 of the UDP.

8.6 Traffic and Parking

- 8.6.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies in the London Plan 2011. The transport impact of the proposed development has been assessed by the Council's Transport and Highways Group against UDP Policies

M2 'Public Transport', M3 'New Development Location and Accessibility' and M10 'Parking for Development' of the Unitary Development Plan.

- 8.6.2 The proposed development is located in an area with a Public Transport Accessibility Level (PTAL) of 4. It is within easy walking distance of Tottenham Hale transport interchange. The traffic generated by the development proposals as a whole is still within the threshold assessed as part of the original application (HGY/2006/1177). The applicant has proposed providing some 87 off street parking spaces as part of the construction of the basement under Pavilion 3, 4 and 5; 53 of the proposed 87 car parking spaces will be for the use of the proposed development. The parking provision proposed is in line with the Council's parking policy M10 Parking as outlined in appendix 1 of the UDP. The applicant has also provided cycle parking in line with the 2011 London Plan.
- 8.6.3 This development has a site wide refuse management plan which facilitates the collection of refuse and recycling which are stored and collected via the Jarrow Road site access.
- 8.6.4 An objection has been received over the number of parking spaces with additional spaces sought, especially for visitors. The parking supply is calculated against Local Development Plan standards which seek to discourage car use. Disabled parking is provided with 10% spaces allocated for Blue Badge holders.
- 8.6.5 The proposed development is in line with the site wide masterplan and original approved outline application and is therefore considered acceptable having regard to the above policies. Notwithstanding this, condition 14 requires the developer to implement travel plans to minimise the impact of new development on the surrounding highway network.

8.7 Inclusive Design and Access

- 8.7.1 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.
- 8.7.2 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 1200mm 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

8.8 Secure by Design

- 8.8.1 The proposed building has been designed 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. The Metropolitan Police has no objection to the scheme and will work with the applicant to obtain full Secure by Design certification.

8.9 Energy & Sustainability

- 8.9.1 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.
- 8.9.2 The submitted energy statement shows that the building exceeds Part L of the Building Regulations 2010 through energy efficiency measures alone and when connected to the site wide district heating scheme, the development will achieve 70.06% reduction in carbon emissions, greatly exceeding the 25% target set out in Policy 5.2 of the London Plan. The development will achieve Code for Sustainable Homes (CSH) Level 4.
- 8.9.3 The building will also have a green roof system which will provide wildlife habitat and passive cooling to the building.

8.10 Ground Conditions and Contamination

- 8.10.1 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 pursuant to condition 51 of the outline planning permission. No further assessment of contamination is needed for this site.

8.11 Archaeology

- 8.11.1 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.

8.12 Refuse management

- 8.12.1 Insufficient information has been submitted on this matter at this stage. Accordingly, it is recommended that condition 12 not be discharged now. Refuse details will form part of a later condition to be assessed. The development cannot proceed without this having been agreed.

8.13 Environmental Impact Assessment

- 8.13.1 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”).

- 8.13.2 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.
- 8.13.3 The current application departs from the parameters of the outline permission by having a greater height. This would potentially affect only issues relating to daylight/sunlight and townscape. These were fully assessed in the approval of Pavilions E1 and E2 and it was considered that the additional floors will have a minor impact on townscape views and lighting conditions compared to the consented parameter plan due to the stepped back design of the additional floors. The same view is taken for the buildings under consideration here.
- 8.13.4 In summary, the conclusions and mitigation measures of the original EIA are not considered to be materially affected by these proposals and therefore they remain robust.

8.14 Reserved Matters - Conditions discharged

- 8.14.1 The application provides the design details of Pavilions E3 and E4 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
 - 05 – detailed drawings and samples of materials
 - 06 – samples of materials
 - 07 – secure by design
 - 08 – planting
 - 11 – urban design report
 - 12 – refuse storage
 - 15 – car parking, loading and servicing
 - 41 – environmental sustainability plan
 - 42 – floor space figures

8.15 Planning Obligations – Section 106 Legal Agreement and Heads of Terms

- 8.15.1 Section 106 agreements, or planning obligations, are legally binding commitments by the applicant/developer and any others that may have an interest in the land to mitigate the impacts of new development upon existing communities and/or to provide new infrastructure for residents in new developments. Guidance is set out in Circular 05/2005 “Planning Obligations” and the Council’s Development Plan policies and supplementary planning guidance, specifically SPG10a “Negotiation, Management and Monitoring of Planning Obligations” (Adopted 2006).

- 8.15.2 The policy tests which planning obligations must meet in order to be lawful were recently enshrined in statute by the Community Infrastructure Levy Regulations 2010. Planning obligations must be: 1) necessary to make the development acceptable in planning terms, 2) directly related to the development, and 3) fairly and reasonably related in scale and kind to the development.
- 8.15.3 There is a s106 agreement in place for the whole Hale Village development which was completed in 2012. The funding obligations in that agreement have required the payment so far of a total of £3.1m. towards infrastructure improvements in the surrounding area. Those payments (Payments One and Two) have been made. Further obligation payments are due linked to future plot sales and other triggers (subject to conditions). These obligations fall on Hale Village Properties Ltd. as the freehold owner of most of Hale Village. To cover part of any possible shortfall in the payment of some of those funding obligations, the Sub-Committee has previously approved the principle of 'proportionate liability' s106 agreements relating to part of those outstanding payments attaching to the owners of individual development plots. Such agreements have been completed with the owners of Pavilions 1 & 2 and Blocks C, N & NW2.
- 8.15.4 It is recommended that approval of this application is linked either to a similar 'proportionate liability s106 agreement or an acceptable 'unilateral undertaking' by the applicant as plot owner. Either are to provide for the plot owner of Pavilions 3 & 4 to be liable for a proportionate share (based on floorspace) of the outstanding 'Payment Three' (£2.195m.) should any of that payment remain unpaid by Hale Village Properties Ltd. as the principal owner of Hale Village.
- 8.15.5 A unilateral undertaking by Bellway Homes Ltd. is considered acceptable in this situation (rather than a s106 agreement which requires the agreement of all parties with an interest in the application site) as the 'proportionate liability' obligation will fall solely on Bellway Homes Ltd.
- 8.15.6 In the event that Hale Village Properties are unable to comply with the provisions of the S106 Agreement in respect of Payment Three, this will mean that Bellway Homes Ltd. (when they become the owner of the application site) will have a proportionate liability for part of 'Payment Three' (Payments One and Two having been paid) in the 2012 s106 agreement (Payment Three is for £2.195m.).

9.0 HUMAN RIGHTS

- 9.1 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.

10.0 EQUALITIES

- 10.1 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
- 10.2 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.
- 10.3 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.
- 10.4 The current proposal will not result in significantly different outcomes for those sharing the protected characteristics under the Equality Act 2010.

11.0 SUMMARY AND CONCLUSION

- 11.1 This reserved matters application seeks approval to the scale, external appearance, layout and landscaping of two residential Pavilions on the east side of Hale Village at Tottenham Hale. The height and design closely mirrors that of two consented (and built) pavilions immediately to the south of the application site.
- 11.2 The height is above the parameter building and storey heights approved in the outline planning permission (originally granted in 2007) by 2.85m. and 2 storeys respectively but this is considered acceptable. Both application buildings are the same storey height as the two built Pavilions immediately to the south and the height is 0.3m lower than those consented Pavilions (due to ground levels).
- 11.3 With sandstone cladding and large areas of glazing the buildings are attractive and well designed with the top two storeys set back from the building edge on the south, west and east sides. Private and communal amenity space is provided to a good standard with all flats having access to either a private balcony or a roof terrace.
- 11.4 All dwellings are for private sale with affordable housing provided elsewhere in the Hale Village development.
- 11.5 There will be no significant harm to residential amenity and the traffic impact of the development is accommodated within the transport strategy for the overall

Hale Village development.

- 11.6 Notwithstanding the additional height, the proposed development is in accordance with the outline parameter plans and consistent with the Hale Village Design Code.
- 11.7 In summary, the conclusions and mitigation measures of the original EIA are not considered to be materially affected by these proposals and therefore they remain robust.
- 11.8 In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.
- 11.9 It is considered that the scheme is well designed, is consistent with planning policy and is appropriate to the ongoing development of Hale Village. It is recommended for approval subject to conditions and a s106 agreement or unilateral undertaking covering 'proportionate liability' for Payment Three in the existing s106 agreement for Hale Village completed in March 2012.

12.0 RECOMMENDATION

- 13.0 **GRANT PERMISSION** to discharge conditions 01 (a),(b) (d) means of enclosure, (f) landscaping; 04; 05. 06, 07, 08; 11; 15; 41; and 42 only subject to:
- conditions as below
 - either a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended) or an acceptable unilateral undertaking by the applicant (the terms of either are to be approved by the Assistant Director of Planning, Regeneration and Economy in conjunction with the Head of Legal Services) providing for the plot owner of Pavilions 3 & 4 to be liable for a proportionate share (based on the floorspace of the proposed Pavilions as a proportion of the final total floorspace in Hale Village) of the outstanding 'Payment Three' (£2.195m.) under the Hale Village s106 agreement dated 29 March 2012 should any of that payment remain unpaid by Hale Village Properties Ltd. as the principal owner of Hale Village; and in accordance with the approved plans and documents as follows:

DOCUMENTS
Title
Planning Statement
Design and Access Statement
Daylight Sunlight Report
Environmental Sustainability Plan

PLANS		
Plan Number	Rev.	Plan Title
1145_0010	A	Location Plan
1145_0015	A	Site Plan
1145_0100	B	Basement Plan
1145_0101	B	Ground Floor Plan

1145_0102	B	Typical Floor Plan (1-7)
1145_0103	A	Eighth Floor Plan
1145_0104	A	Ninth Floor Plan
1145_0105	A	Roof Plan
1145_0200	C	Elevations
1145_0205	A	Contextual Elevations
(90) LP001	-	Coloured Masterplan
(90) LP002	-	General Arrangement Plan
SCH(94)L001	-	Planting Schedule
SCH(97)L001	-	Materials Schedule

CONDITIONS:

TIME LIMIT

- The development hereby permitted shall commence within two years of the date of this planning permission**

Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 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, 1276_201C and Energy Statement October 2012.**

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

MATERIALS

- Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved in pursuant to condition 1 of planning permission HGY/2012/1897 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. 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.

INFORMATIVES:

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

The applicant is reminded of the other obligations of the grant of outline planning permission including an obligation to conduct a travel plan.

REASONS FOR APPROVAL

The reasons for the grant of approval 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.
- a) The Planning Application has been assessed against and is considered to be in general accordance with
- National Planning Policy Framework;
 - London Plan Policies 3.3 'Increasing housing supply', 3.4 'Optimising housing potential', 3.5 'Quality and design of housing developments', 3.6 'Children and young people's play and informal recreation facilities', 3.8 'Housing choice', 3.9 'Mixed and balanced communities', 3.12 'Negotiating affordable housing on individual private residential and mixed use schemes', 5.2 'Minimising carbon dioxide emissions', 5.3 'Sustainable design and Construction', 5.7 'Renewable energy', 5.10 'Urban greening', 5.14 'Water quality and wastewater infrastructure', 5.15 'Water use and supplies', 5.21 'Contaminated land', 6.3 'Assessing effects of development on transport capacity', 6.5 'Funding Crossrail and other strategically important transport infrastructure', 6.9 'Cycling', 6.10 'Walking', 6.12 'Road network capacity', 6.13 'Parking', 7.1 'Building London's neighbourhoods and communities', 7.2 'An inclusive environment', 7.3 'Designing out crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', Policy 7.8 'Heritage assets and Archaeology', 7.15 'Reducing noise and enhancing soundscapes'; and
 - Haringey Unitary Development Plan (UDP) 2006 Policies G2 'Development and Urban Design', G3 'Housing Supply', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', 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' and ENV13 'Sustainable Waste Management'.

APPENDICES:

- 13.1 Appendix 1: Consultation Responses
- 13.2 Appendix 2: Planning Policies
- 13.3 Appendix 3: Planning History

APPENDIX 1

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
	Thames Water	No objection.	Noted
	Metropolitan Police	<p>No objection to the scheme.</p> <p>Early Contact is recommended in order to gain a Secured by Design award.</p> <p>The key challenges for these proposed Pavilion Blocks will be:</p> <ul style="list-style-type: none"> - Communal Door Standards - must be to SBD standards - Individual Flat Door and Windows - also to SBD standards - Basement Car Park - to consider the transition between basement and residential block and ensure there is good security. 	Noted. The proposal is broadly consistent with condition 7.
	Natural England	<p>Site in close proximity to the Walthamstow Reservoirs Site of Special Scientific Interest (SSSI). However, not likely to be an adverse effect on this site.</p> <p>The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application.</p>	<p>Noted</p> <p>Proposed landscaping and green roof provide habitat for wildlife</p>
	Canal and River Trust England	No comments	Noted.
	INTERNAL		

No.	Stakeholder	Question/Comment	Response
	Transport	<p>The site is located in an area with a high public transport accessibility level and is located with easy walking distance of Tottenham Hale transport interchange.</p> <p>The parking provision proposed is in line with the Council's parking policy M10 Parking as outlined in appendix 1 of the UDP. The applicant has also provided cycle parking in line with the 2011 London plan.</p> <p>The proposed development is in line with the site wide master plan and original approved development proposals, subsequently the transportation and highways authority would not object to this application subject to the following conditions:</p> <p>1) A residential travel plan must be secured by way of a condition and submitted to the Transportation Planning team no later than 3 months after the development is occupied.</p>	<p>Noted.</p> <p>A travel plan is required by a condition in the original outline approval so no additional condition is necessary.</p>
	Waste Management	<p>The proposed development does not provide sufficient information on waste storage and collection arrangements in order for bespoke comments to be provided.</p>	<p>Condition 12 of the outline permission requires this to be addressed as the reserved matter stage. As there is insufficient information to discharge this condition at this stage, this will not be determined now.</p>

No.	Stakeholder	Question/Comment	Response
		This part of the application has been given RAG traffic light status of RED for waste storage and collection arrangements.	
	Tottenham Team	Supports the continued redevelopment of the Hale Village area in line with Policy goals	Noted
	DEVELOPMENT MANAGEMENT FORUM	Set out and addressed in paragraphs 7.1.4 and 7.1.5	
	RESIDENTS	2 Responses received	
	19a Pembroke Rd	<p>There should be no spatial split between affordable and private housing</p> <p>The affordable element is not truly affordable. There is not enough social rent.</p>	<p>The mixing of affordable and private housing is balanced against the management needs of Housing Associations.</p> <p>The scheme includes social rent housing. However, there is a large supply of social rent housing in the area. Increasing shared ownership will help to address the local housing balance</p>
	138 Coppermill Heights Daneland Walk Hale Village London	<p>Parking is too expensive for existing residents</p> <p>Insufficient parking for new residents and visitors.</p> <p>Insufficient parking for disabled residents/visitors</p>	<p>This is a management issue.</p> <p>Parking supply is provided in accordance with Council aims to reduce car use. Condition 14 requires the developer to implement a travel plan to reduce parking and off site traffic impacts.</p> <p>10% of parking is for blue badge holders</p>

PLANNING POLICIES

RELEVANT PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

REGIONAL PLANNING POLICY

London Plan 2011

- Policy 2.14 Areas for Regeneration
- Policy 3.4 Optimising Housing Potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.8 Housing Choice
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 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 6.4 Enhancing London's transport connectivity
- 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 Mayors 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
- G9 Community Well Being
- G10 Conservation
- G12 Priority Areas
- AC1 Heartlands/Wood Green
- 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

Haringey Heartlands Development Framework (Adopted April 2005)

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

APPENDIX 3

PLANNING HISTORY for HALE VILLAGE

HGY/2006/1177 – Outline consent for the development was granted in 2007 for a mixed use scheme with up to 1,210 residential units, student accommodation, offices, hotel, retail uses, a health centre, a health club, crèche 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)

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

HGY/2012/0799 – Reserved matters application for 890sqm Community Centre (Use Class D1) and 64 residential units in a part 7/part 8 storey block on Block NE including appearance, layout, scale and landscaping - GRANTED

HGY/2012/1687 - Reserved matters application for the use of the ground floor and mezzanine level within Block C1 as a Renal Unit (Use Class D1) comprising a total floor area of 2128 sq.m (GEA), installation of a new ground floor facade, alterations to the basement car parking layout beneath Block C and installation of plant within the basement beneath Block C - GRANTED