

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2017/0010

Ward: Tottenham Hale

Address: Strategic Development Partnership (SDP) Sites

Proposal: Comprehensive mixed use redevelopment of sites within Tottenham Hale, including re-development of the Tottenham Hale Bus Station.

Applicant: Argent Related

Agent: Quod

Ownership: Private/Council

Case Officer Contact: James Hughes

2. BACKGROUND

- 2.1 The proposed Strategic Development Partnerships (SDP) Masterplan is being reported to Planning Sub Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.
- 2.2 Argent Related's SDP Master Plan represents the initial vision for the first phase of the Mayor's Housing Zone in Tottenham and draws together a number of sites in the area, showing how development may be progressed.
- 2.3 It is anticipated that the SDP sites planning application(s) will be progressed to the Planning Sub-Committee in 2018. The applicant is currently engaged in pre-application discussions with Haringey and the Greater London Authority (GLA).

3. SITES AND SURROUNDING

- 3.1. The SDP Master Plan area comprises sites allocated in the Tottenham Area Action Plan (AAP) including: TH2 (Tottenham Hale Station), TH4 (Station Square West) TH5 (Station Square North) and TH10 (Welbourne Centre and Monument Way). While Argent Related does not control all of the land within the proposed master plan area, the SDP Master Plan seeks to articulate a comprehensive approach to development. Key maps are at the end of this briefing for members' reference.
- 3.2. A requirement of the Tottenham Area Action Plan (AAP) is that development proposals in Tottenham Hale are supported by a master planned approach. This

requirement seeks to ensure that developers set out a strategic approach to allocated land, incorporate extant permissions and robustly satisfy wider policy requirements, including the recommendations of the evolving Tottenham Hale District Centre Framework (DCF).

- 3.3. Master planning will also ensure development proposals are in line with the principles of the Strategic Regeneration Framework and other guidance that sets the wider vision for Tottenham.

4. **PROPOSED DEVELOPMENT**

- 4.1. The Council entered into a Strategic Development Partnership (SDP) with Argent Related in 2016, bringing together key sites central to Haringey's ambitions for a new District Centre at Tottenham Hale. Alongside new mixed-tenure homes, the partnership envisages new shops, cafes and restaurants and community facilities, including a health centre. The redevelopment will also mean improved green spaces and better access to both the new Tottenham Hale transport interchange and the Lee Valley Regional Park.
- 4.2. The SDP Master Plan will seek to facilitate the comprehensive delivery of relevant development described in the AAP, but also the long-term and coordinated approach to maintenance and management envisaged by the evolving DCF.
- 4.3. The SPD Master Plan includes the Welbourne Centre site (TH10). Details of this proposal are set out in an accompanying pre-application briefing to sub-committee. The island sites within the SDP master plan area are proposed to be developed around a 'massing wave' above the DCF baseline that will allow for the coordination of building heights and optimise site potentials for housing delivery, in line with the aspirations of the Tottenham Hale Housing Zone.
- 4.4. The Island sites are divided into four approximate parcels (Ashley Road East, Ashley Road West, North Island and Ferry Island) although the timings and quantum of development for each site is still under discussion with officers. A possible quantum of residential development proposed for each parcel is set out below.

SPD Site	Potential Residential Units
North Island	165
Ferry Island	434
Ashely Road West	82
Ashley Road East	165
TOTAL (Excluding Welbourne Centre)	846

- 4.5. The island sites envisage high quality ground floor commercial uses and a key public space focused around Ferry Square, with a link to a re-designed and rationalised Tottenham Hale Bus Station. Planning permission for the bus station is being progressed separately, and officers anticipate a planning application for alterations to the bus station layout to come forward end of 2017 or early 2018.

5. PLANNING HISTORY

- 5.1 While the various SDP sites have planning histories, these details are not relevant to a master plan approach that seeks comprehensive mixed use redevelopment of the area.

6 CONSULTATION

Internal/External Consultation

- 6.1 This SDP sites are currently at pre-application stage and therefore no formal consultation has been undertaken.
- 6.2 The applicant undertook non-statutory public consultation for the SDP sites (including the Welbourne Centre) in November 2017.

The applicant's engagement included:

- Tottenham Today exhibition, 9 September 2017
- Haringey Citizens meeting, 3 October 2017 – Argent presented emerging plans to members of Haringey Citizens
- Public exhibition -19th (3-7pm) and 21st (9am-7pm) October 2017. The applicant advises 123 members of the public attended the two day sessions.

Development Management Forum

- 6.3 An overview of the SDP sites was presented to DM Forum on 2nd November 2017, alongside proposals for the Welbourne Centres. 3 local councillors (Cllr Rice, Cllr Reith, and Cllr Carrol) and 1 local resident attended, in addition to officers and representatives of the applicant. The DM Forum discussion primarily concerned the Welbourne Centre.

Quality Review Panel

- 6.4 The SDP Master Plan was presented to and assessed by the Quality Review Panel (QRP) on 6th November 2017. This review focused on the Island sites as opposed to the Welbourne Centre (which has been reviewed by the Panel separately). The

QRP's report for the SDP sites review has not yet been issued. Should any further information be received prior to the Planning sub-committee meeting, it will be reported either verbally or via a supplemental report.

Greater London Authority (GLA)

6.5 The applicants have engaged the GLA in pre-application discussions. A pre-application meeting occurred on 15th November 2017.

PLANS AND IMAGES

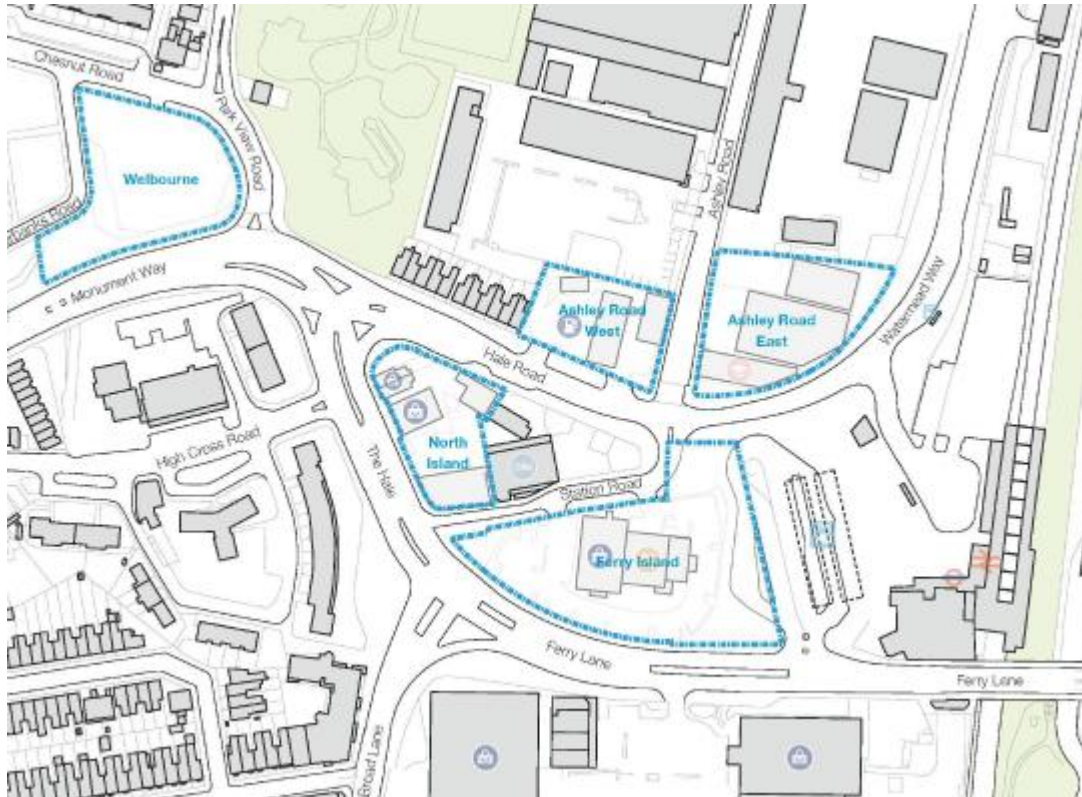


Image 1.1. – Existing SDP Sites and other land



Image 1.3 Indicative Master Plan Public Realm – Watermead Way (looking West)



Image 1.4 Indicative Master Plan Public Realm – The Hale (looking east to North Island).

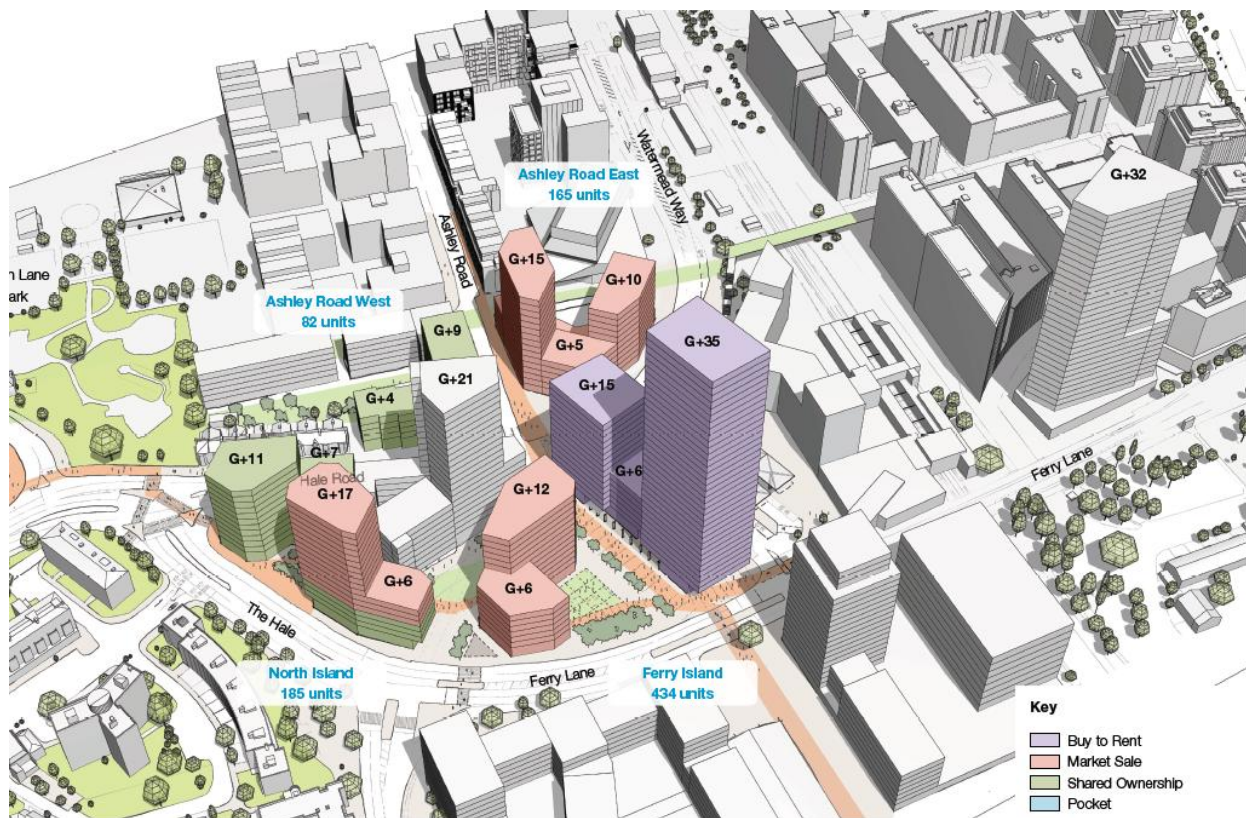


Image 1.5 – Building Heights and Tenures



Image 1.6 - SDP Master Plan – Wider Tottenham Hale Context

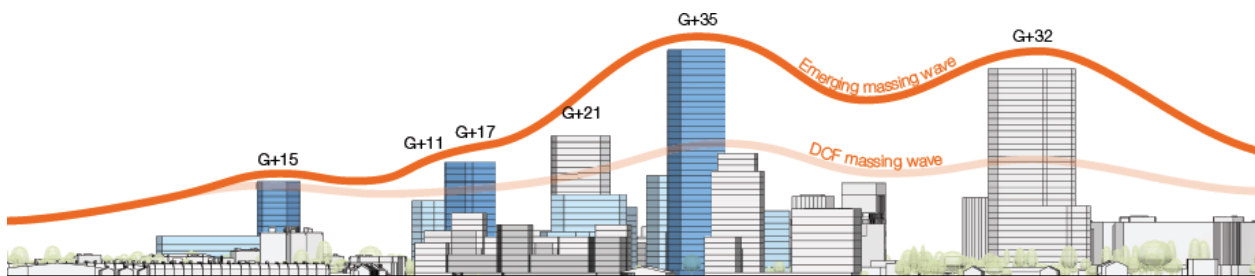


Image 1.7 – Massing Wave Concept