

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2446

Ward: Bruce Castle

Date received: 20/09/2022

Last amended date: N/A

Drawing number of plans:

- Phasing Plan 0311-SEW-ZZ-ZZ-DR-T-002008 Revision P3

Address: High Road West, Tottenham N17

Proposal: Approval of details pursuant to Condition 3 (Phasing plan - Plot A Only) attached to planning permission HGY/2021/3175

Applicant: Lendlease (High Road West) Limited

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Hybrid Planning application was granted on 31/08/2022 for the following –

- 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and
- 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works –

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

3. Phasing plan (PRE-COMMENCEMENT)

No part of the Development shall be carried out unless and until a phasing plan showing the location of each Phase and including details of the order in which the Development Phases will be commenced has been submitted to and approved in writing by the Local Planning Authority.

REASON: To assist with the identification of each chargeable development (being each Phase) and the calculation of the amount of CIL payable in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and to ensure that housing and other uses are delivered in a co-ordinated way.

Pursuant to Condition 3 the applicant has provided a Phasing Plan which largely reflects the Illustrative Phasing Plan appended to the approved Development Specification (dated May 2022). The plan shows the location of each Phase and includes details of the order in which the Development Phases will be commenced. The plan will assist with the identification of each chargeable development (being each Phase) and the calculation of the amount of CIL payable.

The plan highlights that there are no multiple moves associated with Plot A and therefore resident moving is minimised which would ensure that housing and other uses are delivered in a co-ordinated way.

4. RECOMMENDATION

APPROVE PHASING PLAN DETAILS (FOR PHASE 1 - PLOTS A1 & A2) RESERVED BY CONDITION 3 ATTACHED TO HGY/2021/3175.

As shown on approved drawings/documents:

- Phasing Plan 0311-SEW-ZZ-ZZ-DR-T-002008 Revision P3

INFORMATIVE:

The applicant is advised that the approved phasing plan details relate to Phase 1 only and further submissions of an updated phasing plan shall be submitted with each Phase and updated accordingly.