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Haringey Council
Placemaking and Housing
Wood Green Works
40 Cumberland Road
Wood Green, N22 7SG

Date: 13 February 2023

Our ref: 65184/01/BK/GCr/26174248v1

Dear Philip

Ashley House/ Cannon Factory: Discharge of Condition 3 (Phasing) pursuant to planning permission ref. HGY/2016/4165

On behalf of our client Notting Hill Home Ownership (NHHO), we have submitted an application via the Planning Portal (ref. **PP-11934491**) for the discharge of Condition 3, relating to the phasing of the Ashley House/ Cannon Factory development permitted under planning permission ref. HGY/2016/4165.

The application comprises a copy of the following supporting information:

- 1 This cover letter; and
- 2 Phasing Strategy document, prepared by BPTW (February 2023);

The application fee of £116 (plus £32.20 flat rate service charge) has been paid by the Planning Portal.

Background

By way of context, outline planning permission (ref. HGY/2016/4165) was permitted in April 2019. The description of development was:

Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. (Outline planning application).

The Reserved Matters application (ref. HGY/2018/2353) was subsequently approved in November 2018.

As a result of a review of the scheme prior to commencement and the intention to deliver Ashley House/Cannon Factory along side the other Notting Hill site to the south of Ashley House, Ashley Park (ref. HGY/2019/0108 approved at appeal, ref. APP/Y5420/W/19/3232707), we have

reviewed the phasing of the scheme and submit for discharge the phasing plans required prior to commencement by Condition 3.

Condition 3

Condition 3 is set out as follows:

PRE-COMMENCEMENT - Phasing strategy & details

No part of the development hereby permitted shall be commenced unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently.

The phasing strategy shall include details of:

1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan;
2. the quantum, tenure and location of affordable housing to be provided in that phase of the development;
3. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase;
4. infrastructure, including the capacity of shared energy infrastructure for that phase;
5. the principles of waste / refuse and servicing for that phase; and
6. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy.

The Development shall only commence in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time.

Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.

The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

Condition Discharge

The table below sets out how each of the requirements of the condition are addressed within the documents provided.

Details to be discharged	Information provided												
1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan	It is the intention to construct the development in blocks. The phasing of the development is as follows:												
	Firstly, the Demolition and Initial Drainage Works Phase will commence April 2023.												
	Subsequently, the construction phases will begin in the following order:												
	<table><tr><th>Phase (Block)</th><th>Development start</th><th>Occupation start</th></tr><tr><td>Phase 1 (Block 3)</td><td>June 2023</td><td>September 2024</td></tr><tr><td>Phase 2 (Block 2)</td><td>June 2023</td><td>November 2025</td></tr><tr><td>Phase 3 (Block 2A)</td><td>August 2023</td><td>June 2025</td></tr></table>	Phase (Block)	Development start	Occupation start	Phase 1 (Block 3)	June 2023	September 2024	Phase 2 (Block 2)	June 2023	November 2025	Phase 3 (Block 2A)	August 2023	June 2025
	Phase (Block)	Development start	Occupation start										
	Phase 1 (Block 3)	June 2023	September 2024										
Phase 2 (Block 2)	June 2023	November 2025											
Phase 3 (Block 2A)	August 2023	June 2025											
Separately, there will be two highways/public realm works phases covering the Ashley Road highways works and Burdock Road highways works.													
Ashley Road/Cannon Factory, along with the other application at Ashley Road will together deliver the vision for the Ashley Road South Masterplan in a suitably integrated and coherent manner.													
	The Ashley House/ Cannon Factory application has been designed alongside the wider masterplan proposals. The relationship between the development and adjacent permissions will comfortably coexist in terms of the massing and the buildings’ combined role in the townscape; the delivery of coordinated network of new public routes and spaces; the configuration and composition of land uses across the masterplan site; access and servicing arrangements; amenity conditions within the proposed residential accommodation; and all other material planning issues.												
	This detail is reiterated at Section 1.0 of the BPTW Phasing Strategy document.												
2. the quantum, tenure and location of affordable housing to be provided in that phase of the development;	The affordable housing is distributed across each block. Details of the quantum, tenure and affordable housing by block are provided at Section 2.0 of the BPTW Phasing Strategy document.												
3. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase	The proposed development includes highly quality public open space, public realm and landscaping. The streets and open spaces around the proposal are publicly accessible and link into the wider streets, open space and movement network.												
	The main area of public open space within the application boundary is known as the Ashley Link. This is a pedestrian oriented space that												

Details to be discharged	Information provided
	extends the character of Down Lane Park to Ashley Road. It will become part of the strategic future east-west Green Grid link through Tottenham Hale. Details of playspace, open space and landscaped areas will be agreed for each phase through the discharge of Condition 48., which is required prior to occupation. For this discharge of condition, information is provided at Section 3.0 of the BPTW Phasing Strategy document.
4. infrastructure, including the capacity of shared energy infrastructure for that phase	The buildings have been designed to enable all of the relevant utilities to come forward as necessary. Section 4.0 of the BPTW Phasing Strategy document provides information on how the energy infrastructure will be brought forward and where shared services between blocks will be located. There are DEN infrastructure works happening within the application boundary and the team have liaised with LB Haringey on this matter. LB Haringey's phased plans for the DEN works are included at Section 4.0 for reference and according to these plans, the majority of the DEN works will be completed before the commencement of the Ashley House/ Cannon Factory development.
5. the principles of waste / refuse and servicing for that phase	A Delivery and Servicing Plan (DSP) was prepared by WSP Parsons Brinckerhoff and further waste management details were within the Design and Access Statement, to support the original planning permission (application ref. HGY/2016/4165). The strategy for waste management was detailed in this document, to ensure that the development has sufficient facilities for storage and collection of segregated waste. Waste and refuse servicing will be consistent with the approved approach. A refuse strategy is provided in the Phasing Strategy document, prepared by BPTW (January 2023). Each residential block is provided with its own bin store and each commercial unit has a separate commercial bin store. Stores meet space requirements for waste. Full details of the delivery, servicing and waste management for each phase will be agreed through Condition 27, which is required prior to the commencement of the superstructure. For this discharge of condition, information is provided at Section 5.0 of the BPTW Phasing Strategy document.
6. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy	The chargeable development is depicted in the phasing plan at Section 6.0 of the BPTW Phasing Strategy document.

We trust the above information and Phasing Strategy document provide the requisite information to discharge Condition 3 in relation to phasing and we look forward to confirmation of this in due course. Should you have any questions, please do not hesitate to contact me or my colleague, Ben Kelway.

Yours sincerely



Georgia Crowley
Senior Planner