

27 March 2023

Development Management  
Regeneration, Planning and Development  
Haringey Council  
River Park House  
225 High Road  
London  
N22 8HQ

**FAO Robbie McNaugher**

Dear Robbie,

**HALE VILLAGE, FERRY LANE, N17  
PLANNING APPLICATION FOR TEMPORARY GP SURGERY**

On behalf of our client, Hale Village Properties LLP (HVP), please find enclosed an application for planning permission for:

*“Temporary permission for use of portacabins as a general practitioner surgery (Use Class E) to be in place for a period of one year. Associated car parking and landscaping also to be retained for the temporary period”.*

**The Proposals**

The application site is located within the wider Hale Village development. The portacabins were constructed pursuant to planning permission ref: HGY/2015/3318. This permission was granted on 11 December 2015 for a period of five years. A further temporary consent was granted in March 2021 for a further two years (HGY/2021/0155).

The portacabins provide three consulting rooms an interview room and ancillary floorspace to the function of the surgery. Six car parking spaces are provided for doctors working at the surgery, alongside two disabled car parking spaces and two ambulance bays to serve the surgery.

The intention was for the temporary surgery to be operational until the NHS Haringey CCG completed construction of its new facility in Tottenham Hale as part of the Argent development west of the station. The new facility remains under construction but is yet to be completed. This application seeks a further temporary permission to enable the continuation of the services provided by the GP surgery until the new facility is completed and can be occupied. An additional one year permission is sought until March 2024.

The GP surgery provides vital health services to the local community, including flu vaccinations alongside GP consultations. It is imperative this is allowed to continue, particularly amidst the ongoing strain on health services in fighting against the Covid-19 pandemic. All elements of the proposal remain consistent with the previous application and no physical alterations are proposed to the portacabins or parking provision.

**Planning Policy Context**

Adopted Policy

The proposals fall under community facilities within Use Class E following the changes to the Use Class Order that came into effect on 1 September 2020. To demonstrate the proposals continue provide community facilities which address an identified need, we set out below how the proposals comply with relevant planning policy.

*London Plan (March 2021)*

London Plan Policy S2 (Health and Social Care Facilities) states that development proposals will be supported which provide high quality health and social care facilities and that such facilities should be easily accessible by public transport, cycling and walking. Policy S2 also requires Boroughs to work with CCGs and other organisations to identify and address local health and social care needs.

*London Borough of Haringey Strategic Policies (March 2013)*

Haringey Strategic Policy SP14 (Health and Well-being) seeks to improve health and wellbeing in the borough by supporting the provision of new or improved health facilities through land use planning area plans, development management decisions, improved service management plans and through planning contributions.

*Haringey Development Management Plan (July 2017)*

Policy DM49 (Managing the Provision and Quality of Community Infrastructure) states that the Council will seek to protect existing social and community facilities unless a replacement facility is provided that meets the need of the community. Said policy also explicitly supports new facilities providing they:

- a. *Are accessible by public transport, walking and cycling, preferably in town centres or local centres, growth areas or areas of change;*
- b. *Are located within the community that they are intended to serve;*
- c. *Provide flexible, multifunctional and adaptable space, where practicable;*
- d. *Do not have significant adverse impact on road safety or traffic generation; and*
- e. *Protect the amenity of residential properties.*

**Planning Assessment**

The site has provided health services since 2016 and the CCG has confirmed that the portacabins are still required in the absence of the health centre being operational until 2024. This is crucial as the surgery is currently providing core health services including GP consultations and flu vaccinations for the local community. The health service is also under significant strain so the CCG must be supported in continuing to provide health services from the site. To that end, the proposals clearly address a specific need for the delivery of GP services in the Tottenham Hale locality.

The site has a Public Transport Accessibility Level (PTAL) rating of 5, making it a highly accessible location for health care facilities. The surgery is well used by residents of the Hale Village development and surrounding area and this will continue to be the case. Therefore, patients will either walk from the development or utilise public transport to access the surgery.

In granting consent for applications ref: HGY/2015/3318 and HGY/2021/0155 the Council concluded that the level of parking provided to serve the surgery was appropriate. This included six car parking spaces allocated for doctors working at the surgery, two disabled car parking spaces and two ambulance bays will be incorporated to serve the development. No additional parking is proposed under this application and so there will be no resultant impact on road safety or additional traffic generation.

The external walls of the portacabins are finished with a white cant brick to match the surrounding colours found in the wider Hale Village development. This ensures the proposals reflect the appearance and characteristics of the surrounding area. As noted above, no external alterations are being sought to the portacabins and so there are no additional amenity impacts to consider.

In conclusion, the proposals will enable the continuation of vital health services that are provided from the site. There is a requirement for this consent until the health centre is completed and so it is addressing an identified need for health care facilities. The scale of the facilities and its accessibility from public transport ensure the proposals do not cause any impact of the local highways network. It is therefore evident that the proposals comply with the above planning policies.

**Application Submission**

The documents submitted in support of this application comprise:

- Application Covering Letter;
- Application Form;
- Site Location Plan;
- Site Plan;
- Existing Floorplan;
- Proposed Floorplan;
- Proposed Elevations;
- White Cant Brick Detail;
- White Brick Façade Plan;
- Access Ramp Dimensions Plan; and
- CIL Form.

We trust that the information provided is sufficient and look forward to confirmation that the application has been made valid. Should you have any queries please do not hesitate to contact Simon Marks or Tom Cole.

Yours sincerely,



**Montagu Evans LLP**