



Appendix 2.2

CUMULATIVE SCHEMES

Appendix 2.2: Cumulative Scheme Information

No	Planning Reference	Address	Description	Status	Construction Programme
LB Haringey					
1	HGY/20 21/2283 and HGY/20 21/2284	819-829 High Road, Tottenham ('Printworks' site)	Full planning and listed building consent for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; the change of use of 819-827 High Road to flexible residential and commercial use; and the development of a mixed-use development to the rear comprising residential (c. 70 units), a cinema and supporting commercial uses.	Planning permission granted – Approved 31/08/2022	Construction programme: Construction works predicted to commence in June 2024 and anticipated to finish in January 2026.
2	HGY/20 22/0563	The Goods Yard and The Depot 36 & 44-52 White Hart Lane (and land to the rear), and, 867-879, High Road (and land to the rear), London, N17	Proposal Full planning application for (i) the demolition of existing buildings and structures, site clearance and the redevelopment of the site for a residential-led, mixed-use development comprising residential units (C3); flexible commercial, business, community, retail and service uses (Class E); hard and soft landscaping; associated parking; and associated works. (ii) Change of use of No. 52 White Hart Lane from	Planning permission granted 18 th July 2023.	Construction programme: Construction works predicted anticipated to finish in 2028.



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		8EY ('Goods Yard' Site)	residential (C3) to a flexible retail (Class E) (iii) Change of use of No. 867-869 High Road to residential (C3) use.		
3	HGY/20/20/1584	798-808 High Road, London, N17 0DH	Northumberland Terrace, Planning and LBC for the regeneration of 798-814 and land to the rear - Full planning application for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works.	Permission Granted - Approved 09/04/21	Construction programme: construction anticipated to be 18 months, with completion in 2022
4	HGY/20/21/0441	807 High Road,	Full planning application for the demolition of the existing buildings and	Permission Granted -	Construction programme: Permission granted,



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		London, N17 8ER	the erection of a replacement building up to four storeys to include residential (C3) (9 units), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works.	Approved 03/09/2021	construction anticipated to be 12 months
5	HGY/20 21/3279	Selby Centre Selby Road London N17 8JL	Request for screening opinion under regulation 6 of the Town and Country Planning (Environmental Impact Assessment) regulations 2017 in relation to a mixed- use development, involving the demolition of all buildings and structures that comprise the existing Selby Centre and its replacement with a residential led mixed-use development.	EIA Screening Opinion issued only - no planning application. Delivery by 2025 would be unlikely. Part of site allocation. Haringey Planning Sub-Committee Report from	Assumed delivery expected: 2026-2028



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				07/03/22 (Item 14 - Update on Major Proposals) notes pre-application discussions with the Council and Enfield Council are ongoing.	
LB Enfield					
6 ¹	16/0119 7/RE3	Meridian Water, Willoughby Lane And Meridian	Outline application for development of Phase 1 of Meridian Water comprising up to 725 residential units, new station building, platforms and associated interchange and drop-off facilities	Permission granted July 2017.	Construction programme: Construction is in progress. Construction commenced in Q1 2020 and is anticipated to finish in Q1 2022.

¹ Being tested for consideration in the TVIA only; all other technical topics will be considered cumulative schemes 1 – 4 only.



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		Way, London, N18	including a pedestrian link across the railway, a maximum of 950 sqm retail (A1/A2/A3), floorspace, a maximum of 600 sqm of community (D1) floorspace, a maximum of 750 sqm of leisure (D2) floorspace, associated site infrastructure works including ground and remediation works, roads, cycleways and footpaths, utility works above and below ground, surface water drainage works, energy centre and associated plant, public open space and children's' play areas, and various temporary meantime uses without structures (landscaping and open space).		Assumed full occupation: Q2 2022.
7	20/0174 2/FUL	50-56 Fore Street London N18 2SS	Redevelopment of the site involving demolition of the existing building and the erection of a new development comprising a residential use (Class C3) with flexible community/commercial space at	Planning Committee resolved to refuse permission on 18/01/2022	Awaiting decision



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			ground floor (Class A1/A3/A4/D1), creation of landscaping and associated works.		
8	22/0334 6/OUT	Joyce Avenue And Snells Park Estate London N18	Hybrid planning application (part detailed/part outline) for the phased demolition of all existing buildings and structures, site preparation works and the comprehensive residential-led mixed use redevelopment.	Application in progress	Outline CEMP states that construction will be undertaken in 11 phases over 22 years (2023-2045).
9	HGY/20 21/3175	High Road West, London, N17	Hybrid Planning application seeking permission for 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	Appeal	Final plot completed Q4 2028



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			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 (EIA development).		