

Officer Report

Application Number:	HGY/2023/2085
Application Type:	Approval of details reserved by a condition
Address:	High Road West, London, N17
Proposal:	Approval of details pursuant to Condition 3 (Phasing plan) attached to planning permission HGY/2021/3175
Case Officer:	Philip Elliott
Valid Date:	01/08/2023
Applicant:	C/O Agent
Agent:	Mr Archie Halls

RECOMMENDATION

Approve

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 –

Condition 3 has been previously discharged for Phase 1 (Plots A1 & A2) previously under Ref: HGY/2022/2446 on 27 October 2022.

CONSULTATION RESPONSE

The submission to discharge the condition was not subject to consultation, however the Council's Housing Delivery Team have written in support of the submitted Phasing Plan, as it reflects the decision by the New Homes Board on 27th June 2023 following the similar decision by the Placemaking and Housing Board on 13th April 2023.

Specifically, they have stated that:

"The phasing plan review has resulted in the outcome of delivering 546 council-owned social rented homes earlier in the Scheme's programme. This will help support the objective of providing new high-quality homes for existing residents on the Love Lane Estate sooner, in line with its Landlord Offer, while continuing to minimise the number of resident moves as far as possible...

... The early delivery of the new council homes will also provide a significant number of homes to the most in-need households on the borough's extensive housing waiting list, which currently numbers over 11,000 households. Many households, particularly in North Tottenham are living in temporary accommodation and/or properties which are overcrowded and do not meet their needs. These council homes will provide secure and suitable homes for these households at the earliest opportunity and make a significant contribution to the borough's housing targets...

... In addition to this, the new phasing approach brings forward delivery of the new public square, which will provide spaces and capacity for events, markets, and other activities, and earlier delivery of the new Library and Learning Centre, which will provide a range of community services. This approach will support a better-quality living environment during the delivery of the Scheme, as well as start to deliver social, economic and environmental benefits for the community earlier in the Scheme programme.

The shift away from a more mixed tenure approach to each individual plot, which is the Council's typical preferred approach, is balanced by the need to ensure a viable, deliverable scheme, and prioritise the development of new homes to meet the urgent need for affordable housing in the borough."

The Housing Delivery Team have also engaged with residents and businesses on the phasing.

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 coordinated way.

Pursuant to Condition 3 the applicant has provided a revised Phasing Plan which amends the previously consented Phasing Plan as a result of reviewing the decant strategy with the Council's Housing Delivery Team.

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 justification provided in support of the Phasing Plan by the Council's Housing Delivery Team are considered appropriate which would ensure that new homes for residents of the Love Lane Estate can be provided sooner, minimise the number of residents moves, bring forward the delivery of affordable housing and provide public space sooner.

RECOMMENDATION

GRANT DISCHARGE CONDITION

APPROVE PHASING PLAN DETAILS RESERVED BY CONDITION 3 ATTACHED TO HGY/2021/3175.

As shown on approved drawings/documents:

Drawing No. 311-SEW-ZZ-ZZ-DR-T-002008 Revision P6 – Phasing Plan