



Officer Report

Application Number:	HGY/2026/2197
Application Type:	Approval of details reserved by a condition
Address:	Plot B (Ferry Island) , Tottenham Hale Centre, London
Proposal:	Approval of details pursuant to Part B of Condition B15 (Secure by Design Accreditation (Metropolitan Police)) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	03/08/2026
Applicant:	Please refer to Company name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2026/2197

Ward: Tottenham Hale

Date received: 03/08/2026

Last amended date: N/A

Drawing number of plans:

2026 SbD letter of Compliance dated 30/07/2026; Ferry Island TH- Part B SBD Compliance Tracker 30.07.2026; and Covering Letter - B15 Part B dated 31/07/2026.

Address:

Strategic Development Partnership (SDP) Sites - Plot B (Ferry Island), Tottenham Hale Centre, London, N17

Proposal: Approval of details pursuant to Part B of Condition B15 (Secure by Design Accreditation (Metropolitan Police)) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Applicant: Midgard Ltd

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approval of details approval (ref: HGY/2024/0619) was granted on 17/05/2024 and approved Part A of Condition B15.

3. CONSULTEE RESPONSE

Metropolitan Police Service - Designing Out Crime Officer – North

I have reviewed the content and all in line with SbD requirements at this time.

4. ANALYSIS/ASSESSMENT

Condition B15 reads:

B15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot B (excluding demolition and works to construct the building cores) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot B shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot B, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

REASON: To ensure safe and secure development and reduce crime.

Pursuant to Part B of Condition B15 the applicant has submitted details of Secure by Design (SbD) compliance. The Metropolitan Police Service - Designing Out Crime Officer has confirmed that they are content with the submission and confirm that the development is all in line with SbD requirements.

The details are therefore acceptable and can be approved.

5. RECOMMENDATION

APPROVE DISCHARGE OF SECURE BY DESIGN ACCREDITATION (METROPOLITAN POLICE) DETAILS RELATING TO PART B OF CONDITION B15 ATTACHED TO HGY/2018/2223 RELATING TO PLOT B (FERRY ISLAND SITE) ONLY.

As shown on approved drawings/documents: 2026 SbD letter of Compliance dated 30/07/2026; Ferry Island TH- Part B SBD Compliance Tracker 30.07.2026; and Covering Letter - B15 Part B dated 31/07/2026.

