

Paul Robinson

From: [REDACTED]
Sent: 15 November 2016 14:10
To: Tony Devenish; Nicky Gavron; [REDACTED]@communities.gsi.gov.uk'; Lucinda Turner; 'Breden Julie'
Cc: Planning; [REDACTED]; Justin Carr; Sarah Considine; Lucy Paterson; [REDACTED]; [REDACTED]; Martin Jones; Joanne McCartney; [REDACTED] Patricia Charleton ([REDACTED]@tfl.gov.uk)
Subject: D&P1239a/Hale Wharf - Stage II Acknowledgement
Attachments: 1239a.pdf

Dear all

Please find attached stage II acknowledgement letter, for the above mentioned Stage II referral.

It was received on **8 November 2016** and has a termination date of **21 November 2016**. The Case Officer is **Martin Jones**.

[REDACTED] | Business Support Officer | Development, Enterprise & Environment
GREATERLONDONAUTHORITY | City Hall | The Queens Walk | London | SE1 2AA
T: + [REDACTED] | E: [REDACTED]@london.gov.uk

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Our ref: D&P/1239a/PS
Your ref: HGY/2016/1719
Date: 15 November 2016

Robbie McNaugher
Haringey Council
6th Floor, River Park House
225 High Road, Wood Green
London
N22 8HQ

Dear Mr McNaugher

Town and Country Planning Act 1990 (as amended);
Greater London Authority Act 1999;
Town and Country Planning (Mayor of London) Order 2008

Hale Wharf, Ferry Lane, London N17
Local planning authority reference: HGY/2016/1719

Thank you for your letter of 8 November 2016 informing the Mayor that Haringey Council has resolved that it is minded to refuse permission for the above planning application.

I hereby give notice that your Stage II referral was received complete on 8 November 2016 and that the fourteen day period allowed to the Mayor will therefore terminate on 21 November 2016.

If you have any queries at this stage, please contact Martin Jones who can be reached on telephone number 020 7983 6567.

Yours sincerely



Development & Projects

cc: Joanne McCartney, London Assembly Constituency Member
Tony Devenish, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Lucinda Turner, TfL

Paul Robinson

From: McNaugher Robbie <[REDACTED]@haringey.gov.uk>
Sent: 08 December 2016 09:57
To: Williamson Emma; Martin Jones
Subject: RE: Hale Wharf
Attachments: Hale Wharf Stage II 161212.doc

Martin,

Revised stage II and BNP reports attached. Let me know if you need anything more.

Kind regards

Robbie

Robbie McNaugher
Team Leader - Development Management

Haringey Council
River Park House, 255 High Road, Wood Green, London N22 8HQ

T. [REDACTED]
M. [REDACTED]
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Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures

P Please consider the environment before printing this email.

From: Williamson Emma
Sent: 08 December 2016 08:51
To: Martin Jones; McNaugher Robbie
Subject: Re: Hale Wharf

Robbie

Can you do this please.

Thanks

Emma

Emma Williamson
Assistant Director- Planning
Haringey Council

From: "Martin Jones" <[REDACTED]@london.gov.uk>
Date: Thursday, 8 December 2016 at 08:49:28
To: "Williamson Emma" <[REDACTED]@haringey.gov.uk>, "McNaugher Robbie"

<[REDACTED]@haringey.gov.uk>

Subject: RE: Hale Wharf

Could you change the date on the letter and re-email it? It would be good to have a signed copy later.

Thanks
Martin

From: Williamson Emma [mailto:[REDACTED]@haringey.gov.uk]

Sent: 08 December 2016 08:42

To: Martin Jones; McNaugher Robbie; Harrington Graham

Subject: Re: Hale Wharf

Can we not just deactivate the Stage II by email as you have had the letter already?

Emma Williamson
Assistant Director- Planning
Haringey Council

From: "Martin Jones" <[REDACTED]@london.gov.uk>

Date: Thursday, 8 December 2016 at 08:38:51

To: "Williamson Emma" <[REDACTED]@haringey.gov.uk>, "McNaugher Robbie"

<[REDACTED]@haringey.gov.uk>, "Harrington Graham" <[REDACTED]@haringey.gov.uk>

Subject: Hale Wharf

Hello all – could you refer the Stage II so that we can take it to the Mayor on 19 Dec. I have all the documents so it's just the Stage II letter.

Also, could I have your latest viability advice, just so we have it on file.

Thanks
Martin

Martin Jones, Senior Strategic Planner
Development & Projects
Planning Department
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London, SE1 2AA
T: 020 [REDACTED]
M: [REDACTED]
E: [REDACTED]@london.gov.uk

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Planning Service

Emma Williamson Assistant Director Planning Service

Sarah Considine,
Strategic Planning Manager ,
GLA Planning Decisions Unit
City Hall,
The Queens Walk,
More London,
London SE1 2AA

Our ref: HGY/2016/1719
Contact: Robbie McNaugher
Telephone: [REDACTED]

Date: 08/12/2016

Dear Sir,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007;
Town & Country Planning (Mayor of London) Order 2008**

Re: Hale Wharf, Ferry Lane London N17

Stage 2

Ref. HGY/2016/1719:

Outline planning permission (for the entire site) for a residential led mixed use development comprising the demolition of existing buildings and structures; the construction of buildings across the site to include residential (up to 505 units) and flexible retail or business uses (Use Classes A1-A5 or B1); pedestrian/cycle footbridges, modification works to the existing vehicular access and associated highway works; refurbishment of existing infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works.

All matters are reserved for the pedestrian footbridges, Phases 2 and 3 Buildings and detailed permission is sought with no matters reserved for the Phase 1 Buildings.

The detailed component of the application (Phase 1 buildings only) comprises the demolition of existing buildings; the construction of buildings ranging from 16 to 21 storeys to accommodate 249 residential units and 307m2 (GIA) of flexible retail or business uses (Use Classes A1-A5 or B1); modification works to the existing vehicular access and associated highway works; infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works.

I refer to the planning application reference No. HGY/2016/1719, which was reported to Members of the planning sub-committee on 01/11/2016. with a recommendation to approve the application subject to the signing of a section 106 legal agreement.

I can advise that Members of the planning sub-committee resolved to refuse planning permission with a vote of 7:2 for the reasons set out in the enclosed draft decision notice.

I am writing to you to request consideration of the application under stage 2 as set out in Article 5 of the above order.

I attach the following additional information:

- a) A copy of the plans, drawings and other documents submitted by the applicant in support of the application (CD)

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T [REDACTED]
www.haringey.gov.uk

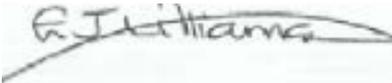
Planning Service

Emma Williamson Assistant Director Planning Service

- b) A copy of the officers report to committee
- c) A copy of the draft decision notice

A copy of the draft minutes is to follow and we appreciate the Stage II will not be validated until these are received. Please let me know if you require anything additional information.

Yours sincerely



Emma Williamson
Assistant Director Planning
London Borough of Haringey

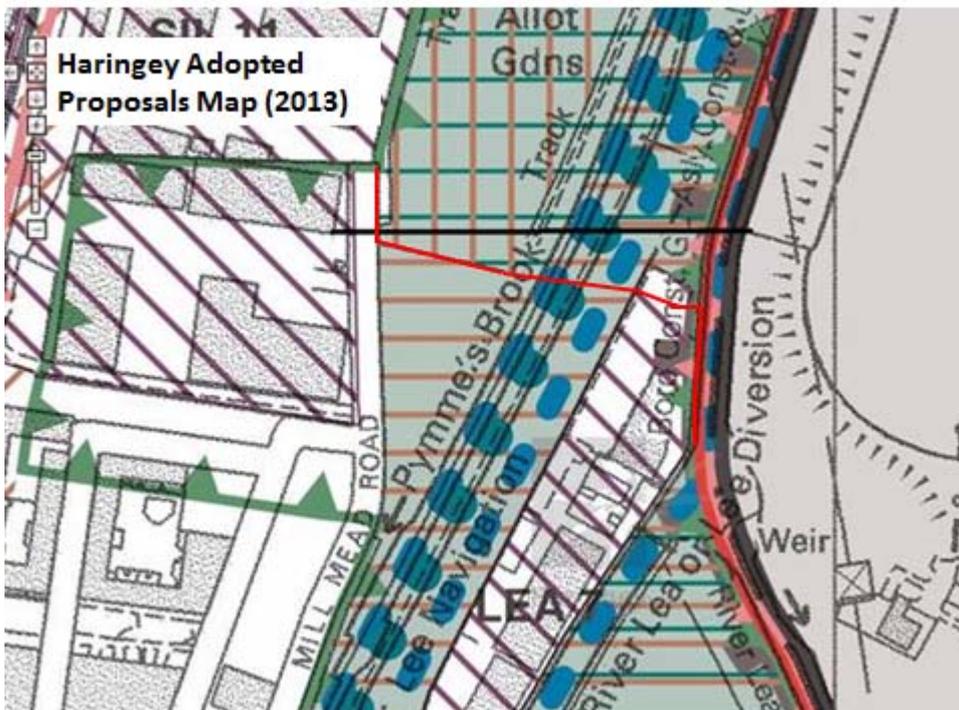
Paul Robinson

From: Martin Jones
Sent: 25 November 2016 09:09
To: 'Williamson Emma'
Cc: Graham Harrington; O'Brien Peter; McNaugher Robbie; Minty Stuart; McRory John; Sarah Considine; Katherine Wood; Colin Wilson; Esther Thornton
Subject: RE: Hale Wharf & Green Belt

Hi Emma

Further to your message to Colin below, we've done a large number of 'point queries' of the adopted proposals map, which indicate a Green Belt boundary as shown by the red line on the image below. This provides further support to our understanding that a sizeable part of the northern end of the site is within the Green Belt, and we have not been provided with robust evidence to the contrary. We also note that the 2006 proposals map seems to be identical to the current proposal map in this regard.

If you were to refer the Stage II as it is, based on the information available, the GLA would need to assess the Green Belt issue and would highlight the potential misinformation in the Council's committee report. It would therefore be much more preferable for Haringey to resolve this before referral, and we'd suggest that the Council's committee should be made aware of the Green Belt boundary indicated by the current proposals map, and the proposed building footprint in relation to the Green Belt.



Many thanks
Martin
Martin Jones, Senior Strategic Planner
Development & Projects
Planning Department
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London, SE1 2AA
T: 020 [REDACTED]
M: [REDACTED]
E: [REDACTED]@london.gov.uk

From: Colin Wilson
Sent: 24 November 2016 12:47
To: 'Williamson Emma'
Cc: Graham Harrington; O'Brien Peter; McNaugher Robbie; Minty Stuart; McRory John; Sean Bashforth; Neil Hook; Sarah Coutts; Sarah Considine; Martin Jones; Katherine Wood
Subject: RE: Hale Wharf & Green Belt

Thanks Emma.

Do you have a copy of your 2006 UDP proposals map? We don't but it would be helpful to check what that had marked on as Greenbelt.

Thanks

Colin

From: Williamson Emma [<mailto:████████████████████@haringey.gov.uk>]
Sent: 23 November 2016 19:10
To: Colin Wilson
Cc: Graham Harrington; O'Brien Peter; McNaugher Robbie; Minty Stuart; McRory John; Sean Bashforth; Neil Hook; Sarah Coutts
Subject: Hale Wharf & Green Belt

Hi Colin

I am sorry that we could not provide you with the confidence you needed last Friday to enable the Hale Wharf proposals to be considered by the Mayor. I hope that this email and the attachments enable you confirm that you are happy for me to resent the Stage II referral.

The Green Belt boundary around the north of the application site was an issue in the run up to Muse/CRT submitting the planning application in May 2016 – when I confirmed to them that this part of the site was not included within the adopted Green Belt boundary. The sliver of land on the eastern boundary of the site is in the Green Belt and this only contains landscaping.

The position is as outlined in my emails of Friday 17 November. The northern tip of the site is wholly outside the Green Belt boundary as shown on the adopted Proposals Map (2013). The northern tip of the application sites is, erroneously, shown as being within Green Belt on the emerging Local Strategic Policies Map (January 2016). However, this was an error and is in the process of being corrected (see the attached Schedule of Minor Modifications, 18-05-16, that was submitted to the Examination in Public in to the proposed Alterations to Strategic Policies, Page 2, modification reference MM9).

The Adopted Proposals Map

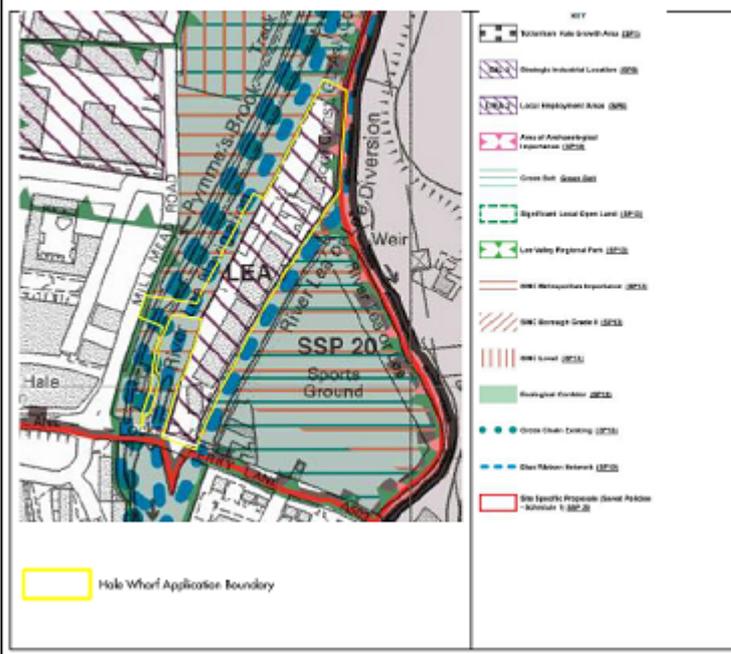
Your email to Graham Harrington of 18 November raises a number of issues about the adopted Proposals Map following your own interrogation of the on-line version using the 'point search' function.

Officers here have investigated the cartogold system that supports the on-line adopted proposals Map and have found that it is throwing up anomalies. These include those that you refer to in your email. It is also incorrectly identifying Green belt on other areas which are clearly not Green Belt (for example immediately to the west of the northern tip of the site). This is clearly something we need to address when we put the emerging Proposals Map on line.

I attach here screenshots from the adopted Proposals Map for Green belt and SINC in and around the application site. The first of each marked-up screenshot shows the banding used on the Proposals Map and the second of each sets out the Local Planning Authority's interpretation of boundaries based on this banding.

I appreciate that the application site is not shown on these images, but Figure 6.1 in the applicant's Planning Statement transposes the site on the adopted Proposals Map and this is set out below. This demonstrates that, based on the Local Planning Authority's interpretation of its Map that the site is wholly outside Green belt at the Northern tip and partially within SINC.

Figure 6.1 – Extract from Adopted LPSP Policies Map 2013



Planning Sub-Committee Report

The following references in the Committee report are wrong and I apologise that this has caused confusion. The references to the Northern tip of the site should actually refer to the eastern edge of the site. The incorrect is indicated as strikethrough below..

- Page 40 (6.1.39). “Green Belt. Local Plan Policy SP13 (Open Space and Biodiversity) requires new development to protect and enhance where possible the Green Belt and London Plan Policy 7.16 (Green Belt) states that the strongest protection should be given to Green Belt and that inappropriate development will be refused, except in very special circumstances . Saved UDP Policy OS5 (Development Adjacent to Open Space) makes clear that development adjacent to green belt will only be approved where it protects or enhances its value. ~~Whilst the northern tip of the site is within the Green Belt, no buildings are proposed to be located within this area. Furthermore, the area is proposed to be set out as part of an ecological area—which the NPPF identifies as an appropriate use of Green Belt land and would enhance the retained adjacent Green Belt.~~
- Page 47 (6.3.1). “The site and surrounding area is described in Section 3.2. There are a number of key physical, policy and deliverability constraints to its successful development and these can be summarised as follows:~~The northern tip is within Green Belt.~~

The submitted Environmental Statement reports on an assessment of the likely significant effects of the proposed development within the northern tip of the site as being within the Lee Valley SINC (8.6.32 to 8.6.36) and the committee report (Page 93, 6.8.8) correctly addresses this issue.

Conclusion

I hope that this email provides you with the confidence to report the Hale Wharf planning application to the Mayor. With the clarity provided in this email, I believe that the Mayor would be able to make a safe and robust decision on the application.

Please get in touch if you would like to discuss matters further.

Best

Emma

Emma Williamson
Assistant Director- Planning

River Park House 225 High Road London N22 8HQ

T. [REDACTED]

Planning Sub-Committee Report

The following references in the Committee report are wrong and I apologise that this has caused confusion. The references to the Northern tip of the site should actually refer to the eastern edge of the site. The incorrect is indicated as strikethrough below..

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Emma

Emma Williamson
Assistant Director- Planning

River Park House 225 High Road London N22 8HQ

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facebook.com/haringeycouncil

P Please consider the environment before printing this email.

Paul Robinson

From: Graham Harrington [REDACTED]@ghpa.london>
Sent: 18 November 2016 09:34
To: [REDACTED]@quod.com; Martin Jones; [REDACTED]@haringey.gov.uk; Katherine Wood; Colin Wilson; Williamson Emma
Subject: Re: Hale Wharf

Hi Colin

Many thanks for making the time to look at this.

I will liaise with Emma and Robbie McNaugher on this.

All the best

Graham

On 18 November 2016 at 09:07 Colin Wilson <[REDACTED]@london.gov.uk> wrote:

Graham

I have had a further look at your adopted proposals map. If you use the point search function it identifies the northernmost 10-12m of this site as Greenbelt, as part of an ecological corridor and as a site of Metropolitan Importance for wildlife . If you use the point search to look at the Local Employment area it identifies it as an employment site.

I think the reason that the green horizontal hatching doesn't appear is because its hidden behind the brown horizontal hatch. You can see this happens when the lines come into phase. For instance if you look at the paddock Greenbelt you can see that one of the green lines disappears behind one of the brown lines, (third from the bottom). But its still Greenbelt, as the point search confirms.

I can see why this has happened. Its because the northernmost boundary of the Local Employment Area is based on the northernmost elevation of the current industrial sheds on the site, rather than on the actual site boundary.

It's an error that hasn't been picked up in the original EIP, but which you are looking to rectify in the new plan. I'm going to take some legal advice of our own on how we approach this.

Regards

Colin

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Graham Harrington



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Paul Robinson

From: Williamson Emma <[REDACTED]@haringey.gov.uk>
Sent: 18 November 2016 09:16
To: Colin Wilson; [REDACTED]@quod.com'; Graham Harrington [REDACTED]@ghpa.london); Katherine Wood; Martin Jones; Minty Stuart
Subject: Re: Hale Wharf

The other point to make is we didn't make it a change between versions of the plan so it wasn't intentional.

Emma Williamson
Assistant Director- Planning
Haringey Council

From: "Colin Wilson" <[REDACTED]@london.gov.uk>
Date: Friday, 18 November 2016 at 09:07:53
To: "[REDACTED]@quod.com" <[REDACTED]@quod.com>, "Graham Harrington [REDACTED]@ghpa.london)" <[REDACTED]@ghpa.london>, "Williamson Emma" <[REDACTED]@haringey.gov.uk>, "Katherine Wood" <[REDACTED]@london.gov.uk>, "Martin Jones" <[REDACTED]@london.gov.uk>, "Minty Stuart" <[REDACTED]@haringey.gov.uk>
Subject: Hale Wharf

Graham

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Regards

Colin

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Paul Robinson

From: Williamson Emma <[REDACTED]@haringey.gov.uk>
Sent: 17 November 2016 11:52
To: Graham Harrington; Katherine Wood; Colin Wilson
Cc: Minty Stuart
Subject: Re: Hale Wharf Stage II

The position is as Graham says.

However if you want us to withdraw the Stage 2 please take this email as confirmation of this.

Emma

Emma Williamson
Assistant Director- Planning
Haringey Council

From: "Graham Harrington" <[REDACTED]@ghpa.london>
Date: Thursday, 17 November 2016 at 11:50:20
To: "Katherine Wood" <[REDACTED]@london.gov.uk>, "Colin Wilson" <[REDACTED]@london.gov.uk>
Cc: "Williamson Emma" <[REDACTED]@haringey.gov.uk>, "Minty Stuart" <[REDACTED]@haringey.gov.uk>
Subject: RE: FW: Hale Wharf Stage II

Hi Colin

The building is outside of the adopted Green Belt boundary - it is inside the proposed Green Belt Boundary (by mistake) and that is in the process of being modified.

I am sorry that I am not in a position to send you a plan that shows this (the applicant is digging one out as we speak).

Graham

On 17 November 2016 at 11:44 Colin Wilson <[REDACTED]@london.gov.uk> wrote:

Graham its substantially excludes it but the northern most block is in it.

We checked this morning.

Can you please confirm the withdrawl of the Stage 2 in the next 10 minutes.

You can reinstate it by email.

An extra 5 days would be helpful.

Thanks

Colin

From: Graham Harrington [mailto:██████████@ghpa.london]
Sent: 17 November 2016 11:39
To: Katherine Wood
Cc: Colin Wilson; ██████████@haringey.gov.uk; ██████████@haringey.gov.uk
Subject: Re: FW: Hale Wharf Stage II

Hi Katherine

The adopted Proposals Map (2013) substantially excludes the Hale Wharf site. A screenshot is attached and a link to the full document is below the screenshot.

<http://www.cartogold.co.uk/haringey/Haringey.htm>

The emerging Local Strategic Policies Map (January 2016), which you include an extract from in your email, is proposed to be modified to revert back to the adopted Policies Map boundary. I attach the Schedule of Minor Modifications (18-05-16) that was submitted to the EiP (Page 2, modification ref MM9).

The adopted policies map is still in place and this substantially excludes the site. I am awaiting a plan from the applicant to identify the small area in the north east corner that would be within the Green Belt but is not proposed to accommodate any buildings.

So, technically I think we are OK - no buildings being proposed within the adopted Green belt boundary.

Does this help you keep this on the agenda?

Graham

On 17 November 2016 at 11:21 Katherine Wood
[REDACTED]@london.gov.uk> wrote:

(FYI, email sent from Colin earlier!)

Katherine

From: Martin Jones
Sent: 17 November 2016 10:50
To: Katherine Wood
Subject: FW: Hale Wharf Stage II

From: Colin Wilson
Sent: 17 November 2016 09:24
To: Martin Jones; 'Williamson Emma'; [REDACTED]@haringey.gov.uk;
[REDACTED]@haringey.gov.uk
Subject: RE: Hale Wharf Stage II

Emma

Can you withdraw this again, by email so we can get this resolved.

The current 2013 UDP proposals map shows the Greenbelt boundary cutting through the north of the site (it cuts through the northern most building in the outline application). I can see how this has happened, when the 2013 UDP map was drawn the northernmost industrial building was used to mark the edge of the site, whilst the actual property boundary lies about 20m to the north of that point.

Were policy text and maps contradict each other, the text usually takes precedence, but the text for this development site this is in isn't helpful either as it states that part of development site TH9 is in Greenbelt. Its referring to the Paddock, but it isn't explicit about which parts are in or out of the Greenbelt, so its ambiguous.

I appreciate that a new proposals map will clarify this, but as we don't have one yet It would be useful to get a legal steer on the current policy position.

It's important that we get this right given the levels of scrutiny, so it would be very helpful to get some additional time on this.

Colin

From: Martin Jones
Sent: 17 November 2016 08:38
To: Colin Wilson
Subject: FW: Hale Wharf Stage II

From: Williamson Emma [<mailto:████████████████████@haringey.gov.uk>]
Sent: 16 November 2016 21:01
To: Katherine Wood; McNaugher Robbie; Martin Jones; Minty Stuart
Subject: Re: Hale Wharf Stage II

Robbie and I are on leave unfortunately. I have copied in Stuart who should be able to help.

There isn't a building on the green belt just landscaping is my understanding.

The green belt boundary isn't correct on the version of the proposals map online and it is corrected in the local plan review but it's not mapped as yet. The agent might be the easiest way to get a clear explanation.

E

Emma Williamson
Assistant Director- Planning
Haringey Council

From: "Katherine Wood" <████████████████████@london.gov.uk>
Date: Wednesday, 16 November 2016 at 18:45:54
To: "McNaugher Robbie" <████████████████████@haringey.gov.uk>, "Martin Jones" <████████████████████@london.gov.uk>
Cc: "Williamson Emma" <████████████████████@haringey.gov.uk>
Subject: RE: Hale Wharf Stage II

Hi Robbie,

I'm just trying to finalise the Stage 2 report for tomorrow's agenda and I wanted to check on a point regarding the Green Belt boundary.

In the committee report, it states that the northern tip of the site is within Green Belt, but that there would only be landscaping in this area. However, the parameter plans show that buildings would be built right up to the northern boundary of the applicant's site. When I compare the red line site to the Local Plan proposals map, it seems that the applicant's red line site corresponds to the outline of the TH9 proposal site, which means that there would be a building on Green Belt.

I've attached the extracts from the map and the applicant's site plans below – in fact at worst, it looks as if there might be half a building proposed in the Green Belt?! Is there possibly a more accurate or up-to-date map showing the GB boundary that you were using in your assessment?

I'd be grateful if you could have a look at this and provide a response on this issue tomorrow morning, as our report deadline is 12 noon tomorrow.

Many thanks,

Katherine

Katherine Wood

Senior Strategic Planner – Development & Projects

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA

Phone: [REDACTED] @london.gov.uk | www.london.gov.uk





From: McNaugher Robbie [[mailto: \[REDACTED\]@haringey.gov.uk](mailto: [REDACTED]@haringey.gov.uk)]
Sent: 08 November 2016 12:47
To: Martin Jones
Cc: Williamson Emma
Subject: Hale Wharf Stage II

Martin,

Emma is going to drop of the Stage II for Hale Wharf later today. Attached are electronic copies of the documents.

Kind regards

Robbie

Robbie McNaugher

Team Leader - Development Management

Haringey Council

River Park House, 255 High Road, Wood Green, London N22 8HQ

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Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures

P Please consider the environment before printing this email.

Paul Robinson

From: Katherine Wood

Sent: 17 November 2016 12:02

To: 'Williamson Emma'; Graham Harrington; Colin Wilson

Cc: Minty Stuart; Martin Jones

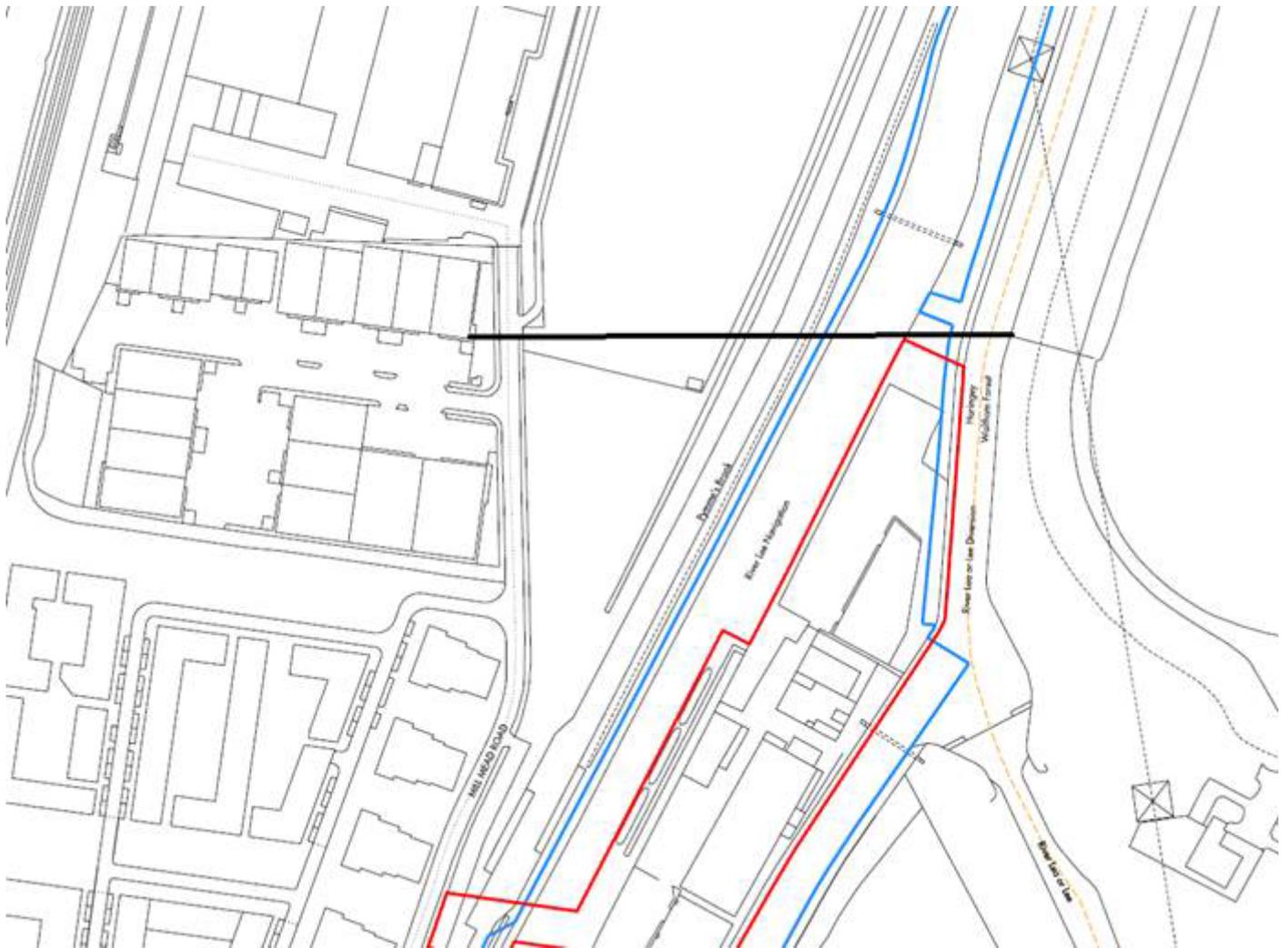
Subject: RE: Hale Wharf Stage II

Hi Emma/Graham,

This is what we mean – I've drawn the black line on the applicant's site plan and on the adopted proposals map to line through with equivalent points and this shows that the applicant's red line site is in Green Belt. Proposal site TH9 seems to align with the building on the site, whereas the applicant has drawn their red line beyond this (and are proposing buildings right up to the red line).

Thanks,

Katherine





From: "Graham Harrington" <[REDACTED]@ghpa.london>

Date: Thursday, 17 November 2016 at 11:50:20

To: "Katherine Wood" <[REDACTED]@london.gov.uk>, "Colin Wilson" <[REDACTED]@london.gov.uk>

Cc: "Williamson Emma" <[REDACTED]@haringey.gov.uk>, "Minty Stuart" <[REDACTED]@haringey.gov.uk>

Subject: RE: FW: Hale Wharf Stage II

Hi Colin

The building is outside of the adopted Green Belt boundary - it is inside the proposed Green Belt Boundary (by mistake) and that is in the process of being modified.

I am sorry that I am not in a position to send you a plan that shows this (the applicant is digging one out as we speak).

Graham

On 17 November 2016 at 11:44 Colin Wilson <[REDACTED]@london.gov.uk> wrote:

Graham its substantially excludes it but the northern most block is in it.

We checked this morning.

Can you please confirm the withdrawl of the Stage 2 in the next 10 minutes.

You can reinstate it by email.

An extra 5 days would be helpful.

Thanks

Colin

From: Graham Harrington [mailto: [REDACTED]@ghpa.london]
Sent: 17 November 2016 11:39
To: Katherine Wood
Cc: Colin Wilson; [REDACTED]@haringey.gov.uk; [REDACTED]@haringey.gov.uk
Subject: Re: FW: Hale Wharf Stage II

Hi Katherine

The adopted Proposals Map (2013) substantially excludes the Hale Wharf site. A screenshot is attached and a link to the full document is below the screenshot.

<http://www.cartogold.co.uk/haringey/Haringey.htm>

The emerging Local Strategic Policies Map (January 2016), which you include an extract from in your email, is proposed to be modified to revert back to the adopted Policies Map boundary. I attach the Schedule of Minor Modifications (18-05-16) that was submitted to the EiP (Page 2, modification ref MM9).

The adopted policies map is still in place and this substantially excludes the site. I am awaiting a plan from the applicant to identify the small area in the north east corner that would be within the Green Belt but is not proposed to accommodate any buildings.

So, technically I think we are OK - no buildings being proposed within the adopted Green belt boundary.

Does this help you keep this on the agenda?

Graham

On 17 November 2016 at 11:21 Katherine Wood [REDACTED]@london.gov.uk> wrote:
(FYI, email sent from Colin earlier!)

Katherine

From: Martin Jones
Sent: 17 November 2016 10:50
To: Katherine Wood
Subject: FW: Hale Wharf Stage II

From: Colin Wilson
Sent: 17 November 2016 09:24
To: Martin Jones; 'Williamson Emma'; [REDACTED]@haringey.gov.uk; [REDACTED]@haringey.gov.uk
Subject: RE: Hale Wharf Stage II

Emma

Can you withdraw this again, by email so we can get this resolved.

The current 2013 UDP proposals map shows the Greenbelt boundary cutting through the north of the site (it cuts through the northern most building in the outline application). I can see how this has happened, when the 2013 UDP map was drawn the northernmost industrial building was used to mark the edge of the site, whilst the actual property boundary lies about 20m to the north of that point.

Were policy text and maps contradict each other, the text usually takes precedence, but the text for this development site this is in isn't helpful either as it states that part of development site TH9 is in Greenbelt. Its referring to the Paddock, but it isn't explicit about which parts are in or out of the Greenbelt, so its ambiguous.

I appreciate that a new proposals map will clarify this, but as we don't have one yet It would be useful to get a legal steer on the current policy position.

It's important that we get this right given the levels of scrutiny, so it would be very helpful to get some additional time on this.

Colin

From: Martin Jones
Sent: 17 November 2016 08:38
To: Colin Wilson
Subject: FW: Hale Wharf Stage II

From: Williamson Emma [[mailto:\[REDACTED\]@haringey.gov.uk](mailto:[REDACTED]@haringey.gov.uk)]
Sent: 16 November 2016 21:01
To: Katherine Wood; McNaugher Robbie; Martin Jones; Minty Stuart
Subject: Re: Hale Wharf Stage II

Robbie and I are on leave unfortunately. I have copied in Stuart who should be able to help.

There isn't a building on the green belt just landscaping is my understanding.

The green belt boundary isn't correct on the version of the proposals map on-line and it is corrected in the local plan review but it's not mapped as yet. The agent might be the easiest way to get a clear explanation.

E

Emma Williamson
Assistant Director- Planning
Haringey Council

From: "Katherine Wood" <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Date: Wednesday, 16 November 2016 at 18:45:54
To: "McNaugher Robbie" <[\[REDACTED\]@haringey.gov.uk](mailto:[REDACTED]@haringey.gov.uk)>, "Martin Jones" <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: "Williamson Emma" <[\[REDACTED\]@haringey.gov.uk](mailto:[REDACTED]@haringey.gov.uk)>
Subject: RE: Hale Wharf Stage II
Hi Robbie,

I'm just trying to finalise the Stage 2 report for tomorrow's agenda and I wanted to check on a point regarding the Green Belt boundary.

In the committee report, it states that the northern tip of the site is within Green Belt, but that there would only be landscaping in this area. However, the parameter plans show that buildings would be built right up to the northern boundary of the applicant's site. When I compare the red line site to the Local Plan proposals map, it seems that the applicant's red line site corresponds to the outline of the TH9 proposal site, which means that there would be a building on Green Belt.

I've attached the extracts from the map and the applicant's site plans below – in fact at worst, it looks as if there might be half a building proposed in the Green Belt?! Is there possibly a more accurate or up-to-date map showing the GB boundary that you were using in your assessment?

I'd be grateful if you could have a look at this and provide a response on this issue tomorrow morning, as our report deadline is 12 noon tomorrow.

Many thanks,

Katherine

Katherine Wood
Senior Strategic Planner – Development & Projects

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
Phone: [REDACTED] [@london.gov.uk](mailto:info@london.gov.uk) | www.london.gov.uk





From: McNaugher Robbie [mailto: [REDACTED]@haringey.gov.uk]

Sent: 08 November 2016 12:47

To: Martin Jones

Cc: Williamson Emma

Subject: Hale Wharf Stage II

Martin,

Emma is going to drop of the Stage II for Hale Wharf later today. Attached are electronic copies of the documents.

Kind regards

Robbie

Robbie McNaugher
Team Leader - Development Management

Haringey Council
River Park House, 255 High Road, Wood Green, London N22 8HQ

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M. [REDACTED]
E. [REDACTED]@haringey.gov.uk

www.haringey.gov.uk
twitter@haringeycouncil

Paul Robinson

From: Graham Harrington <[REDACTED]@ghpa.london>
Sent: 17 November 2016 10:06
To: McNaugher Robbie; Martin Jones; Minty Stuart; Katherine Wood; Williamson Emma

All

I am liaising with the applicant and hope to come back to you in the next hour.

Thanks

Graham

On 17 November 2016 at 09:06 Minty Stuart [REDACTED]@haringey.gov.uk> wrote:

[Katherine](#)

Graham is looking at this now, and will revert back shortly

Stuart Minty

Head of Development Management and Planning Enforcement



Tel: [REDACTED]

Email [REDACTED][@haringey.gov.uk](mailto:[REDACTED]@haringey.gov.uk)

Haringey Council

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[facebook.com/haringeycouncil](https://www.facebook.com/haringeycouncil)

 Please consider the environment before printing this email.

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Emma Williamson
Assistant Director- Planning
Haringey Council

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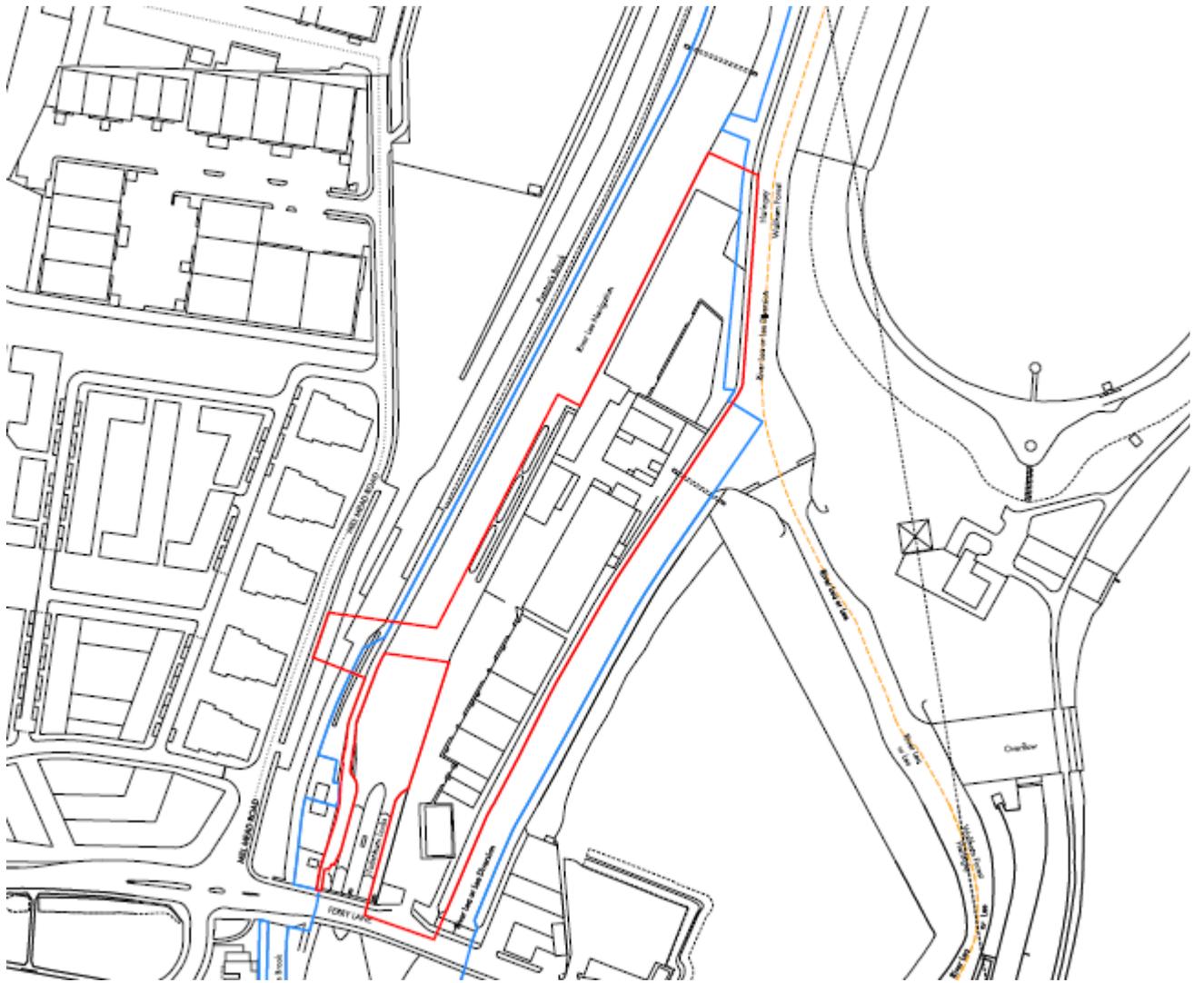
Katherine Wood

Senior Strategic Planner – Development & Projects

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Phone: [REDACTED] [@london.gov.uk](mailto:[REDACTED]@london.gov.uk) | www.london.gov.uk







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Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures

P Please consider the environment before printing this email.

Paul Robinson

From: Williamson Emma <[REDACTED]@haringey.gov.uk>
Sent: 08 November 2016 15:21
To: Colin Wilson; Kim Tagliarini; Martin Jones; Sarah Considine
Subject: Re: Are any of you in the office around 4

Great thanks

Emma Williamson
Assistant Director- Planning
Haringey Council

From: "Colin Wilson" <[REDACTED]@london.gov.uk>
Date: Tuesday, 8 November 2016 at 15:20:34
To: "Williamson Emma" <[REDACTED]@haringey.gov.uk>, "Kim Tagliarini" <[REDACTED]@london.gov.uk>, "Martin Jones" <[REDACTED]@london.gov.uk>, "Sarah Considine" <[REDACTED]@london.gov.uk>
Subject: RE: Are any of you in the office around 4

Im here see you at 4 at the café.

Colin

From: Williamson Emma [[mailto:\[REDACTED\]@haringey.gov.uk](mailto:[REDACTED]@haringey.gov.uk)]
Sent: 08 November 2016 15:19
To: Colin Wilson; Kim Tagliarini; Martin Jones; Sarah Considine
Subject: Are any of you in the office around 4

I am here for another meeting and want to drop the Hale Wharf Stage 2 off

Emma Williamson
Assistant Director- Planning
Haringey Council

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