

TRIANGLE SITE – INSPECTOR’S ADJOURNMENT NOTE

1. General clarification

1.1 As discussed in opening, outline applications are for erection of buildings not changes of use, but the proposals also include the latter. The Revised Development Specification (RDS) includes a considerable amount of descriptive matter, some of which is expressed as firm proposals and some as more general aspirations. A range of specific scheme components is also considered in the revised Environmental Statement, the Planning Obligations and the Statement of Common Ground that accompany the appeals.

1.2 In order to be clear as to the matters being determined in these planning applications/appeals, the Inspector seeks the parties’ comments on the following formulation:

“Within the overall context of the development descriptions (as set out in paragraph 3.2 of the Statement of Common Ground), the proposals before the Inspector are for:

- Up to 21,100 m² of residential floorspace, providing a maximum of 246 flats. These are to be in the form of 123 one bed units, 113 two bed units and 10 three bed units. 84 of the units (34.2%) are to be affordable units of which 36 are to be for social rent and 48 for intermediate tenure. Within the latter category, 12 are to be shared equity units, 12 are to be for shared ownership units, 12 are to be key worker sub-market rental units and 12 are to be right-to-buy home buy units (Note: this would thus be development description for the planning application, not S106).
- Up to 2,500 sq m of retail floorspace in classes A1, A2, A3 and A4.
- Up to 3,000 sq m of health and fitness and related uses in Classes D1 and D2.
- The distribution of these and other proposed uses is to be as shown in RDS drawings numbered TS004, TS005, TS006 and TS007.
- For the proposed buildings, detailed approval is sought only for means of access and siting, which are shown in RDS drawings TS003 and TS004 respectively.”

1.3 The Inspector would then regard all other drawings and text in the RDS as being for illustrative or background purposes only. In essence, above the lower and upper ground floor levels, this illustrative material shows three blocks of development (blocks A, B and C) of varying storey height enclosing a central area of amenity space. It is also indicated that the affordable housing would be contained in block B, with market housing in block A, block C being the upper floors of the proposed health and fitness suite.

2. On Camden’s evidence, the Inspector will want to know:

2.1 Whether there is any documented evidence to support the tenure mix being proposed (ie at the level below the 70:30 social rent/intermediate “split”).

2.2 Whether there was ever any informal agreement between Camden and Islington to the effect that Camden would undertake economic appraisal for

the two Authorities, or whether Camden was expecting Islington to provide a "second opinion" of its own.

3. On the noise issue, the Inspector will want to know:

- 3.1 (from Camden) The degree of permanence attaching to the existing concrete batching plants (this is to be both factual – duration of planning permissions – and aspirational – the Council's vision for the area. Essentially the Inspector is contemplating whether the pattern for permanent regeneration of the area should be determined/distorted by existing uses that might, by comparison, be transitory).
- 3.2 The extent to which noise from the Cemex Plant has been measured at various times of the day, and taken fully into account.

4. On conditions:

- 4.1 The Inspector wishes to record that the purpose of statutory time limit conditions is to remove uncertainty about the implementation of planning permissions, not to facilitate the phasing of schemes for the convenience of developers. He will therefore need to be assured of the justification for the proposed variations to the statutory conditions.
- 4.2 In addition to the conditions advanced in Appendix D of the Statement of Common Ground, the Inspector will consider those in paragraphs 7.2.1 – 7.2.5 of the Calley evidence.

D Lavender 26/02/08