

DGM/LO/DP3713

03 March 2016



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Dear Sir / Madam

**HARINGEY'S LOCAL PLAN
SITE ALLOCATIONS DPD PRE-SUBMISSION VERSION: JANUARY 2016
SITE ALLOCATION REFERENCE: SA21 CLARENDON SQUARE GATEWAY**

We write on behalf of our client, Oceanwave Estates Ltd, in relation to Haringey's Local Plan Site Allocations DPD Pre-Submission Version (January 2016), with particular regard to site allocation reference SA21 (Clarendon Square Gateway).

In March 2015 we responded to the 'Site Allocations DPD Consultation Document (February 2015)' which included SA26 (now renumbered as SA21). Our comments focused on the following two key items:

1. The height should not be limited to seven storeys; instead the site should be promoted with a range of heights which acknowledge both existing and emerging developments; and
2. The suitability of provision for light industry on this site was questioned; it was recommended that if Haringey wanted to create a new link between Wood Green and Clarendon Square, which included a legible streetscape, then uses such as A1/A3/A4 should also be included.

Having reviewed the SADPD Pre-Submission Version document, we note that the proposed allocation has been altered; height is no longer 'limited to 7 storeys'. Instead it states that where buildings back onto residential properties on Hornsey Park Road they should carefully consider and respect the residential amenity. This is welcomed.

In addition, we note that the extent of the site allocation has been extended which has resulted in an indicative development capacity of 195 residential units and 6,734sqm employment space to be provided on the site. This is greater capacity than our client's initial assessment of the site in which considered that 148 units could be provided on the site. The allocation for a greater number of residential units is therefore also welcomed and whilst we acknowledge the indicative



provision of employment space to be provided, we still consider that the site should be a residential led mixed use development.

In light of the above, we therefore support the continued allocation of Site SA21 (formerly SA26) for mixed use redevelopment. Our client is keen to bring forward proposals for the redevelopment of the site and welcomes the opportunity to work alongside Officers at Haringey to ensure that the overall vision for redevelopment of Wood Green is achieved.

Finally, the Wood Green Area Action Plan Issues and Options Document which is currently out for consultation until 20 March 2016, makes reference to Clarendon Square Gateway as site allocation SA26; this is the old allocation reference and so for consistency purposes, we would recommend that the reference is updated to SA21 as detailed within the Site Allocations DPD Consultation Document.

We trust the above and enclosed are satisfactory for your purposes and would be grateful if you could acknowledge receipt of this letter to David Morris or Louise Overton of this office.

Yours faithfully,

DP9 Ltd