


Ref:          <b>(for official use only)</b>	<b>Local Plan Publication Stage Response Form</b>	
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Name of the DPD to which this representation relates:

<b>Site Allocations DPD</b>
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**Please return to London Borough of Haringey by 5pm on Friday 4<sup>th</sup> March 2016**

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate Part B for each representation you wish to make.

## Part A

	1. Personal Details <sup>1</sup>	2. Agent's Details
Title	Mr	Miss
First Name	Alan	Tanya
Last Name	Nagle	Jordan
Job Title (where relevant)		Director
Organisation (where relevant)	Parkstock Ltd	RPS CgMs
Address Line 1	c/o Agent	140 London Wall
Address Line 2		London
Address Line 3		
Post Code		EC2Y 5DN
Telephone Number		020 7832 0255
Email address		tanya.jordan@cgms.co.uk

<sup>1</sup> If an agent is appointed, please complete only the Personal Details Title, Name and Organisation boxes, but complete the full contact details for the Agent.

## Part B – Please use a separate sheet for each response

Name or Organisation:

RPS CgMs for and on behalf of Parkstock Ltd

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  SA3 Policies Map

4. Do you consider the Local Plan is (tick):

4.(1) Legally compliant Yes  No

4.(2) Sound Yes  No

4.(3) Complies with the Duty to co-operate Yes  No

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

**Policy SA3: Changes to Town Centre Boundaries**

Parkstock Ltd are the freeholders of both 10 Stroud Green Road and 269 – 271 Seven Sister's Road located within Finsbury Park.

We are supportive of Policy SA3 and the proposed designation of Finsbury Park as a District Centre. We consider that it is important to secure Finsbury Park as a District Centre to both ensure consistency with adjoining boroughs but also to provide the required status of the Centre as an area where mixed use regeneration, in the most accessible and appropriate locations, is supported by the Council.

However, we do not consider that the accompanying figures (1.6 – 1.10) are effective or clear. Figures 1.6 – 1.10 show a mixture of district and metropolitan centres, whilst all of these centres are shown as town centres on Figure 1.5. We think that this labelling is confusing and unhelpful, and therefore does not deliver an effective plan. Furthermore, Policy SA3 notes that primary shopping areas are shown yellow on the above figures, when this is not the case.

Furthermore, within Figure 1.10 we are supportive of the primary frontage designation from the corner of Seven Sisters Road (no. 263) to 10 Stroud Green Road. We also note that a secondary frontage is proposed along 236 to 271 Seven Sisters Road and along the new route proposed through the Finsbury Park Bowling Alley (SA36). Whilst we welcome these frontage designations we question why 263 to 271 is a secondary, rather than primary, frontage given the level of activity and footfall along this part of Seven Sisters Road. To deliver an effective strategy we consider that 263 to 271 should be a primary frontage to assist with the delivery of a vibrant and active district centre.

(Continue on a separate sheet/ expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the

duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

In order to make the Site Allocations DPD sound we recommend that the text and associated plans for Policy SA3 are aligned in terms of the use of terminology for town centre designations.

We also recommend that the proposed secondary frontage at 236 to 271 Seven Sisters Road is instead proposed as a primary frontage to ensure an effective strategy is delivered.

(Continue on a separate sheet/ expand box if necessary)

**Please note** your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

**No**, I do not wish to participate at the oral examination

**Yes**, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the oral examination.*

9. Signature

RPS CgMs for and on behalf of Parkstock Ltd

Date:

2/3/16