



TOTTENHAM AREA ACTION PLAN PREFERRED OPTIONS CONSULTATION (FEBRUARY 2015) REPRESENTATIONS SUBMITTED ON BEHALF OF DIAMOND BUILD PLC

Colliers International, on behalf of our client Diamond Build Plc, are instructed to comment on the Tottenham Area Action Plan (TAAP) Preferred Options document. This representation should be read in conjunction with comments submitted to Haringey's Local Plan: Development Management Policies Preferred Options document which we note is linked to the TAAP and as such is being progressed in parallel.

Our client's land is located at 52-68 Stamford Road (as outlined in Appendix A) and comprises the company's Head Office. The business is well-established in the area and has operated from this site for a number of decades. Diamond Build plc has a clear commitment to remain on the site and welcomes the opportunity to provide input into the preparation of the TAAP.

We support the strategic objectives and future vision for the TAAP area which aims to facilitate the comprehensive and co-ordinated regeneration of Tottenham. The recognition of the potential afforded to the intensification and diversification of existing industrial estates to allow for the delivery of the 5,000 new homes in the Tottenham Hale neighbourhood, is a considered an appropriate approach.

The inclusion of our client's site within allocation TH10 as a 'Local Employment Area: Regeneration Area' is supported in-principle but we object to the detailed policy application in the context of our clients site. We believe that the redevelopment of our client's site has the ability to allow for the delivery of strategic objectives 3 and 7. The function of Diamond Build Plc has now changed and it is their desire to redevelop the site to enable the provision of a new office building which would better meet the business' needs. This would allow the business to remain on-site and would also allow for the surplus land to be developed.

Colliers International has undertaken investigations into the opportunities available for our clients land, including initial feasibility work, in light of their desire to remain on site. This revealed there is not sufficient demand or need for employment uses in order to justify redevelopment. Therefore, we do not believe the redevelopment of the site for employment only uses presents a viable option. There is a need for a more intensive use of the site, in order to protect existing jobs which is fundamental to subsidising the building of the new office building. The introduction of a higher value use which would act to subsidise the building of the new office building would enable a redevelopment option to be delivered on the site. Whilst we acknowledge the Council's need to retain employment use, the site is likely to remain significantly underutilised without a more flexible approach to planning policy which will enable the clear regeneration opportunities to be realised.

With this in mind, to enable the delivery of the TAAP vision for Tottenham Hale and the delivery of strategic policies 3 and 7, the site should be allocated for a mixed-use employment and residential scheme.

We wish to make the following comments in relation to the proposed development policies, in the context of our clients land:

Policy AAP1 Regeneration

This policy seeks to ensure the holistic approach to the redevelopment of allocated sites. Whilst we agree in-principle that this approach is required for larger allocated sites, there is a need to provide flexibility for those allocations which have the ability for individual sites to be delivered independently, due for example to the location of existing road infrastructure. This would allow for the allocation aims to be delivered in the short term without the need to rely on the cooperation of neighbouring landowners or a potential CPO process which would add significant delay and add greater viability issues to the delivery of new employment floorspace.

Policy AAP2 Housing

The need to deliver high quality housing to improve the quality of homes in Tottenham is supported, as is the need to fully utilise a sites capacity in accordance with the Mayor's housing standards in order to deliver the required housing growth. However, we object to the level of proposed affordable housing as this does not refer to the issue of viability which should be taken into consideration when determining the level of affordable housing to be delivered and should be assessed on a site by site basis. This policy should be amended to reflect the need to consider viability as set out in the Further Alterations to the London Plan (March 2015), this approach is required in order to enable the delivery of high quality development on allocated sites.

Policy AAP5 Changes to Designated Employment Areas

Our client supports the reallocation of their site as a designated 'Local Employment Area: Regeneration Area' which seeks to enable a more flexible approach to the long term future of the local employment and help deliver regeneration in Tottenham Hale. It is our clients desire to redevelop their site to enable the provision of a new office building which would better meet their business' needs. This would allow the business to remain on-site and would also release surplus land



to be redeveloped for residential purposes. Our initial feasibility work shows there is a need to amend the policy and justification to allow for a more flexible approach to mixed-use development, with the need to provide a higher percentage of residential floorspace to allow for the provision of any new build employment floorspace.

In conclusion, the allocation and development of our clients' land at 52-68 Stamford Road for a mixed-use employment and residential scheme is considered essential to the achievement of the strategy vision through the delivery of strategic objectives 3 and 7.