

DGM/LO/DP3713

29 March 2017

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Dear Sir / Madam

**HARINGEY'S LOCAL PLAN  
WOOD GREEN AREA ACTION PLAN REGULATION 18 PREFERRED OPTION  
CONSULTATION DRAFT: FEBRUARY 2017**

We write on behalf of our client, Austringer Capital Ltd, in relation to Haringey's Local Plan 'Wood Green Area Action Plan Regulation 18 Preferred Option Consultation Draft (February 2017)'. This also follows comments we raised in relation to the 'Issues and Options Report (January 2016)'.

**Background**

In March 2016, DP9 responded on behalf of our client to the 'Issues and Options Report (January 2016)' with regard to Land off Brook Road, referred to as 'SADPD 26: Clarendon Square Gateway'. We note that the site is now referred to as 'WG SA 11: Iceland Site'.

In our response we raised concerns that the content of the document was inconsistent with the aspirations of the Site Allocations DPD document; in particular, Site Allocation SA21 (formerly SA26). The WGAAP proposed four options for the redevelopment of Wood Green:

- Option 1: High Road rejuvenation
- Option 2: Residential led town centre
- Options 3 & 4: Comprehensive redevelopment and complete transformation

In all four options, the indicative building heights for our SA21 were noted as being between 4-6 storeys, which was at odds with the SADPD document which noted that the maximum height should not be restricted to 7 storeys. We therefore requested that the indicative heights contained within the WGAAP were to be updated to reflect the content of the SADPD to allow flexibility and not set an indicative cap of 6 storeys.

In terms of land use, the WGAAP was, in part, consistent with the aspirations of the SADPD which identifies the site (SA21) as an "*employment led mixed use development with residential*". The recognition of residential being considered as a suitable and appropriate use on this site was therefore welcomed.



We also noted that the four options proposed a range of different uses at ground floor level across the site and we encouraged the Council to consider further how these uses could open up and increase pedestrian movements between the town centre and Clarendon Square during the day and into the evening hours as we noted that this was a key priority for the Council in this area.

In addition to the above, we also recommended that reference to Clarendon Square Gateway as site allocation SA26 was updated to SA21; this is to ensure consistency with the Site Allocations DPD Consultation document.

### **Wood Green Area Action Plan Regulation 18 Preferred Option Consultation Draft**

Having reviewed the 'Wood Green Area Action Plan Regulation 18 Preferred Option Consultation Draft' (WGAAP Reg 18) document, we note that changes to the document have arisen following the last consultation document. One change is that the site has been re-designated as WG SA 11 'Iceland Site' and now falls within the Wood Green Central Sub-Area.

The most notable change to the document however is that the site is considered to fall within an area "*generally less suitable for family housing within the AAP area.*" In addition, is that the prescriptive heights of 'between 4-6 storeys' has been removed and instead the document states that the proposed development along Brook Road should "*frame the space*" and new buildings which back onto the residential properties on Hornsey Park Road "*should be carefully considered to respect their residential amenity.*" These amendments are welcomed.

We also note that the indicative net residential unit capacity is stated as being 120 units. Our client is currently preparing an application for the site which has been subject to several pre-application meetings. In these meetings, the proposed scheme seeks to deliver between 160 and 170 residential units on this site. We therefore believe that the indicative capacity included in the document should be increased.

With regards to the indicative development capacity for the health centre - which is stated as being 2,409sqm - we do not believe this is appropriate or necessary for this site. Our client has engaged with the NHS in the preparation of a future application and they have advised that a facility of only c.1,000sqm is required, which still allows space for c. 8 GP's. Paragraph 4.49 of the WGAAP also states that a facility of 1,011sqm is required to meet the anticipated demand. We therefore request that the indicative capacity is reduced to be consistent with paragraph 4.49 of the WGAAP and to reflect our client's detailed discussions with the NHS.

The WGAAP continues to maintain that the site should deliver retail, commercial and office uses alongside residential units. This is consistent with the SADPD document and is now supported by our client will provide a mix of uses in their forthcoming application.

In light of the above, and subject to the aforementioned amendments being made, it is considered that the document draws upon the aspirations of the SADPD document and could be supported.

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

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