

Our ref: J032858

Your ref:

Haringey Planning Policy
River Park House
225 High Road
London
N22 8HQ

23 March 2015

Dear Madam / Sir

Haringey Local Plan: The “preferred option” Site Allocations Development Plan Document (DPD)

Comments made on behalf of Wood Green Investments Ltd

- 1.1 GL Hearn submits these representations in relation to the “preferred option” Site Allocations Development Plan Document (DPD) on behalf of Wood Green Investments Ltd.
- 1.2 These representations relate only to the “preferred option” Site Allocations DPD of the Local Plan.

SA 1: Indicative Crossrail 2 Areas

- 1.3 Wood Green Investments Ltd supports this policy to protect sites required for the construction of Crossrail 2 and ensuring that a mix of uses and potentially enhanced infrastructure are required from future proposals in these areas.

SA 3: Changes to Town Centre Boundaries

- 1.4 Wood Green Investments Ltd welcomes the Town Centre boundary to Wood Green and the extent of the Primary Shopping Frontage.
- 1.5 The extension of the Primary Shopping Frontage is critical in bringing forward a viable and successful Town Centre.

SA 20: Westbury & Whymark Aves

Introduction to Allocation

- 1.6 Wood Green Investments Ltd (‘the client’) has an investment in relation to properties 8, 10, 12 and 14 High Road within the proposed site allocation area ‘SA 20: Westbury & Whymark Aves’ and therefore has an aspiration to bring forward and encourage the development of this area.

1.7 Haringey's vision for SA 20, as an area for *"Redevelopment of existing town centre buildings to create a landmark building marking Turnpike Lane Crossrail Station, with town centre uses and residential above"* is welcomed and supported by Wood Green Investments Ltd.

1.8 However, although welcomed, the policy has been identified for comprehensive redevelopment due to Crossrail 2 potentially coming through Turnpike Lane Station. While it is understood that this proposal is clearly a strong instigator for development our client would look to ensure that development is encouraged on this site regardless of whether Crossrail 2 is formally announced to be aligned with Turnpike Lane Station. Re-development in this area would significantly regenerate the area positively irrespective of whether Crossrail 2 does come through this station.

1.9 In recognition of the above our client proposes the following new wording for the 'Proposed Site Allocation' text:

"Redevelopment of existing town centre buildings to create a landmark building marking Turnpike Lane Crossrail Station, with town centre uses and residential above."

1.10 In addition, it is noted in the introduction to the allocation that the timeframe of delivery is marked for 2020 onwards, this is also clearly in relation to the delivery of the potential Crossrail 2 alignment with Turnpike Lane. As stated before it is believed that this site should come forward for redevelopment irrespective of the proposed Crossrail 2.

1.11 Through conversations with the Council it was understood that they were looking for a more comprehensive approach. However due to the complex land ownership, especially on Westbury Avenue, this would result in a comprehensive delivery being unlikely. Therefore the delivery of this site should be encouraged to come forward in a phased approach over the time period of 2015 and onwards.

1.12 In recognition of the above, Wood Green Investments Ltd seeks to work together with LB Haringey to progress a comprehensive strategy for the site however not a comprehensive delivery. Prescriptive policy is inappropriate in this instance and likely to restrict and unduly delay future development proposals.

1.13 The importance of viability is enshrined in para.173 of the NPPF which states:

"Plans should be deliverable. Therefore the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened"

Site Requirements

1.14 Within this section of the allocation our client welcomes and supports the proposed requirement of ground and first floor town centre uses fronting the High Road as well as the accommodating Turnpike Lane tall buildings cluster facing the High Road.

1.15 It has however also been noted that *"Development of a slim tower of up to 15 storeys could be achievable here"*. Our client considers that this requirement to be too prescriptive, and therefore likely to stifle the viability of future development proposals.

1.16 Although our client would like to encourage the prospect of providing a tall building(s) on this site height is a matter for design and layout and therefore specifying a number of storeys at this stage is

considered to be unsound and likely to have an impact on future development. Accordingly our client proposes the following revised wording:

- Development of a slim landmark tower as part of a cluster of tall buildings ~~of up to 15 storeys~~ could be achievable here

Development Guidelines

- 1.17 Our client welcomes and supports the majority of the development guidelines, especially the creation of a high quality frontage to the High Road and the opportunity to provide additional town centre uses at first floor level.
- 1.18 It is however noted that in relation to the heights of buildings it has been assessed that height should fall away from its peak at the frontage to Wood Green High Road along Whymark Avenue and that the datum of development at the eastern end should be limited to 6 storeys.
- 1.19 Again, although our client would seek to encourage and bring forward development of varied heights and scale across the site, the wording of this policy is extremely restrictive and would also stifle the viability of future development proposals. The suggestion of stating where the tallest building should be located and then limiting height at the eastern end to 6 storeys is again a matter for design and layout and should not be restricted in such a way at this stage. Accordingly our client proposes the following guideline to be removed:
- Height should fall away from its peak at the frontage to Wood Green High Road along Whymark Avenue. The datum of development at the eastern end should be limited to 6 storeys.
- 1.20 Furthermore, it is noted that there is a purple star marked on the site towards the south west edge of the site. Although unclear what this star represents, however it is presumed that the star marks where the greatest height should be located. Our client again feels that this is too prescriptive and should not be marked on the plan as it could stifle future development coming forward.

Conclusions

- 1.21 Our client supports the aspirations behind the proposals for SA 20: Westbury and Whymark Aves, specifically in relation to properties 8 – 14 High Road, Wood Green; however there is concern that delivery of the site could be compromised by policy in its current prescriptive form and restrictive time constraints.
- 1.22 Our client would like to work collaboratively with LB Haringey to ensure a strategy is adopted for the site that ensures a viable and successful area within an appropriate timetable.
- 1.23 I trust the above is clear, we would be grateful if you could provide us with confirmation of these representations. We would like an opportunity to discuss with LB Haringey at an early date in order to address/resolve the genuine concerns of our clients.

Yours sincerely

Catriona Fraser
Senior Planner