


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

Development Management DPD

Please return to London Borough of Haringey by 5pm on Friday 4th 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 ¹	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

¹ 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	DM6 and Figure 2.2	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 DM6 Part C

Parkstock Ltd are the freeholders of both 10 Stroud Green Road and 269 – 271 Seven Sister's Road located within Finsbury Park. This site falls within allocation SA36: Finsbury Park Bowling Alley within the Site Allocations DPD.

Policy DM6 Part C notes that tall buildings will only be acceptable within areas identified on Figure 2.2 as being suitable for tall buildings. Allocated site SA36 is not shown as a potential location appropriate for tall buildings on Figure 2.2.

The text associated with SA36 within the Site Allocations DPD notes that "Taller buildings will be permitted on either side of the new entrance which will help mark Finsbury Park as a destination. This site may be suitable for a tall building if designed in accordance with DM6." It goes onto state that "Regarding height, the design needs to be carefully justified and designed to demonstrate an acceptable relationship with the retained pub buildings opposite and the buildings across the road, but this site could potentially be suitable for a tall building."

SA36 makes it very clear that the site is potentially suitable for a tall building.

Consideration has also been given to the Council's evidence base and specifically SLR's Potential Tall Buildings Locations Validations Study (November 2015). In line with SA36, this Study concludes that "there is potential for tall buildings to provide a land-marking role for the town centre, as well as identifying the locations for the station and / or access to Finsbury Park."

In addition, the Council's Urban Character Study (February 2015), which also forms part of the evidence base, notes that SA36 could again be suitable for taller, high rise buildings

We are therefore unclear why SA36 is not shown on Development Management DPD Figure 2.2 which shows potential locations for tall buildings.

There is therefore a clear discrepancy and inaccuracy between the Site Allocations DPD SA36 and Figure 2.2 within the Development Management DPD. In addition, Figure 2.2 as currently drafted is not justified as it does not align with the Council's evidence base in relation to the potential locations for tall buildings.

(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.

Figure 2.2 should be amended to show SA36 as a potential location for tall buildings to ensure consistency between documents and the delivery of an effective plan, based on the evidence base.

(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

There has been considerable public interest in SA36 during the plan making process and therefore to ensure that the landowner is fully involved in any issues discussed at the examination it is important that they are able to actively participate.

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