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12.2.15

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

By e-mail

Dear Sir or Madam

Objection to Tottenham Area Action Plan, Preferred Options Stage February 2015

This is an objection made by **The Fountayne Business Centre**, Broad Lane N15 to the Tottenham AAP 2015, Preferred Options version 2015. Please respond to my appointed Agent, Dave Carroll, Planning Co-operative at the above address. The Fountayne Business Centre (FBC) is a group of the current land owners representing and promoting the interests of the Fountayne Business Centre site.

Summary of Objection

That the Fountayne Business Centre FBC should be included in the Tottenham AAP as a Site Proposal included in TH9 or as an additional site proposal.

The site proposal should support a mixed use development of employment uses on the ground floor with residential uses above it. The replacement employment floorspace should exceed the floor-space or job density of the existing site or provide a lower proportion of floorspace but ensure that this provision is affordable to meet local business and employment needs.

Any development should take a form that allows future development and improves access of the employment areas notably to the east of the site.

Residential density should reflect the very good public transport accessibility of the site. Taller elements of the residential development should be considered appropriate set back from the low to medium rise dwellings on Broad Lane.

Reasons for Objection

The FBC Group are concerned that the plan proposals may not achieve the objectives set out in the AAP as follows:

The AAP relies on some housing sites coming forward where delivery is very uncertain. The FBC site in contrast is very deliverable in a short time-scale.

The AAP does not strongly address the need for affordable workspace for local industries and groups and the FBC site proposes ways in which this can be achieved.

The mixed use proposal of this site makes best use of scarce land resources in one of the most accessible locations in the Borough.

The mixed use development of this site brings forward a series of benefits, namely:

- Supports Tottenham AAP1 objectives-in promoting positive regeneration, helps reduce social inequality and delivers a mixed & balanced community
- The first part in a more comprehensive regeneration of the area as a gateway into employment area.
- Helps meet housing targets
- Provides affordable housing
- Provides affordable workspace for creative industries & social enterprises
- Provides more floorspace and more jobs than exist on the current site
- Assists BME Registered Provider provide for local housing needs
- Creates new routes into employment area
- Offers a template for development of other sites
- At edge of site offers a transition between residential and industrial uses
- Current buildings are functional but not inspiring.

Action Required to overcome Objection

To include the FBC site as appropriate for mixed use employment and residential development along the lines set out in the summary of Objections above.

To include a new amended or new 'TH' site allocation in the plan to this effect.

Yours sincerely

A handwritten signature in black ink, appearing to read "D. J. Connors". The signature is written in a cursive style with a large, stylized 'D' and 'C'.

pp Devan Kanthasamy

on behalf of the Fountayne Business Centre Group