

DGM/LO/DP3713

12 January 2017

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Dear Sir / Madam,

## **HARINGEY'S LOCAL PLAN**

### **SCHEUDLE OF MODIFICATIONS TO THE SITE ALLOCATIONS DPD: NOVEMBER 2016 SITE ALLOCATION REFERENCE: SA21 CLARENDON SQUARE GATEWAY**

We write on behalf of our client, Austringer Estates Ltd, in relation to Haringey's Local Plan Site Allocations DPD Proposed Modification (November 2016) document, with particular regard to site allocation reference SA21 (Clarendon Square Gateway).

In March 2015 we responded to the Site Allocations DPD Consultation Version and in March 2016 we responded to the Site Allocations DPD Pre-Submission Version; the latter of which we commented on to say we welcomed the continued inclusion of the site for a mixed use development and the reconsideration of the height which was no longer limited to seven storeys.

We note that the current document proposes three modifications to Site SA21:

- SAMOD48: Replacement of Site Requirement 4;
- SAMinor10: Addition of a further Site Requirement; and
- SAMinor11: Sixth Site Requirement to be moved.

Our comments on these proposed modifications are set out below.

#### **SAMOD48: Replacement of Site Requirement 4**

The wording of 'Site Requirement 4' in the Site Allocations DPD Pre-Submission Version states that "*The maximum quantum of employment floorspace feasible should be provided on this site once the connection has been secured.*"

Following the Examination in Public hearing, it is now proposed that the text is replaced with the following:

*"The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole."*

We consider that this is reasonable and do not propose any further modifications.



### **SAMinor10: Addition of a further Site Requirement**

The modification seeks to introduce an additional 'Site Requirement', which states the following:

*"The site is subject to the requirements of Policy DM38 – Employment Led Regeneration."*

The current wording of Condition DM38 is included within the 'Schedule of Modifications to the Development Management DPD (November 2016)'. This is currently out for consultation and we have also commented on this.

Whilst we recognize that the site is within the 'Local Employment Area: Wood Green Regeneration Area' planning designation, we do not consider it appropriate or necessary to include reference to Policy DM38 as a 'Site Requirement' when there are other policies that are applicable to this site.

We therefore request that this modification is rejected.

### **SAMinor11: Sixth Site Requirement to be moved**

The proposed modification seeks to move the Sixth Site Requirement, which states that *"The east-west linkage should be as straight as possible between Wood Green High Rd and Clarendon Square"*, is moved into 'Development Guidelines' section of the allocation.

We consider this to be acceptable.

We trust the above and enclosed is satisfactory for your purposes, however please do not hesitate to contact Louise Overton should you have any queries or require further information.

Yours faithfully,

DP9 Ltd

**DP9 Ltd**

Encs.