

March 2015

**London Borough of Haringey
Local Plan Consultation Documents
(February 2015)**

Formal Planning Representations

On behalf of The London Diocesan Fund (LDF)

Prepared by Savills UK

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1. Introduction

- 1.1 Savills has been instructed by the London Diocesan Fund (LDF) to prepare and submit the following representations in response to the three Local Plan documents published by the London Borough of Haringey (LBH) for public consultation in February 2015. These documents are:
- Draft Local Plan: Alterations to Strategic Policies 2011-2026 (February 2015);
 - Draft Local Plan: Site Allocations DPD (February 2015); and
 - Draft Local Plan: Development Management Policies DPD (February 2015).
- 1.2 The LDF is the administrative wing of the Diocese of London which covers 277 square miles of Greater London including the London Borough of Haringey and 18 other local authorities. Within the borough of Haringey, the LDF has a portfolio of freehold and leasehold property interests.
- 1.3 The LDF own the freehold of Hornsey Bowling Club comprising a clubhouse and bowling green which is leased the Club and vacant land adjacent (at its southern boundary) (known as the Site) as shown at **Appendix A**. Adjoining the site's southern boundary is Camfrey Court and its associated communal garden also owned by the LDF with long leaseholders occupying this residential building.
- 1.4 The Fund has had discussions with the Bowling Club operator and the leaseholders of the neighbouring Camfrey Court in relation to the redevelopment of the site for residential. In particular, in relation to the Bowling Club operator, there have been discussions on the possibility of a certain amount of 'ringfenced' funds generated from the new housing development being used to fund improvements to the club house facilities.
- 1.5 The LDF are currently engaged in pre-application discussions with LBH in regards to how the site could be developed to provide 4 x four storey townhouses on the site, which in turn could enable some funds (subject to viability) to improve the clubhouse as a valued community facility in the local area.
- 1.6 These planning representations consider that the draft Site Allocations DPD is broadly consistent with national and regional policy. However the site is not located within the emerging Site Allocations DPD and it is considered that the site should be identified as a housing allocation within the document given its linkage to improvements to the adjacent bowling club facility.
- 1.7 It is not considered that these proposed modifications are of a fundamental nature nor would they change the overall spatial strategy of the Local Plan. Additional policy text is suggested where appropriate.

2. Background to the Site

Site and Surroundings

- 2.1 The site comprises the land adjacent to Hornsey Bowling Club and Hornsey Bowling Club, which is located between Rectory Gardens and Priory Road (A504) in the Hornsey area of the Borough. The land adjacent to the Bowling Club comprises a grassy area of approximately 0.09 hectares, no longer used by the Bowling Club as a redundant backland site. The total site area, including the Bowling Club itself and access route (as illustrated on the site plan at **Appendix A**) is 0.35 hectares. The site plan shows three coloured hatched areas. The green hatching denotes the vacant site associated with the Bowling Club, the blue hatching denotes the Hornsey Bowling Club and associated parking and the orange hatching denotes the access route from Priory Road, which provides access to the Hornsey Bowling Club and adjacent vacant land.
- 2.2 The site is accessed by pedestrians and vehicles from Rectory Gardens, with a secondary pedestrian entrance off Priory Road located between Camfrey Court and St Mary's Church of England Junior School.
- 2.3 The surrounding area to the site is predominantly residential in character, however adjacent to the site is St Mary's Church of England Junior School (D1) to the east, the Reserve Army Headquarters and Training Centre (D1) to the south west and residential to the north and south. Within the wider area, primarily focussed along Priory Road and Middle Lane, there are a broader range of uses including retail (A1), financial and professional services (A2), restaurants and cafes (A3), drinking establishments (A4), hot food takeaways (A5), non-residential institutions (D1) and assembly and leisure (D2).
- 2.4 With regard to the built form, the surrounding area is mixed with a variety of architectural styles, forms and heights. The predominant height of the neighbouring residential properties is 2 to 3 storey terraced and semi-detached properties (to the north and west) and 3 storey (with a 4th storey within a pitched roof) flatted development at Camfrey Court, adjacent to the site to the south.
- 2.5 The site has a Public Transport Accessibility Level (PTAL) rating of 3, indicating that it has moderate access to public transport. It is within Zone 3 of the London transport network, with the nearest underground station at Turnpike Lane (served by the Piccadilly line), located circa 1.5 km from the site. Additionally, Hornsey National Rail Station is located circa 950 metres from the site with direct links to Kings Cross Station and Liverpool Street Station. Numerous bus services stop on Priory Road.

Designations – Adopted and Emerging

- 2.6 The adopted Local Plan Policies Map (2013) indicates that the site is not allocated or protected for any site specific use.
- 2.7 There are no listed or locally listed buildings within the site or close to it, nor is it located within a Conservation Area.
- 2.8 According to a search conducted on the Environment Agency Flood Map for Planning (Rivers and Seas), the site is within Flood Zone 1, indicating very low risk of flooding.

- 2.9 A search conducted with LBH indicates that the site is not subject to any Tree Preservation Orders (TPO).

Pre Application Discussions

- 2.10 A pre application meeting was held on 16 January 2015 with LBH in order to discuss the proposals for the creation of 4 x four storey townhouses at the Site.
- 2.11 The pre application feedback received was overall supportive and indicated that the design approach of the proposal was considered acceptable in addition to the standard of residential accommodation provided.
- 2.12 In regards to the principle of the development, Officers advised that as part of any planning application it would be necessary to demonstrate that the land is no longer required and is surplus to the requirements of the Bowling Club, which is the case and can be demonstrated.

3. Draft Alterations to Strategic Policies

Introduction

- 3.1 In this section of the representations, comments are made in response to the Local Plan: Alterations to Strategic Policies Document (February 2015).
- 3.2 We understand that the purpose of the draft Alterations are to bring the document in line with updated policy, guidance and evidence base work; principally:
- The publication of the Further Alterations to the London Plan (FALP) (March 2015);
 - Changes to the National Planning Practice Guidance (ongoing but correct as of 17th March 2015); and
 - Updated key local evidence base studies.
- 3.3 On the basis of the above, we understand and acknowledge that the draft Alterations do not seek to fundamentally alter the strategy as set out within the adopted Local Plan: Strategic Policies Document.
- 3.4 Accordingly, these representations do not wish to make significant comments on the consultation document, however responses are provided below in connection with a number of alterations, principally focussed around the proposed to revisions to adopted Policy SP1 and SP2 in connection with housing target increases, the provision of affordable housing in small schemes and areas of growth.
- 3.5 In order to ensure consistency within the draft alterations and to ensure that the proposed alterations are prepared sound and in accordance with national planning policy and guidance, modifications are proposed for Policy SP1 and SP2.

Alt51

- 3.6 Alteration 51 relates to the recent Minister of State's Statement (28th November 2014) and change in guidance within the NPPG (paragraph 012 of Planning Obligations) which states that affordable housing contributions, either as on site, off site or via financial payments, should no longer be sought in developments of 10 units or less and which have a maximum combined gross floorspace of no more than 1,000sqm.
- 3.7 Alteration 51 makes it clear that within the draft Alterations, LBH are looking to retain the approach within adopted Policy SP2 towards the provision of affordable housing in schemes of less than 10 units at a rate of 20% based on habitable rooms or provide financial contributions towards affordable housing provision.
- 3.8 These representations object to this approach as when preparing new local plans, including the alteration of existing plans, the emerging document needs to be prepared in accordance with the NPPF and NPPG where small sites should not be placed under unnecessary financial burden. Therefore in order to be sound, and consistent with draft Policy DM19 which omits small sites from affordable housing provision, and with adopted and current national planning policy and guidance, the following modifications are proposed to adopted Policy SP2:

"SP2: Housing

...

7. Schemes below the ten unit threshold will **not** be required to provide ~~20%~~ affordable housing on **or off** site, ~~based on habitable rooms,~~ or provide financial contributions towards affordable housing provision;

..."

Other Alterations

- 3.9 These representations do not wish to comment on the other parts of the draft Alterations document.

4. Draft Site Allocations DPD

Introduction

- 4.1 In this section of the representations, comments are made in response to the Draft Local Plan: Site Allocations (SA) DPD (February 2015).
- 4.2 It is understood that the purpose of the draft SA DPD is to allocate sites which will make a contribution to meeting the development growth aspirations set out in the Local Plan.
- 4.3 The comments made within these representations on the draft SA DPD relate to land adjacent to the Hornsey Bowling Club and the Bowling Club itself as a linked proposal.
- 4.4 These representations propose that the site should be identified as a development allocation within the document for the following reasons:
- The NPPF's presumption in favour of sustainable development;
 - LBH's housing need and reliance on windfall and small site allocations to meet needs; and
 - The enhancement of existing community facilities by a certain amount of "ring fenced" receipts from residential development funding improvements to the adjacent bowling club house.
- 4.5 **Appendix B** provides a suggested draft allocation for the site to be included within the Site Allocations DPD.
- 4.6 These issues will now be discussed below in more detail.

Presumption in Favour of Sustainable Development

- 4.7 In connection with the draft Site Allocations DPD the NPPF clearly supports a presumption in favour of development, except where this would go against principles of sustainability. Paragraph 49 (of the NPPF) emphasises that "*housing applications should be considered in the context of the presumption in favour of sustainable development.*"
- 4.8 Adopted Policy SP0: Presumption in Favour of Sustainable Development of LBH's adopted Local Plan Strategic Policies 2013 - 2026 (March 2013) sets out that '*when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey.*'

Housing

- 4.9 The importance of delivering new homes is a key theme of the NPPF, stating that authorities should have a clear understanding of housing needs in their area (paragraph 159) and should seek to "*boost significantly the supply of housing*" (paragraph 47). The NPPF indicates that Plans should be positively prepared in identifying land for development purposes.

- 4.10 Paragraph 47 of the NPPF also goes on to detail that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5%. The paragraph then goes on to detail that LPAs should identify a supply of specific, developable sites for growth. The NPPF defines a developable site as a site in a suitable location for housing development and one with a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- 4.11 The site has the capacity to provide 4 high quality family homes. There is a significant shortfall of 4 bed family homes across London and within this specific part of the Borough and it is considered that the allocation of the site for residential uses on this part of the site would contribute towards meeting the needs and demands for this type of accommodation and would accord with the NPPF's presumption in favour of sustainable development.

Community Facilities

- 4.12 Paragraph 70 of the NPPF sets out that LPAs should '*plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.*'
- 4.13 Adopted Policy SP16: Community Facilities of the Haringey Local Plan: Strategic Policies sets out that the Council will work with its partners to ensure that appropriate improvement and enhancements.
- 4.14 It is considered that the development of the redundant land adjacent to the Bowling Club, which is surplus to the Club's requirements could generate a certain amount of 'ringfenced' funds to assist with improvements to the existing club house and therefore enhance / improve the existing community facilities to the wider benefit of the local community in line with paragraph 70 of the NPPF and Local Plan policy SP16 as detailed above.

Housing Land Supply / Small Site Allocation Contributions

- 4.15 In light of the significantly increased housing target for LBH as set by the adopted FALP (March 2015), these representations are in general support of this strategy. Additional land in the form of identified strategic and more small scale housing allocations (such as the subject site) should be encouraged, particularly where they have a link to other strategic objectives of the adopted Local Plan (March 2013) for example, improvements to existing community facilities whilst also assisting to meet family housing needs for a local area. This approach is considered to accord with the NPPF's (paragraph 14) relating to the presumption in favour of sustainable development and its requirement to boost significantly the supply of land for housing (paragraph 47) and other NPPF community related policies for improvements to existing facilities.
- 4.16 This significant housing target increase is necessitated by the revision to the housing target for LBH set by the Greater London Authority (GLA) within the adopted FALP. This increase to the housing target is in accordance with the NPPF's requirements to plan to meet the objectively assessed needs for housing and boost significantly the supply of housing and therefore general support is given for the increased housing target within the draft Alterations.
- 4.17 These representations therefore acknowledge both the role that allocated sites and windfall sites have in meeting and exceeding minimum housing targets, and therefore it is considered that the land adjacent to Hornsey Bowling Club constitutes an important small site which has

the potential to contribute towards LBH's ability to meet its minimum housing target and meeting family housing need with a local area.

- 4.18 As previously discussed, the site has the capacity to provide 4 high quality family homes and given that there is a significant shortfall of 4 bed family homes across London (and within this specific part of the Borough) it is considered that the site which is surplus to the requirements of the Bowling Club should be allocated for residential use.
- 4.19 Residential land use is considered to be appropriate for the site given the surrounding residential land uses and the need to bring forward sensitively designed backland sites for new family homes where there is a real housing demand.

Potential for Ringfenced Receipts From Residential Development Funding Improvements to Bowling Club House

- 4.20 Historically, the site has been used informally as a croquet lawn associated with the Bowling Club with such a space having been redundant for many years and therefore surplus to the Club's past, current and future requirements.
- 4.21 As mentioned above, there is the potential for some form of residential development by way of a certain amount of 'ringfenced' funds being used to help fund improvements to the existing club house at the adjacent Bowling Club in order to enhance the existing sports and recreation facilities at this location, which would benefit the local community. This approach is considered to be in accordance with the NPPF (paragraph 70) and adopted Local Plan policy SP16 which aims to enhance existing sports and recreational facilities within the Borough. The development of the site for residential would lead to improvements to the current Bowling Club facilities on site.

5. Draft Development Management Policies DPD

Introduction

- 5.1 In this section of the representations, comments are made in response to the Draft Local Plan: Development Management (DM) Policies DPD (February 2015).
- 5.2 We understand that the purpose of the draft DM DPD is to supplement the Strategic Policies and provide more detailed guidance for the determination of planning applications.
- 5.3 These representations respond to a number of the draft DM policies and consider that a number of modifications are required to ensure that the document is sound and consistent with national and regional policy. Suggested modifications to policy text are offered where appropriate.

Draft Policy DM3: Privacy and Protection from Overlooking and Draft Policy DM18: Housing Design and Quality

- 5.4 The NPPF (paragraph 56) "*attaches great importance to the design of the built environment*", going on to state that "*good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*".
- 5.5 FALP Policy 3.5 also seeks a good quality of design in new residential development.
- 5.6 In discussion of separation distances, the Mayor's Housing Design Guide (2010) states that in the past planning guidance for privacy has been concerned with achieving visual separation between dwellings "*by setting a minimum distance of 18-21m between facing homes.*" Whilst these are still useful guidelines, it goes on to state that "*adhering rigidly to these measures can limited the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density.*"
- 5.7 Draft Policy DM3 seeks to secure good design and appropriate residential privacy by requiring a minimum separation distance of 20m between facing 1st floor windows of neighbouring homes, and draft policy DM18 seeks that all new housing must be of a high quality, taking account of the privacy and amenity of neighbouring uses.
- 5.8 Accordingly, whilst general support is given for draft Policy DM18 an the aspiration to deliver high quality residential accommodation that offers privacy for residents and neighbouring properties, these representations object to the setting of a minimum separation distance of 20m. In line with the guidance within the Mayor's Housing Design Guide the setting of minimum separation distances can unduly restrict developed. In urban locations, such as London, there are a host of design measures that can be incorporated into schemes to ensure good quality residential amenity at separation distances of significantly lower than 20m, including opaque glazing and angled window openings.
- 5.9 In accordance with the comments made above, these representations consider that draft Policy DM3 should be amended as follows to ensure that it is sound:

"Policy DM3: Privacy and Protection from Overlooking

- A. *All dwellings should provide a reasonable amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy*

detrimental to the amenity of neighbouring residents and the residents of the development, including a distance of no less than 20m between facing 1st floor habitable room windows of neighbouring homes.

Draft Policy DM16: Housing Supply

- 5.10 As noted above in connection with the draft Alterations to the Strategic Policies, the NPPF clearly supports a presumption in favour of development, except where this would go against principles of sustainability. Paragraph 49 (of the NPPF) emphasises that “*housing applications should be considered in the context of the presumption in favour of sustainable development.*”
- 5.11 Furthermore, the importance of delivering new homes is a key theme of the NPPF, stating that authorities should have a clear understanding of housing needs in their area (paragraph 159) and should seek to “*boost significantly the supply of housing*” (paragraph 47).
- 5.12 The FALP sets a new minimum housing target for LBH between 2015 and 2025 of 15,019 which equates to a minimum annual delivery rate of 1,502.
- 5.13 Draft Policy DM16 pledges support for residential development on sites that are allocated within the SA DPD and on windfall sites, where this complies with all other relevant policies within the Local Plan.
- 5.14 These representations are therefore in general support of DM16 in acknowledging both the role that allocated sites and windfall sites have in meeting and exceeding minimum housing targets, and therefore no amendments are considered to be required to this policy.

Draft Policy DM17: Housing Mix

- 5.15 The NPPF (paragraph 50) requires the delivery of a wide choice of high quality homes.
- 5.16 The FALP (Policy 3.5) acknowledges that in the design of new housing developments a range of factors should be considered including local character, density, tenure, land use mix and relationship to open space.
- 5.17 Draft Policy DM17 states that proposals for new residential development, including mixed-use schemes comprising residential accommodation, should provide a mix of housing having regard to a) individual site circumstances including location, character of its surrounds, site constraints and scale of development proposed, b) the target mix for affordable housing, c) the priority for affordable family housing, d) the need to optimise housing outputs and the need to achieve mixed communities.
- 5.18 It also supports the use of the London Plan policies on residential density and states that mono-tenure developments or proposals which contain a mix exclusively made up of 1 or 2 bedroom units will not be supported unless they are part of larger developments or within neighbourhoods where such provision would help to address existing imbalances with regard to housing choice.
- 5.19 These representations give general support within draft Policy DM17 to acknowledging and accounting for individual site circumstances and density ranges in line with the FALP, however it is considered that restricting mono-tenure developments is inconsistent with the national and regional policy noted above. In particular locations, local housing demand, scheme viability, site constraints and the character of the surroundings will mean that the residential development proposing mono-tenure developments (e.g. all 4 bedroom units) is the most appropriate and optimal use of the site to meet market demand, and should therefore be supported on the

merits of the application proposals themselves rather than applying a perspective policy which might inhibit development coming forward.

- 5.20 In accordance with the comments made above these representations consider that draft Policy DM17 should be amended as follows to ensure that it is sound and consistent with other parts of draft Policy DM17 as well as national and regional policy:

“Policy DM17: Housing Mix

...

~~C. The Council will not support mono-tenure developments or proposals which contain a mix exclusively made up of 1 or 2 bedroom units unless they are part of larger developments or within neighbourhoods where such provision would help to address existing imbalances with regard to housing choice.~~

...”

Draft Policy DM19: Affordable Housing

- 5.21 As noted above, the NPPF (paragraph 47) requires local authorities to identify and plan for meeting objectively assessed needs for market and affordable housing.
- 5.22 Again as noted above, the NPPG (at paragraph 012 of Planning Obligations, as amended in February 2015) states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The Minister of State’s Statement (November 2014) sets out this position.
- 5.23 Draft Policy DM19 seeks to secure the maximum reasonable amount of affordable housing provision when negotiating on individual private residential and mixed use schemes with site capacity to accommodate 10 or more dwellings, and acknowledges that this is subject to a range of factors including the individual circumstances of the site, development viability and other planning benefits that may be achieved.
- 5.24 Reading these comments in conjunction with the response to draft Strategic Policy SP2 above, these representations are in general support of the acknowledgement that individual circumstances, development viability and other planning benefits should be taken into account when considering the levels of affordable housing provision.
- 5.25 Support is also given for the decision to omit any requirement for the provision of affordable housing on sites of less than 10 units, in line with the NPPG.
- 5.26 No amendments are considered to be required to this policy.

Draft Policy DM26: Open Space

- 5.27 NPPF (paragraph 73) states that planning policies relating to protection of designated open space should be based on robust and up-to-date assessments of the needs for open space, sport and recreation facilities and opportunities for new provision.
- 5.28 Draft Policy DM26 states that permission will not be granted for proposals that would result in the loss of open space (implying both designated and undesignated, with or without public access), unless an assessment has been undertaken which shows that the open space is surplus to all the functions that an open space can perform.

- 5.29 In the first instance, it does not appear that LBH have undertaken any updated open space strategy (since November 2005) to support the currently drafted policy DM26 and therefore it is not in compliance with NPPF (73) requirements. Notwithstanding this, it is considered that draft Policy DM26 is too restrictive in requiring open space assessments (in support of planning applications) to justify the loss of undesignated open space due to the fact that 1) designated open space areas where LBH have undertaken an open space assessment and concluded they are areas of open space value would remain protected, and 2) undesignated open space with no public access is likely to be of limited open space value and would have been discounted by LBH in previous assessment. The impact of the current wording could therefore unnecessarily delay or prevent development proposals from coming forward.
- 5.30 Further, nowhere in draft Policy DM26 is there mention of any consideration given to the enhancement of existing community facilities linked to development on open space areas where the latter contributes to improvements of leisure and community related facilities overall which is an important consideration. Draft policy should acknowledge these types of proposals also.
- 5.31 In accordance with the comments made above, these representations consider that draft Policy DM26 (Open Space) should be amended to be specifically related to **public** open space in terms of the assessment set out in clause A of the policy. In regards to clause B of the policy, the wording of the policy should be amended to detail that financial contributions to enable the provision of new open spaces or improvements to the open space should be made **where viable**.

Draft Policy DM58: Managing the Provision of Community Infrastructure and DM59: Managing the Quality of Community Infrastructure

- 5.32 NPPF (paragraph 17) emphasises the need to deliver sufficient community and cultural facilities and services to meet local needs and goes on to state that authorities should plan positively for the provision of community facilities (paragraph 70).
- 5.33 FALP (Policy 3.16) states that development proposals which provide high quality social infrastructure will be supported in light of local and strategic needs assessments.
- 5.34 Draft Policy DM 58 states that the Council will protect existing social and community facilities, unless a replacement facility is provided which meets the needs of the community, and if proposals may result in the loss of a facility evidence will be required to demonstrate that a) the facility is no longer required in its current use b) the loss would not result in a shortfall in provision of that use and c) there is no demand for any other suitable community use on the site. Evidence should also be provided demonstrating that the premises has been marketed for use as a community facility for a minimum of 12 months.
- 5.35 Draft Policy DM 59 states that the Council will support proposals for new and extended social and community facilities and the sharing of social and community facilities, subject to a number of criteria including being located in areas accessible by public transport and that it protects the amenity of residential properties.
- 5.36 These representations consider that the criteria within draft Policy DM 58 should be an “either/or” situation and importantly recognise that where there is no longer an operator requirement on site for a particular community related use then that should be sufficient to consider alternative, viable land uses where appropriate and in accordance with a presumption in favour of sustainable development.

Other Policies

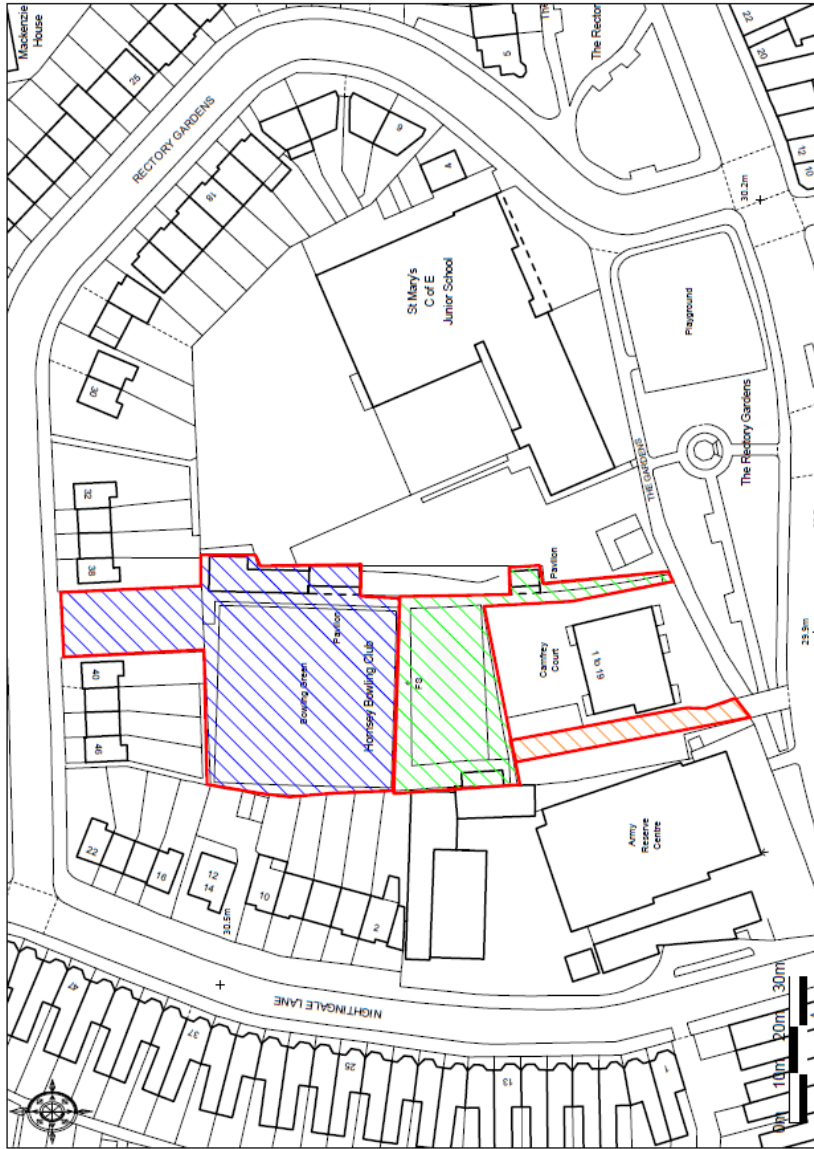
5.37 These representations do not wish to comment specifically on any other draft policies within the Draft DM DPD.

6. Conclusions

- 6.1 In summary, we are writing to request that the site '*Land adjacent to Hornsey Bowling Club and Hornsey Bowling Club, Rectory Gardens, London, N8 7QT*' is allocated within the Site Allocations DPD for residential development with a timeframe for delivery of 2015 – 2020 onwards.
- 6.2 It is considered that residential land use is appropriate for the site given the surrounding residential land uses and the need to bring forward sensitively designed backland sites for new family homes where there is a real housing demand. As detailed above, in light of the significantly increased housing target for LBH as set by the FALP, these representations are in general support of this strategy as additional land, both in the form of identified large and smaller allocated sites (such as the subject site), will be required to be developed for housing during the plan period to meet this local need in a local area and across the Borough.
- 6.3 In addition, there is also potential for development of housing on the site to enable a certain amount of 'ringfenced' funds to help fund improvements to the existing club house at the adjacent Bowling Club in order to enhance the existing sports and recreation facilities at this location, which would benefit the local community. This approach is considered to be in accordance with the NPPF, adopted London Plan and adopted Local Plan policy SP16 which aims to enhance existing sports and recreational facilities within the Borough.
- 6.4 LDF would welcome the opportunity to discuss their aspirations for the site with LBH Policy Officers as the draft Local Plan develops.

Appendix A: Site Plan

Hornsey Bowling Club, Priory Road, Rectory Gardens, London, N8 7QT



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Scale 1:1250 @ A4

LEGEND

- Vacant site associated with the Bowling Club
- Hornsey Bowling Club
- Access Route from Priory Road

Appendix B: Suggested Site Allocations Policy Page

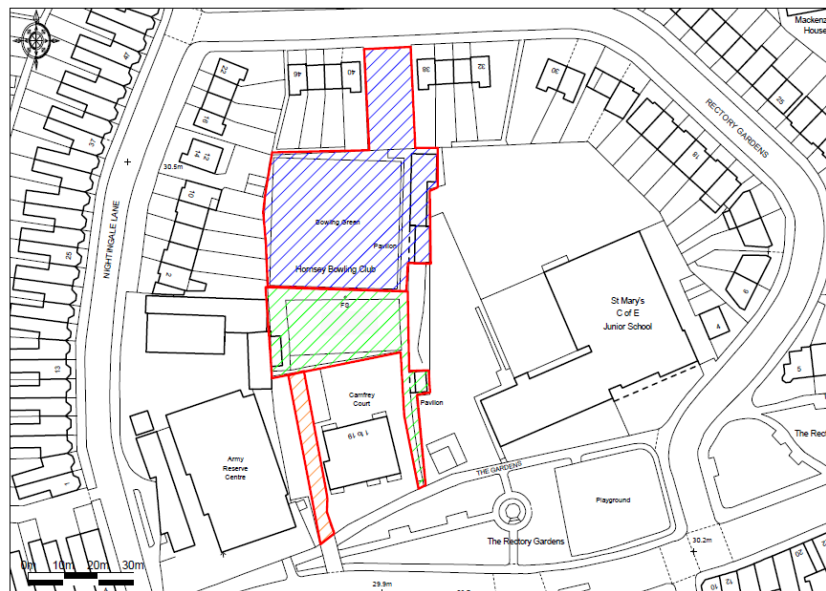
SA 42: Hornsey Bowling Club and Land Adjacent to Hornsey Bowling Club

Address	Hornsey Bowling Club, Rectory Gardens, London, N8 7QT		
Site Size (Ha)	0.3445	PTAL Rating	3
Timeframe for Delivery	2011 - 2015	2015 -2020	2020 onwards
Current / Previous Use	Bowling Club and redundant land adjacent		
Ownership	London Diocese Fund		
How site was Identified	Site Allocations Representations		

Proposed Site Allocation

Redevelopment of the site adjoining the bowling club for small scale residential use. There is also potential for this development to enable some receipts to help fund improvements to the existing club house at the adjacent Bowling Club in order to enhance the existing sports and recreation facilities at this location, which would benefit the local community.

Hornsey Bowling Club, Priory Road, Rectory Gardens, London, N8 7QT



LEGEND	
	Vacant site associated with the Bowling Club
	Hornsey Bowling Club
	Access Route from Priory Road

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Scale 1:1250 @ A4

savills

Site Requirements

- The Hornsey Bowling Club and Associated facilities should be retained.
- The use on this site will be residential.
- A certain amount of 'ringfenced' funds from the residential receipts could be used to help fund improvements to the Bowling Club facilities and existing club house to the broader benefit of the local community (subject to scheme viability). These commitments to the improvements of the Bowling Club facilities could be secured through a Section 106 agreement.

Development Guidelines

- Heights will be limited on this site to 3 storeys with a fourth storey within a pitched roof) adjacent to the residential properties at Camfrey Court.
- Residential development should consider privacy / overlooking of the adjacent Hornsey Bowling Club.
- Access will be provided via the existing entrance to the site located on Rectory Gardens where there is an existing right of way to the site from the south.