

Haringey Council

Haringey Site Allocations Development Plan Document (DPD)

Haringey Strategic Housing Land Availability Assessment

Call for Sites Form

The Council is seeking sites for inclusion within its Site Allocations DPD, and Strategic Housing Land Availability Assessment (SHLAA). Sites allocated in the Sites Allocation DPD will be incorporated into the development plan for the borough, and will help to shape the future of the borough.

At this time, the Council is seeking sites in excess of 0.25 hectares (0.62 acres) and for a range of uses, including (but not limited to):

- Sites able to make a contribution to the boroughs housing stock;
- Sites able to accommodate jobs and benefit Haringey's local economy;
- Sites needed to provide the infrastructure required to accommodate growth in the borough;
- Sites with the potential to enhance the shopping, recreation, leisure and amenity of the borough and its local areas.

The sites submitted during this consultation will be assessed by the Council, and a first draft consultation document will be released later in 2013.

If you need any further guidance with completing this form, please contact the Planning Policy Team. Please return your completed form, as well as a map with the site outline clearly identified on an Ordnance Survey base map, by **5pm on Friday 10th May 2013**.

Please return your completed form by email to:
ldf@haringey.gov.uk

Or post to:
Call for Sites
Planning Policy Team
Planning Regeneration and Economy
London Borough of Haringey
Wood Green
London
N22 8HQ



Haringey Council

PART ONE

1. YOUR DETAILS	
Name:	Mr Nick Roberts
Company/Organisation: (if applicable)	AXIS
Address: (incl. postcode)	Camellia House 76 Water Lane Wilmslow Cheshire SK9 5BB
Telephone:	
Email:	
2. DETAILS OF SITE OR BUILDING	
Address: (Incl. postcode)	Former Friern Barnet Sewage Works Adjacent to Pinkham Way (A406) off Orion Road Roundabout
Grid reference: (if known)	28898 91575
Site Area: (in hectares)	Circa 6.5ha
Current use(s):	The site was previously used as a sewage works and at the present time is vacant.
Relevant planning history: (include application reference number if known)	<p>It is understood that planning permission for the erection of industrial warehousing (OLD/1989/1587) (old ref: 40266) was granted in 1989. However, this permission was never implemented. A renewal of outline planning permission for: "access road onto Alexandra Road. maintaining its approximate site of 2.08 hectares and with outline application for residential development of approximately 5.91 hectares with relocation of existing park." (HGY/1998/0026) (old ref: 40266) was refused in 1998.</p> <p>In addition to the above, an outline planning application for residential development on the site was submitted in 1998. The application was recommended for approval by officers but was</p>



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	<p>refused at Committee.</p> <p>Finally, in 2000 an outline planning application (HGY/2000/0959) for a warehouse club building was submitted on behalf of Costco Wholesale UK. This application was withdrawn.</p>
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3. PROPOSED FUTURE USES

PROPOSED USE	FURTHER INFORMATION/SPECIFICATION
Residential (C1, 2 & 3)	
Office, Research & Development, Light Industrial (B1)	
General Industrial (B2)	Waste management facility (under B2)
Warehousing (B8)	Waste management facility (under B8)
Retail (A1, 2, 3, 4 & 5) Please specify	
Community Facilities (D1 & 2) Please specify	
Gypsy/Travellers Site	
Waste Facilities	Waste management facility (Sui Generis)
Other – please specify	

4. SITE OWNERSHIP DETAILS

Are you the freehold owner of the site/building?	NO
If yes, do you own the whole site?	N/A
Are you a leaseholder of site/building?	NO
If yes, do you lease the whole site?	N/A
If the answer is no:	
Do you know who owns the site (whole or part)?	YES
If yes, is the owner aware of your proposals?	YES



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5. MARKET INTEREST		Comments		
Site is owned by a developer				
Site is under option to a developer				
Site is being marketed				
Enquiries have been received				
None of the above		The site is owned by the North London Waste Authority and London Borough of Barnet		
Not Known				
6. UTILITIES		Yes	No	Unsure
Mains Water Supply				Will need final connection*
Mains Sewerage				Will need final connection*
Electrical Supply				Will need final connection*
Gas Supply				Will need final connection*
Access to Public Highway				Will need to be connected
Landline telephone/Broadband				Will need to be connected
Public rights of way			No	
Other				
If other, please specify:		* The general site area is served by all utilities (and was indeed fully connected when in its former use as a sewage works). Reconnection will need to be established.		



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7. AVAILABILITY ISSUES/ SITE CONSTRAINTS		Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		Yes		
Restrictive covenants exist			No	
Current use needs to be relocated			No	
Public rights of way cross or adjoin the site			No	
Contamination		Yes		
Access constraints			No	
Trees and/or mature hedges on site or on the boundary		Yes		
Tree Protection Orders on site		Yes		
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		Yes		
Flood risk		Yes*		
Pylons or overhead cables on the site			No	
Designated as Open Space			No	
Other				
<p>If other, please specify:</p> <p>*According to the Environment Agency's online Flood Risk mapping land in the northern extent of the site is at risk from flooding (Flood Zone 2). However, the majority of the site is located in Flood Zone 1.</p>				
8. TIMESCALE FOR AVAILABILITY				
0 – 12 Months	Y			
1 – 5 Years	Y			
5 – 10 Years				



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10 – 15 Years

Beyond 15 Years

If the site is **NOT** available in the next 12 months, please tell us why:

5. OTHER RELEVANT INFORMATION

Please use this space for additional information or further explanation on any of the topics covered in this form.

- The North London Waste Plan* identifies that Pinkham Way is a Schedule C site. The policy confirms that sites in Schedule C are allocated for waste use.
- The North London Waste Plan has fallen away as a result of issues which are totally unrelated to the Pinkham Way site.
- The Pinkham Way site is owned by the North London Waste Authority and is intended to be used for the purpose of providing a waste management facility to serve North London.
- The Pinkham Way site benefits from excellent access to the North Circular.

* Please note that: the NLWP Submission Version, which was not adopted and is due to be replaced by a new NLWP which is anticipated to be adopted in 2016.



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Please tick here if you wish to be kept informed of the progress of the Sites Allocation document and any other LDF documents.

Yes

Signature _____

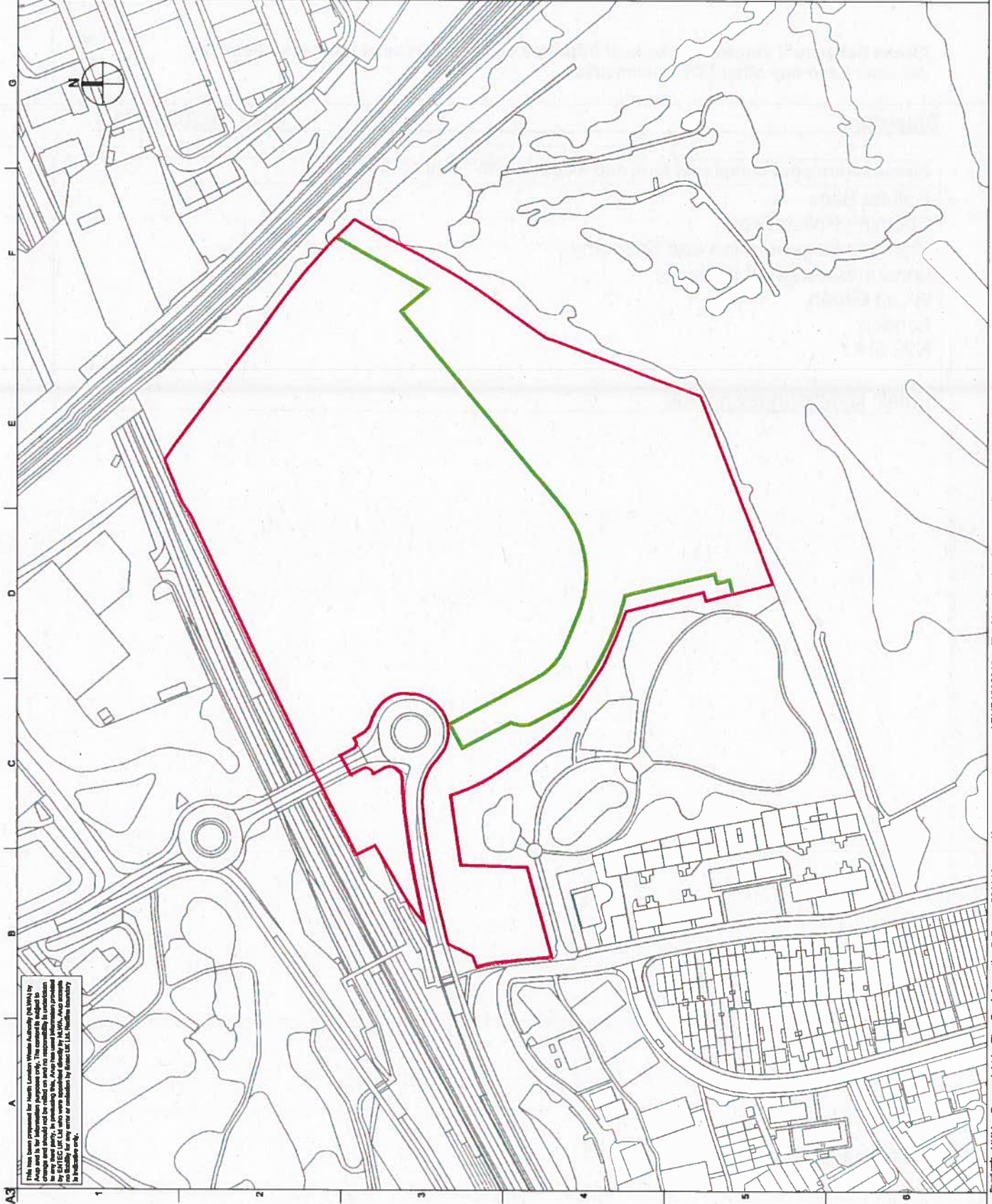
Date 10/05/2013

Please return your completed form and map(s) by 10th May 2013 to:

Call for Sites
Planning Policy Team
Planning Regeneration and Economy
London Borough of Haringey
Wood Green
London
N22 8HQ

Email: ldf@haringey.gov.uk

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Legend

- Site Boundary
- NLWA Land
- LBB Land

Note - The NLWA land includes the area under Pegasus Way road bridge, but not the road bridge.

A	20/05/11	ISSUED FOR PLANNING APPROVAL
Issue	Date	

ARUP

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Client

North London Waste Authority

Job Title

Pinkham Way

Scale Bar



Drawing Title

Plan 04

Site Ownership Plan

Scale of A3 1/2000 @A3 1/1000 @A1

Description Architecture

Drawing Status

For Planning

Job No

124572-62

Drawing No

Plan 04

Issue

A