

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 Ordinance 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:	Richard Serra
Company/Organisation: (if applicable)	Savills UK Ltd on behalf of Tottenham Hotspur Football & Athletic Company Ltd
Address: (incl. postcode)	
Telephone:	
Email:	
2. DETAILS OF SITE OR BUILDING	
Address: (incl. postcode)	500 White Hart Lane, Tottenham, N17 7NA
Grid reference: (if known)	
Site Area: (in hectares)	0.91ha
Current use(s):	Part timber merchant/part vacant.
Relevant planning history: (include application reference number if known)	Relevant permissions for the purposes of this return: HGY/2009/2140 HGY/2010/1189 HGY/2013/0688



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3. PROPOSED FUTURE USES

PROPOSED USE	FURTHER INFORMATION/SPECIFICATION
Residential (C1, 2 & 3)	Approximately 50-100 homes ¹
Office, Research & Development, Light Industrial (B1)	Extant planning permission for 2,261m ² of light industrial floorspace (B1).
General Industrial (B2)	Impending application to widen permitted uses within building to include general industrial (B2).
Warehousing (B8)	The site would be appropriate for warehousing uses.
Retail (A1, 2, 3, 4 & 5) Please specify	Subject to satisfaction of the relevant planning tests, the site would be suitable for retail uses.
Community Facilities (D1 & 2) Please specify	N/A
Gypsy/Travellers Site	N/A
Waste Facilities	N/A
Other – please specify	N/A

4. SITE OWNERSHIP DETAILS

Are you the freehold owner of the site/building?	YES
If yes, do you own the whole site?	YES
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)?	N/A
If yes, is the owner aware of your proposals?	N/A

¹Based upon medium PTAL accessibility, an urban setting and mid-range density of 100dph across either the rear part (0.52ha) or entire site (0.91ha).



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5. MARKET INTEREST		Comments		
Site is owned by a developer	Yes: The site was originally purchased to facilitate the relocation of Archway Sheet Metal Works Ltd from their existing premises at Paxton Road (part of the Northumberland Development Project). Although planning permissions were obtained in pursuance of that objective, the site is now readily available as a development site for a wide range of uses.			
Site is under option to a developer	NO.			
Site is being marketed	NO.			
Enquiries have been received	NO.			
None of the above				
Not Known				
6. UTILITIES		Yes	No	Unsure
Mains Water Supply	X			
Mains Sewerage	X			
Electrical Supply	X			
Gas Supply	X			
Access to Public Highway	X			
Landline telephone/Broadband	X			
Public rights of way		X		
Other		X		
If other, please specify:				



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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			X	
Restrictive covenants exist			X	
Current use needs to be relocated				X
Public rights of way cross or adjoin the site		X		
Contamination				X
Access constraints			X	
Trees and/or mature hedges on site or on the boundary			X	
Tree Protection Orders on site			X	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc			X	
Flood risk			X	
Pylons or overhead cables on the site			X	
Designated as Open Space			X	
Other				
<p>If other, please specify: The site is well suited for employment and/or residential uses. It comprises a sustainable location where these uses would be compatible with the surrounding land uses. It is available immediately for redevelopment and there are few constraints associated with the site, as outlined above. Dealing with the potential constraints highlight above, a desk-top contamination study could be undertaken as part of any planning application to ensure that there are not any unacceptable constraints associated with contamination. Existing trees are not protected and of poor quality.</p>				
8. TIMESCALE FOR AVAILABILITY				
0 – 12 Months	The site is immediately available for development.			
1 – 5 Years				
5 – 10 Years				
10 – 15 Years				



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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 NPPF states at paragraph 22: *"Planning Policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."*

The site is located within the White Hart Lane Locally Significant Industrial Site (Formerly Defined Employment Area 17) in the adopted Proposals Map. The Council had proposed to amend the allocation of the site to relax the restrictions on the site by re-allocating the site as a 'Local Employment Area – Employment Location'. However, in assessing the soundness of the Local Plan (2013), the Inspector in his report confirmed the following:

Para 53 : *"...There is no robust or consistent analysis of each DEA, for example in relation to their context, content or function, nor a clear assessment as to why individual designations should be altered";* and

Para 59: *"The Site Allocation DPD would be a reasonable and potentially timely means by which all DEAs can be reviewed as necessary with the production of proportionate objective evidence linked, amongst other matters, to the Mayor's Industrial Land and Transport SPG."*

Taking account of the Inspector's report and the requirements of the NPPF, it would be appropriate to release this site from its employment designation and allocate this site for alternative uses.

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

☒ X

Signature _____

Date 10/05/13

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



