



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 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:	Mr Alan Nagle
Company/Organisation: (if applicable)	Parkstock Ltd
Address: (incl. postcode)	c/o CgMs Consulting 140 London Wall London EC2Y 5DN FAO: Tanya Jordan
Telephone:	
Email:	
2. DETAILS OF SITE OR BUILDING	
Address: (incl. postcode)	Site Part 1: 10 Stroud Green Road, London N4 2DF Site Part 2: 269 - 271 Seven Sisters Road, London N4 2DE Please see attached site location plan
Grid reference: (if known)	Site Part 1: Eastings 531420 Northings 186851 Site Part 2: Eastings 531480 Northings 186835
Site Area: (in hectares)	Site Part 1: 0.27 ha Site Part 2: 0.08 ha
Current use(s):	Site Part 1: Bowling Alley (c. 4,866 sq m GIA) Site Part 2: Supermarket (c. 646 sq m GIA)
Relevant planning history: (include application reference number if known)	Site Part 1: no relevant planning history Site Part 2: no relevant planning history



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3. PROPOSED FUTURE USES

PROPOSED USE	FURTHER INFORMATION/SPECIFICATION
Residential (C1, 2 & 3)	<p>Site Part 1: At this stage it is considered that the site could deliver in the region of 80 - 150 residential units. Hotel use (Class C1) is also considered appropriate in this location.</p> <p>Site Part 2: At this stage it is considered that the site could deliver in the region of 20 - 40 residential units. Hotel use (Class C1) is also considered appropriate in this location.</p>
Office, Research & Development, Light Industrial (B1)	No
General Industrial (B2)	No
Warehousing (B8)	No
Retail (A1, 2, 3, 4 & 5) Please specify	Site Part 1 and 2: It is proposed that both sites have the ability to provide active, retail ground floor uses.
Community Facilities (D1 & 2) Please specify	No
Gypsy/Travellers Site	No
Waste Facilities	No
Other – please specify	N/A

4. SITE OWNERSHIP DETAILS

Are you the freehold owner of the site/building?	<p>Site Part 1: Freehold owned by Parkstock Ltd</p> <p>Site Part 2: Freehold owned by Parkstock Ltd and rented to Lidl on an 8 year unexpired lease (until 2021)</p>
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

5. MARKET INTEREST

Comments

Site is owned by a developer	No
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Site is under option to a developer	No
Site is being marketed	No
Enquiries have been received	No
None of the above	Consideration has been given to the viability, deliverability and attractiveness of the site for redevelopment as part of a detailed development appraisal.
Not Known	N/A

6. UTILITIES	Yes	No	Unsure
Mains Water Supply	Yes		
Mains Sewerage	Yes		
Electrical Supply	Yes		
Gas Supply	Yes		
Access to Public Highway	Yes		
Landline telephone/Broadband	Yes		
Public rights of way	No		
Other	N/A		
If other, please specify:	N/A		

7. AVAILABILITY ISSUES/ SITE CONSTRAINTS	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		No	
Restrictive covenants exist		No	
Current use needs to be relocated		No	
Public rights of way cross or adjoin the site		No	
Contamination			Unknown at this stage
Access constraints		No	



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Trees and/or mature hedges on site or on the boundary	Yes		On the site boundary adjacent to Finsbury Park
Tree Protection Orders on site		No	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		No	
Flood risk		No	
Pylons or overhead cables on the site		No	
Designated as Open Space		No	
Other			

If other, please specify: N/A

8. TIMESCALE FOR AVAILABILITY

0 – 12 Months	Site Part 1: Available immediately following a grant of planning permission
1 – 5 Years	
5 – 10 Years	Site Part 2: Site could be available on expiry of Lidl lease in 2021, or potentially earlier if there is a financial rationale to procure a surrender.
10 – 15 Years	
Beyond 15 Years	

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

See comments above

5. OTHER RELEVANT INFORMATION

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

To date, two initial pre-application meetings have been held with the Council to discuss the principle of redevelopment at the site, the possible mix of uses and the potential to deliver a taller development..

In addition, it is understood that the site forms part of the emerging Finsbury Park Supplementary Planning Document (SPD) which is under preparation by Haringey, Islington and Hackney. To date, one meeting has been held with the boroughs and their design consultants (Allies + Morrison) to initially discuss



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development options at the site. It is understood that the draft SPD will be out to consultation from 10th June 2013 and Council officers have confirmed the need to align both the SPD and Site Allocations process. Parkstock Ltd will be actively engaging in the SPD consultation process.

It is considered that the site has the ability to deliver a significant residential-led mixed use and / or hotel development within this designated Area of Regeneration.

The possible quantum of residential delivery is noted above and overall the sites have the ability to provide phased developments which:

- Provide an appropriate high density development in close proximity to a major transport hub (PTAL 6);
- Create a visual connection between Finsbury Park and the transport hub whilst respecting the heritage setting of the Park;
- Provide a landmark development which signposts Finsbury Park as a centre for investment;
- Provide a new, high quality public realm with active ground floor uses.

Design feasibility work is on going and will be considered further in tandem with the draft SPD as it emerges in June 2013. It is considered at this stage that the site does have the ability to deliver taller buildings. Whilst acknowledging the need to provide a range of heights which respect site constraints (such as daylight / sunlight, neighbouring amenity, setting of Finsbury Park) it is anticipated that Site Part 1 has the ability to deliver 14 - 22 storeys and Site Part 2 has the ability to deliver 3 - 6 storeys.

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

✓

Signature CgMs Consulting

Date 10th May 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