



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:	Elspeth Clements				
Company/Organisation: (if applicable)	Highgate Neighbourhood Forum				
Address: (incl. postcode)					
Telephone:					
Email:					
2. DETAILS OF SITE OR BUILDING					
Address: (incl. postcode)	Land comprising the Highgate Garden Centre and the Harington Scheme (off Highgate High Street, N6 5JF); and the woodland/derelict nursery site and Townsend and Broadbent Yards (off Highgate High Street, N6 5JQ). See attached map showing relevant sites marked 5, 6, 7 and 8, and Broadbent Close. Please note Townsend Yard is not numbered on this map				
Grid reference: (if known)	TQ 8742 2860				
Site Area: (in hectares)	2.2 ha approx				
Current use(s):	Part Garden Centre; part horticultural training scheme for disabled youths; part derelict woodland/nursery; part mixed commercial development comprising office, warehousing and light industrial				
Relevant planning history: (include application reference number if known)	Reference number	Site Address	Applicant details	Agent details	Development
	APP/Y5420/A/11 / 2159120	Land at Southwood Nurseries, 1 Townsend Yard, Highgate N6 5JF	R & D Properties London Ltd		Demolitions and residential development. Appeal dismissed
	HGY/2010/1503,	As above	As above		As above.



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	1504				Applications refused
	Not known, March 2004	As above	Capital Gardens		Erection of 3 log cabins. Granted
	Not known, 2003	As above	As above		Freestanding directional sign at entrance to Townsend Yard. Refused
	Not known, 2003	As above	As above		Retrospective application for retention of two sheds. Granted.
	Not known, 1996	As above	As above		Renewal of consent for five temporary cabins used as offices, Refused
	Appeal against refusal of HGY/44618, 1993, ref. not known	As above	As above		Build café on site to replace shed demolished in 1991. Dismissed
	HGY/44618, 1993	As above	As above		As above, Refused.
	Appeal against non-determination of HGY/45419, 45420, 1993	As above	As above		Demolition and residential development. Dismissed
	HGY/45419, 45420, 1993	As above	As above		Not determined in time
	1991, ref. not known	As above	As above		Appeal against Enforcement notice in respect of 7 portacabins erected without permission. Fiver permitted to remain, for three years only.
	1975, ref. now known	Highgate Nurseries Site	Lapid Developments Ltd		Appeal against refusal of HGY/1975/004/5 for 5 housing units. Appeal dismissed.
	1967, refs. not	"Highgate	Central and	Covell	Residential



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	known	Bowl Land"	District Properties	Matthews	development. Referred to Minister 1969; refusal recommended
	As above	As above	Mercy Housing Society	Farrell & Grimshaw	104 houses and 4 flats. Referred as above and recommended for refusal.
	Not known	As above	Pearl Garages		Application to build road to make land developable Refused.
<p>The full and detailed planning history of the land can be found on your files, in the "Statement of the Objections of the Highgate Society to the Proposals relating to proposed demolitions and residential development at Southwood Nurseries, 1 Townsend Yard, Highgate, London N6 5JE", submitted by the Society in respect of Appeal APP/Y5420/A/11/2159120 against refusal of HGY/2010/1503, 1504.</p>					

3. PROPOSED FUTURE USES

PROPOSED USE	FURTHER INFORMATION/SPECIFICATION
Residential (C1, 2 & 3)	
Office, Research & Development, Light Industrial (B1)	
General Industrial (B2)	
Warehousing (B8)	
Retail (A1, 2, 3, 4 & 5) Please specify	
Community Facilities (D1 & 2) Please specify	<p>From views expressed at well-attended public meetings held by the Highgate Society in 2010, it is clear that there is a strong wish locally for sites 7 and 8 to revert to community use, in the event of the closure of the Garden Centre, the retention of which would be preferable; but there are indications that the intention of the present owners is to close it during the summer of 2013. There is also a strong local wish that the tenure of the Harington Scheme, a Horticultural Training Scheme for disabled youths which has an Agricultural Tenancy on sites 5 and 6, should be secured; and for the mature woodland which has grown up over the past 50 years on site 7 to be protected as public amenity. A range of uses for sites 7 and 8 have been suggested, including environmental and ecological research centre,</p>



	<p>open air theatre, and heritage centre for the Highgate area. However, more detailed proposals are premature until the intentions of the current owners are known.</p> <p>We further consider that Broadbent and Townsend Yards are under-utilised, unimaginatively managed and poorly designed, and should be considered together with the future of the Highgate Bowl, though a comprehensive approach which will make it both an integral element of the retail and business life of the High Street, and a development which will enhance the community use and appreciation of the Bowl Area through allowing the public to see into the green area of the Bowl instead of, as at present, cutting off the Bowl from the village; however, there are 16 business user on Broadbent Close which must be protected and accommodated in any changes.</p> <p>It should be noted that Broadbent Close and site 7 are under the same ownership.</p>
Gypsy/Travellers Site	-
Waste Facilities	-
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?	-
Are you a leaseholder of site/building?	-
If yes, do you lease the whole site?	-
<p>If the answer is no:</p> <p>Do you know who owns the site (whole or part)?</p>	<p>Townsend yard which is not marked on the plan is the main access point to the current Garden Centre (site 8). It is mainly made up of garages in multiple ownerships. It is shabby and run down and any scheme for this area should look at enhancing the Yard.</p> <p>Site 8 was owned by Capital Gardens; it is understood that it has now been sold by them, and there are unsubstantiated reports that it has been sold on again since. Our efforts to ascertain the current ownership have been unsuccessful.</p> <p>Site 7 and Broadbent Close are owned by Martin Developments Ltd., of Broadbent Close.</p> <p>Sites 5 and 6 are held by the Harington Scheme on an Agricultural Tenancy, thereby giving them some element of security. It is leased from the Camden and Islington Primary Healthcare Trust, with whom Harington are current discussing a more secure and long-term tenure.</p>
If yes, is the owner aware of your proposals?	Not directly, but we believe all owners are aware of local



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aspirations for the land.



5. MARKET INTEREST		Comments		
Site is owned by a developer	We believe that sites 7 and 8 are owned by development companies. See above for ownership of sites 5 and 6.			
Site is under option to a developer	Not known			
Site is being marketed	No sites on the open market, as far as we are aware. We understand informally that the owner of site 7 and Broadbent Close would be prepared to entertain offers for the properties.			
Enquiries have been received				
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	Yes			But very limited; the only feasible access is the narrow Townsend Yard. Broadbent Close is accessed directly from the High Street. Further right of access may exist through Duke's Head Yard, but details are not known.
Landline telephone/Broadband				x
Public rights of way				The public has long had unimpeded daytime working hours access to the Garden Centre Land (site 8), as a part of the business operation. It is our understanding that a public right of way exists from the lower (northern) end of Duke's Head Yard through to sites 5 and 6; however, this collapsed into area 7 many years ago. A dispute as to liability for its repair continues between the owner of site 7 and the owners of



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			the roadway, who we understand to be an offshore development company, and that no resolution has yet been reached.
Other			-
If other, please specify:			

7. AVAILABILITY ISSUES/ SITE CONSTRAINTS	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site	All sites		
Restrictive covenants exist			X
Current use needs to be relocated			No. It is proposed to close the garden centre area 8) this summer (2013). It is the hope that the tenants of areas 5 and 6, and those on Broadbent Close who wish, will remain.
Public rights of way cross or adjoin the site			See above, section 6
Contamination			X
Access constraints			Very poor (see question 6, above). The Harington Scheme (areas 5 and 6) has a right of access from Cholmeley Park along the southern sides of areas 2 and 3



Trees and/or mature hedges on site or on the boundary	Site 8 has several specimen trees. Site 7 is a mature self-seeded woodland nearly 5 years old. Sites 5 and 6 have a number of trees		
Tree Protection Orders on site			X
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc	The aggregate open land of the Highgate Bowl together constitutes a highly important element of the Ecological Corridor linking Hampstead Heath and Waterlow Park with Highgate and Queens Woods and the Parkland Walk. Residents adjoining area 7 (the woodland) report a variety of wildlife, and it is essential that any proposals for the future of the land must have strong provisions for protecting and enhancing this contribution, and for requiring adequate (i.e. season-long) ecological surveys.		
Flood risk		x	
Pylons or overhead cables on the site			x
Designated as Open Space			Despite its admitted importance as open land at a succession of planning decisions and appeals, the Highgate Bowl has no protection other than as a part of the Conservation Area. Haringey's 1999 policy SPG.3.5, giving specific protection to the Bowl, was discarded at the following UDP inquiry on the now demonstrably erroneous grounds that other existing policies afforded sufficient protection. An application for Metropolitan open Land Status at the same UPD inquiry was refused for the same reason. We consider of



			the utmost urgency that SPG.3.5 is readopted to ensure the protection of this land, which is clearly important to Highgate in its current form for a variety of reasons, as described above, and which is clearly the majority wish of the Highgate Community.
Other			

If other, please specify:

8. TIMESCALE FOR AVAILABILITY

0 – 12 Months	
1 – 5 Years	
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

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

Inability to ascertain ownership of area 8; unwillingness of owner of area 7 to negotiate while there is any chance of area 8 being developed; and ongoing negotiations by the Harington Scheme (see above) on the tenure of areas 5 and 6.

5. OTHER RELEVANT INFORMATION

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

This site is being submitted by Highgate Neighbourhood Forum having been identified as having potential for future development. It is intended to incorporate this site within the Neighbourhood Plan.

The land has been in Agricultural use for centuries. Over the past 50 years, a large number of planning applications(as described above) for redevelopment as housing and other uses have consistently been refused by Haringey and dismissed at Appeal, citing the critical value of the open land to Highgate as an important element of its historical past and if its character as a hilltop village. In the early 2000s, an application for a terrace of four-storey houses at the north-east side of Broadbent Close (ref. no. not known) was refused for similar reasons, and permission was granted for a low-scale office and workshop development in its north-west sector (ref. not known). The out-of-scale building at 16-24 Highgate High Street, forming the entrance to Broadbent Yard, was granted permission in the 1950s, before Highgate received Conservation Area status. No applications have been received on site 7 in recent decades, the owner seemingly content to await the outcome of planning applications on site 8, since access to site 7 is very poor other than through site 8.



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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.

Signature

Date 13.15.13

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

