



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)	Highgate Underground/Overground station. Archway Road London N6 4JD
Grid reference: (if known)	TQ 88152860
Site Area: (in hectares)	1.4ha approx
Current use(s):	Underground at lower level, residential unit at upper level in old station master's house and overground unused.
Relevant planning history: (include application reference number if known)	<p>Highgate Overground Station is locally listed. It was originally constructed to serve the line to Edgware and running from there to Finsbury Park with a branch line to Alexandra Palace. It opened as a single-track line on 22 August 1867</p> <p>The station was designed by Charles Holden but was not completed because of the war although NLER trains continued to serve the High Level station, with services to East Finchley continuing until 2 March 1941.[4] After that date LNER trains operated between Finsbury Park</p>



	<p>and Alexandra Palace only. British Railways (the successor to the LNER) ended services between Finsbury Park and Alexandra Palace permanently on 3 July 1954. [</p> <p>The surrounding area is heavily wooded and is an important area for wild life. It is designated as a Site of Metropolitan Importance in Nature Conservation.</p> <p>Under SPG 4.1 1995, the Archway Road Plan. This site was identified as sites AR14 and 15. The uses given were as a study centre for the parkland walk and use of the station as an LUL training centre.</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	
Gypsy/Travellers Site	
Waste Facilities	
Other – please specify	<p>Possible uses currently under investigation by the Neighbourhood Forum include:</p> <p>Exhibition space for Capital Ring, or other</p> <p>Wildlife educational centre</p> <p>Cycle stands</p> <p>Café</p> <p>Business support centre</p> <p>Museum</p> <p>Market on vehicle ramp/car park or on Overground station platform</p>



Haringey Council

4. SITE OWNERSHIP DETAILS

Are you the freehold owner of the site/building?	NO
If yes, do you own the whole site?	NO
Are you a leaseholder of site/building?	NO
If yes, do you lease the whole site?	NO
If the answer is no: Do you know who owns the site (whole or part)?	TfL own the site through their Property Management section. The ramp and car park are leased to NCL
If yes, is the owner aware of your proposals?	The Forum is in contact with TfL regarding proposals for this site



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				
Not Known	√			
6. UTILITIES		Yes	No	Unsure
Mains Water Supply				√
Mains Sewerage				√
Electrical Supply				√
Gas Supply				√
Access to Public Highway				√
Landline telephone/Broadband				√
Public rights of way				√
Other				
If other, please specify:				



Haringey Council

7. AVAILABILITY ISSUES/ SITE CONSTRAINTS		Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site				√
Restrictive covenants exist				√
Current use needs to be relocated			√	
Public rights of way cross or adjoin the site				√
Contamination				√
Access constraints	√			
Trees and/or mature hedges on site or on the boundary	√			
Tree Protection Orders on site				√
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc	√			
Flood risk		√		
Pylons or overhead cables on the site		√		
Designated as Open Space				√
Other				
<p>If other, please specify:</p> <p>On flood risk, the site lies over the Cholemley Brook and any extensive basement use could result in disruption to the ground water with implications elsewhere.</p>				
8. TIMESCALE FOR AVAILABILITY				
0 – 12 Months				
1 – 5 Years				



Haringey Council

5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

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

Site currently unused but any programme is dependent on negotiations with TfL

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.

Although the future usage of the derelict Overground forms the key to this development, it is felt that a strategic overview of the whole area could be beneficial.

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



Haringey Council

Email: ldf@haringey.gov.uk