

21 June 2010

Planning Policy
Freepost LON 11863
London Borough of Haringey
639 High Road
Tottenham
N17 8BD

Dear Sir / Madam

Haringey Core Strategy Proposed Submission May 2010

King Sturge act on behalf of Murphy Ltd, the owners of Ashley House, Ashley Road in Tottenham are instructed to submit representations in response to the Core Strategy Proposed Submission.

Background

Murphy Ltd operates a civil, electrical and utility services business from a depot in close proximity to the Tottenham Hale rail, tube and bus interchange. The depot occupies 1.795 acres and comprises a two storey flat roofed office block with a net internal area of 9,638 ft² built in 1985, together with an industrial terrace providing workshops, warehousing and ancillary offices of 15,655 ft². The property serves as the Company's London depot and Head Office.

A key benefit of the property is its proximity to the tube and rail interchange and Central London. The location gives Murphy Ltd easy accessibility to Central London projects by road and public transport. The site is fully utilised with additional accommodation leased nearby from CH Fabrics Ltd. The Head Office is responsible for around 1,000 UK employees with approximately 350 to 400 people employed directly from Tottenham Hale of which 50 are Head Office including supervisors who manage projects throughout the country. Many staff commute by public transport; a sustainable option; with proximity to a range of transport alternatives a key feature of the site.

Murphy Ltd is a small to medium enterprise that serves central London and beyond. The location provides good accessibility to Central London projects by road and public transport. The depot has a waste transfer licence and is used 24 hours a day providing an emergency response facility.

Murphy Ltd is extremely reluctant to relocate from their current site which is ideally located for their business requirements. Murphy has previously proactively engaged with the local planning authority in consideration of plans and proposals for the regeneration of the Tottenham Hale area in order to protect and enhance its commercial operation, workforce and employment. The following sections are considered to be the most pertinent issues to Murphy Ltd within the Core Strategy Proposed Submission.

Chapter 05: Economic Vitality and Prosperity Shared by All

The London Plan (consolidation with alterations February 2008) identifies Tottenham Hale in Annex 2 Table A2.2 as a Strategic Industrial Location (SILs) being an Industrial Business

Park. Policy 3B.4 - Industrial Locations – advise that Boroughs should identify SILs in DPDs and develop local policies and criteria to manage Locally Significant and other, smaller industrial sites outside the SILs.

The Mayor's Supplementary Planning Guidance (SPG) on Industrial Capacity emphasises the importance of identifying and protecting high quality employment sites in appropriate locations to meet the needs of general business, industry and warehousing. The SPG was prepared in order to deal with a long-term reduction in demand for industrial land across London. The SPG placed Haringey in the 'Limited Transfer' category which the Core Strategy in Paragraph 5.1.9 means safeguarding the best quality sites and managing the rest to reduce vacancy rates where possible.

Murphy endorses the approach in the Core strategy of Policy SP8 – Employment which advises that the Council will safeguard the following sites as Strategic Industrial Locations (SIL) as identified in the London Plan:

- Tottenham Hale; and
- Part of Central Leaside.

Policy SP8 also seeks to 'support small and medium sized businesses that need employment land and space'. This is similarly supported.

Paragraph 5.1.26 of the Core Strategy outlines 'the release of surplus industrial land to other uses will need to be rigorously managed, particularly in areas that can accommodate this release'. This includes Opportunity Areas to the east including Tottenham Hale. 'Small and medium sized enterprises are important elements in the sub-regional economy and they need to be fully supported'. This commentary is also support.

Both the London Plan and the Policy SP8 within the Core Strategy seek to preserve and protect SIL. London Plan Paragraph 3.156 states 'in line with the other policies in this plan, surplus industrial land should be used for appropriately located other activities. As far as possible the choice of land for release should take account of relative environmental quality so that new uses do not compromise nearby industrial operations and vice versa'. This approach is supported and the intent for new uses not to compromise existing operations should be reflected in the Core Strategy.

Chapter 3: People at the Heart of Change in Haringey - Tottenham Hale Opportunity Area

The Core Strategy Policy SP1 - Managing Growth outlines that 'The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet or exceed Haringey's target of 6,800 homes from 2011 – 2026 (680 units per annum).

The Council will promote development in the following Growth Areas:

- Haringey Heartlands; and
- Tottenham Hale.

As outlined above Murphy Ltd is extremely reluctant to relocate from its current site which is ideally located for its business requirements. There is strong policy support within the Core Strategy and London Plan for preserving high quality sites within the SIL. However the Murphy site is also within the Opportunity Area where surplus industrial land will potentially come forward for a range of uses that may have the potential to undermine the historic use of this Strategic Industrial Location and jeopardise the ongoing operations in the vicinity. Murphy are concerned that the gradual change of the area and introduction of residential uses could potentially give rise to complaints from future residents who are located in close proximity to site and the 24 hour use.

Notwithstanding recognition that under Paragraph 3.1.10 of the Core Strategy the Council's aspirations for the area include:

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- Integration of new and existing communities. Clear and explicit links must be made between new opportunities in Tottenham and the existing community, to ensure regeneration benefits include local people.

The issues arising from the redevelopment and regeneration of Opportunity Areas and the potential displacement of local communities including small medium enterprises from affordable and well located premises are not unique to Tottenham Hale.

Murphy Ltd recognises the difficulties in reconciling an acknowledged need for regeneration in the Tottenham Hale area with a need – as established in Central Government policy – to sustain important employment uses in sustainable locations. Whilst these dilemmas are difficult to address they are important and the Core Strategy should strive to provide clear guidance on implementation and the resolution of these conflicts.

Moving Forward

Murphy Ltd is content with its current site and would relocate extremely reluctantly. Relocation to an alternative site to assist in creating a cohesive and integrated approach to the Opportunity Area in the delivery of new jobs and homes as well as an enhanced public realm could only be considered if an acceptable alternative location can be found.

Assuming that a suitable alternative site can be found that meets the day to day requirements of Murphy Ltd and that the relocation would not result in substantial removal costs or loss of profits due to business interruption or incur other financial costs that are a direct and natural consequence of moving from the current site Murphy Ltd could consider relocation.

The Company does not wish to be unduly obstructive and frustrate new development as outlined in the Core Strategy, Tottenham Hale Urban Centre Masterplan SPD (Opportunity Area) and the Transforming Tottenham Hale consultation.

Paragraph 3.1.12 of the Core Strategy referring to Greater Ashley Road outlines that the next phase in the regeneration of Tottenham Hale will focus on the area around Ashley Road and Tottenham Hale Station. The Council aims to create a high-quality, unique place with up to 1,600 new homes, office, commercial and retail space, as well as new or replacement community facilities, improved open space, improved public transport facilities and improved pedestrian and cycle links.

In this regard there remain significant concerns in respect of deliverability and viability of the regeneration scheme that have previously been raised by Murphy and need to be resolved. Notwithstanding these concerns the broad intent of the wording in the Core Strategy is supported.

Conclusion

Murphy Ltd recognise the difficulties in reconciling an acknowledged need for regeneration in the area with a need – as established in Central Government policy – to sustain important employment uses in sustainable locations. However, the nature of its operations and strategic location relative to its work in London and beyond is of such significance as to require very careful consideration of the type and location of new development in order not to prejudice the continuation of its business.

It is respectfully requested that in this particular circumstance the Company's requests are reflected in appropriate policies of the Core Strategy in recognition of the services and employment opportunities it provides and provision made for the continuation of its operations in the Borough.

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I trust the foregoing response is clear but should you have any queries please do not hesitate to contact me.

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