

Haringey Council
Planning Policy
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ

Your Ref:
Our Ref: 13090A00

Submitted by e-mail to:
ldf@haringey.gov.uk

8th May 2013

Dear Sir/ Madam,

ROYAL MAIL GROUP LTD
HARINGEY SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT CALL FOR SITES (APRIL 2013)

We are instructed by Royal Mail Group Ltd (Royal Mail) to respond to Haringey Council in response to the draft *Haringey Site Allocations Development Plan Document 'Call for Sites'* (April 2013).

Background

Royal Mail, formerly Consignia plc, is the successor to the former statutory corporation, The Post Office. Although its management operates independently, Royal Mail is wholly owned by the Government through the Secretary of State for Business, Innovation and Skills. Its services are regulated by Ofcom. Its letters business, Royal Mail, is the operator of universal postal functions through the Royal Mail letterpost delivery and collections services, handling letters, postal packets and high value (registered) packets. Royal Mail Group also operates Parcelforce Worldwide, which is a parcels carrier. Post Office Limited (a "sister" company to Royal Mail) operates the national network of post offices and sub post offices.

The United Kingdom letter post business has been fully liberalised since the Postal Services Act 2000 and Royal Mail now operates in a highly competitive market place. As such, it effectively operates like any other business and is continually seeking to find ways to improve the efficiency of its business (e.g. increased automation) and respond to the changes in communications technology (e.g. email and internet). Put simply, the nature of the mail industry has, and continues to change and Royal Mail's real estate needs to respond accordingly.

Royal Mail Property

Whilst there are no current plans for Royal Mail's Delivery Offices in the Borough to be closed or relocated, we request the inclusion of the following freehold property, shown on the enclosed site plan, within the draft *Haringey Site Allocations DPD*:

- Muswell Hill Delivery Office/Crown Office, 420 Muswell Hill, London, N10 1DQ

A list of directors' names is open to inspection at the above address
DTZ Debenham Tie Leung Limited Registered in England No 2757768
Registered office 125 Old Broad Street London EC2N 2BQ



- Tottenham Delivery Office, 53 Moorefield Road, London, N17 6PT
- Wood Green Delivery Office, 1A Buckingham Road, London, N22 7TU
- Lower Edmonton Delivery Office, 48 Church Street, London, N9 9HE

Muswell Hill Delivery Office/Crown Office and Tottenham Delivery Office are surrounded by a mix of retail, employment and residential uses. Wood Green Delivery Office is located in an area characterised by residential uses. Lower Edmonton Delivery Office is located adjacent to a public house and is surrounded by residential uses.

The sites' redevelopment for residential use (potentially as part of mixed use schemes) may therefore be appropriate in this context, in accordance with the requirement of the National Planning Policy Framework for the development of sustainable communities.

It should be noted that the relocation/re-provision of Royal Mail and Post Office's operations is essential prior to redevelopment of the sites. This will ensure that their operations will not be prejudiced and that they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the *Postal Services Act 2000*.

Furthermore, in order for these sites to be brought forward for redevelopment, relocation will need to be viable for and commercially attractive to Royal Mail and the Post Office Limited.

The proceeds from the disposal of the sites will need to yield both sufficient value to fund the purchase and fit-out of new sites and the relocation of their operations thereto. There will also need to be a commercial attractiveness that would incentivise the business to relocate the operations. In addition, it would be essential that any new facilities are provided prior to the demolition of those existing, to ensure Royal Mail and the Post Office's continuity of service.

This approach accords with adopted Government guidance set out in the *National Planning Policy Statement (NPPF)* (March 2012) which advises that local planning authorities should help achieve economic growth by planning proactively to meet the development needs of business and support an economy fit for the 21st century. The *NPPF* also advises that local planning authorities should support existing business sectors, taking account of whether they are expanding or contracting. It also states that policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances (Paragraphs 20-21).

We trust that the enclosed site plans and response forms are acceptable and we would be grateful if you could acknowledge receipt of our letter and keep us informed of future stages of the draft *Site Allocations DPD* preparation.

Yours sincerely,

Claire Davies BA(Hons) MSc MRTPI
Assistant Consultant, Development Consulting, DTZ

cc	Tony Haines	Royal Mail Group
	Colin Galletly	Royal Mail Group
	David Poole	Royal Mail Group
	Bernadette Graham	Post Office Limited

Enc.