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Date 29 November 2010
Our ref 12382/HS/HF/
Your ref

Dear Ms McKenzie

Haringey: Core Strategy, Consultation on Regulation 27 Development Plan Document on Affordable Housing and Employment Land Designations

We write on behalf of our client SEGRO to submit representations in respect of the Core Strategy Regulation 27 Development Plan Document on Affordable Housing and Employment Land Designations.

Background

SEGRO is a commercial property investment and development company that has become Europe's leading provider of flexible business space and has been in existence for 90 years. Following their acquisition of Brixton plc, SEGRO now owns the Crusader Industrial Estate, Hermitage Road. The industrial estate comprises 16 units over an area of 3.9 acres. For further information on SEGRO can I please refer you to their website www.SEGRO.com.

Employment Land Designations

Further to our recent telephone conversations and subsequent email correspondence you will be aware that SEGRO is concerned about a number of inconsistencies in the Consultation document in respect of the employment land designations, and particularly to references relating to the Crusader Industrial Estate.

As previously discussed, whilst page 15 of the Consultation document includes the Crusader Industrial Estate in a list of Locally Significant Industrial Sites (LSIS), page 22 of the document (which is entitled 'Review of Haringey's Employment Land Designations') includes the Estate in a list of 'Local Strategic Industrial Locations' (LSILs). In an email response from you dated 25th



November it is suggested that reference to the Crusader Industrial Estate as a LSIS in Policy SP8 on p.15 of the document is an error and the site should in fact be designated as LSIL.

In addition, the table on page 24 of the Consultation document refers to the Crusader Industrial Estate as SIL. SIL is normally used as an acronym for Strategic Industrial Land, but we note that the site is not identified as SIL in the London Plan and not amongst the SIL sites listed on page 15 of the document. Furthermore, the table lists this as 'no change' from the existing type of DEA, which is incorrect.

SEGRO considers that the above points represent serious and misleading errors in the consultation document and it is imperative that these are clarified and corrected, and relevant stakeholders allowed the opportunity to comment, before the document progresses to Examination.

The Crusader Industrial Estate

Whilst the above points require clarification to allow SEGRO to comment effectively in response to the Consultation document, SEGRO sets out below its general comments in response to the document in respect of its land holding at the Crusader Industrial Estate.

The Crusader Industrial Estate is designated as a 'Defined Employment Area – Industrial Location', under Policy EMP2 in the 2006 UDP, whilst this designation seeks to protect the employment character of the site, specifically promoting B1(b), B1(c), B2 and B8 uses, it provides flexibility should the land or buildings no longer be suitable for business/industrial uses.

The protection of the site for industrial uses has been taken forward in the emerging Core Strategy. Whilst the designation of the site under Policy SP8 as LSIS (page 15) seeks to apply this protection where the sites '*continue to meet demand and the needs of modern industry and business,*' the designation of the site as LSIL on page 22 of the document affords it less flexibility. The Consultation document (p.22) indicates that whilst such sites are defined at local authority level they still carry the same level of protection as SIL.

Over recent years the Estate has suffered from high levels of vacancy, which has reached as high as 70%. Marketing of the site has generated little interest with feedback suggesting that the site and buildings are outdated and not well suited to modern occupiers. High vacancy rates have also exacerbated problems of crime and anti-social behaviour.

The increasing level of protection that it is proposed will be given to the Crusader Industrial Estate is a cause of concern to SEGRO, particularly given the fact that the site is sandwiched between two sites (Arena Business Centre and Omega Works) that are the subject of site specific proposals for mixed use development. SEGRO considers that the Crusader Industrial Estate has been overlooked in terms of its potential for mixed use/residential development. The predominately residential nature of the surrounding area and limitations regarding access arrangements for HGVs mean that the site is not particularly well suited to industrial development, and such factors will represent severe constraints to any future comprehensive redevelopment of the site for industrial uses.

In view of these factors SEGRO considers that, the Council should reconsider its position in respect of the Crusader Industrial Estate and its future potential for mixed use development.



Summary

SEGRO requests that the Council clarifies the position in respect of the employment designation for the Crusader Industrial Estate and that any errors in the document are corrected before the document is submitted for Examination.

SEGRO is concerned about any strengthening of the protection afforded to the Crusader Industrial Estate as industrial land. High levels of vacancy and a lack of demand for the units due to the outdated nature of the buildings and access arrangements mean that the Estate is rapidly becoming obsolete. Due to the predominately residential nature of the surrounding area and limitations regarding access arrangements for HGVs SEGRO considers that the site is better suited to alternative uses, e.g. mixed/residential uses.

SEGRO is keen to discuss a range of options for the redevelopment of the site with the Council and would welcome a meeting with officers. In the meantime, a completed response form that provides further details relating to the site is attached and SEGRO will be happy to provide any further information that may be helpful.

Yours sincerely

Helen Farrow

Associate Director

Copy



PART 1

1. YOUR DETAILS

Name	HELEN FARROW
Company/Organisation (if applicable)	NATHANIEL LICHFIELD AND PARTNERS
Address (incl postcode)	14 REGENT'S WHARF ALL SAINTS STREET LONDON N1 9RL
Telephone	020 7837 4477
Email	hfarrow@nlpplanning.com

2. DETAILS OF SITE OR BUILDING

Address (incl postcode)	CRUSADER INDUSTRIAL ESTATE HERMITAGE ROAD HARINGEY LONDON N4 1LZ
Grid reference (if known)	TQ32351 88149
Site Area (in hectares)	3.9 ACRES
Current use(s)	GENERAL INDUSTRIAL USE. SITE COMPRISES 16 UNITS RANGING FROM 3,000 TO 16,000 SQFT, PLUS HARDSTANDING YARD AND AREAS. CURRENTLY APPROXIMATELY 70% VACANT.
Relevant planning history (with application reference number if known)	RELEVANT PLANNING RECORDS: 1. "DEMOLITION OF ONE EXISTING WAREHOUSE UNIT AND ERECTION OF ONE NEW LIGHT INDUSTRIAL UNIT AND ONE WAREHOUSE UNIT (UNIT 13)" - GRANTED ON 18 OCTOBER 1985 (REF OLD/1985/0484)

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	
Sports Facilities/Leisure	
Gypsy/Travellers Site	
Open Space	
Waste Facilities	
Other – please specify	RESIDENTIAL (C3) AND MIXED USE DEVELOPMENT

4. SITE OWNERSHIP DETAILS

Are you the freehold owner of the site/building? YES/~~NO~~

If yes, do you own the whole site? YES/~~NO~~

Are you a leaseholder of site/building? N/A YES/NO

If yes, do you lease the whole site? N/A YES/NO

If the answer is no -

Do you know who owns the site (whole or part)? N/A YES/NO

If yes, is the owner aware of your proposals? N/A YES/NO

PART TWO

Please answer as many questions as you can on this part of the form, to enable us to assess the sites more effectively.

5. MARKET INTEREST

	Comments
Site is owned by a developer	OWNED BY SEGRO, A COMMERCIAL PROPERTY INVESTMENT AND DEVELOPMENT COMPANY.
Site is under option to a developer	N/A
Site is being marketed	EXTENSIVE MARKETING CAMPAIGN UNDERTAKEN.
Enquiries have been received	LIMITED RESPONSE WITH MAJORITY OF RESPONDENTS PREFERRING MODERN ESTATES WITH BETTER ACCESS.
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	✓		
Other			

If other, please specify:

7. AVAILABILITY ISSUES

	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			SEE BELOW
Physical constraints (topography, trees, etc)		✓	
Public rights of way cross or adjoin the site		✓	
Contamination			✓
Access constraints		✓	
Other			

If other, please specify:

UNITS 1, 7, 8, 9 AND 11 VACANT AND AVAILABLE NOW.
REMAINDER WILL BE AVAILABLE SHORTLY.
THE ESTATE SUFFERS FROM HISTORIC HIGH VACANCY RATES AND EXTENSIVE
MARKETING CAMPAIGNS HAVE DEMONSTRATED A LACK OF OCCUPIER INTEREST
AS THE UNITS AND ACCESS TO THE SITE ARE NOT WELL SUITED TO THE
REQUIREMENTS OF MODERN INDUSTRIAL OCCUPIERS. THE ONLY RECENT
INTEREST THAT SEGRO HAS RECEIVED IN RESPECT OF THESE UNITS IS FOR VERY
SHORT TERM LETS.

8. TIMESCALE FOR AVAILABILITY

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

SEE ABOVE

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

SIGNIFICANT PROPORTION OF UNITS VACANT NOW, REMAINDER LIKELY TO FOLLOW
WITHIN NEXT 12 MONTHS.

9. OTHER RELEVANT INFORMATION

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

SEE COVERING LETTER

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

