



Date: 7 March 2014

Our Ref: Response to the London Borough of Haringey's
Site Allocations Development Plan Document

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

Consents Team

10th Floor Windsor House
42-50 Victoria Street
London
SW1H 0TL

Phone: 020 3054 0207
Email: laurastritch@tfl.gov.uk

Dear Sir/Madam,

RE: Haringey's Site Allocations Development Plan Document (DPD), January 2014

The following comments represent the views of officers in Transport for London Commercial Development Property Team (TfL Property) in its capacity as a significant landowner only and does not form part of the TfL corporate response. This Representation should not be taken to represent an indication of any subsequent Mayoral decision in relation to the emerging policy document. Our colleagues in Borough Planning will provide a separate response regarding TfL wide operational and land use planning/transport policy matters.

Overall TfL Property welcomes the development principles associated with TfL land on site TH2 'Over Station Development at Tottenham Hale/Tottenham Hale Station Interchange' of the DPD, a copy of our landownership is enclosed in the letter. It is recognised that development at this site would be part of a wider development package in the Tottenham Hale area.

Building Heights

TfL Property supports the DPD's aspirations to encompass a tall and high density development in this location. The DPD states that building heights are envisaged to be between 8 and 10 storeys at high points and otherwise a minimum of 6 storeys. However, floor to ceiling heights will vary depending on the development and these are likely to be higher for a retail and office development than a solely residential scheme. Building heights of 11-12 storeys are considered more realistic for a mixed use scheme in this instance.

As such, to ensure that the DPD is flexible and does not unduly constrain development through enforcing prescriptive heights, it is recommended that one of the following amendments is made to the document:

- revise the current height parameters associated with site TH2 and amend the text regarding building heights to 11-12 storeys at high points; or
- amend the text to say that this reflects a mixed use development where floor to ceiling heights may vary.

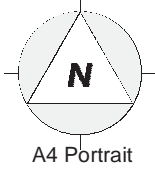
TfL Property has fostered a very good relationship with the Borough and is keen to assist in bringing this site forward for development. Should you have any queries please do not hesitate to call 020 3054 0207.

Yours Sincerely

Laura Stritch
Property Consents Advisor
Consents Team

Cc:
Ruth Cunningham, Principal Consents Advisor, TfL
John Peacock, Property Development Manager, TfL

Encl: Site Location Plan



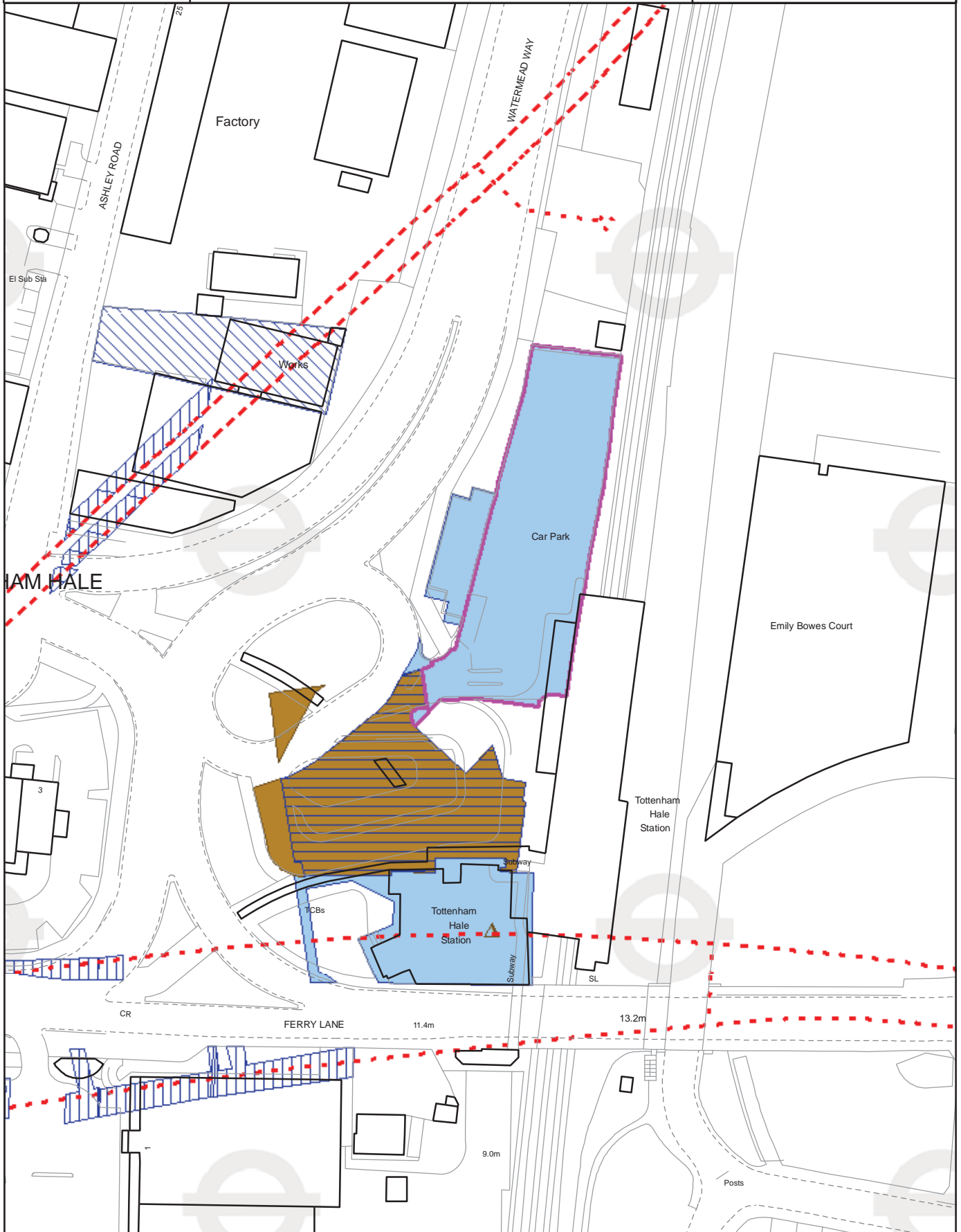
Location Plan

Date: 11/03/2014




























User: Laura Stritch

Company: TfL/Surface Transport

Scale: 1/1250 at A4



Property Asset Register (PAR) Legend

	DLR Stratum		LBSL Running Rights		LRS Licence
	DLR Licence		LBSL Agreement for Lease		LRS Leasehold
	DLR Leasehold		LBSL Incomplete Documents		LRS Freehold
	DLR Freehold		LBSL Informal Agreement		
			LBSL Internal Licence		GLA Leasehold
	MPA Licence		LBSL Licence		GLA Freehold
	MPA Leasehold		LBSL Leasehold		
	MPA Freehold		LBSL Freehold		TCR Parcels
					Crossrail LOD
	LFEPA Rights		RFL Run Rights Alignment		Crossrail LLAU
	LFEPA Leasehold		RFL Running Rights		Crossrail Safeguarding
	LFEPA Freehold		RFL Stratum		
			RFL Agreement for Lease		Registered Land
	LUL Paliamentary		RFL Incomplete Documents		LU Tunnels
	LUL Running Rights		RFL Informal Agreement		DLR Tunnels
	LUL Stratum		RFL Internal Licence		Sold Lease
	LUL Agreement for Lease		RFL Licence		Rights General
	LUL Incomplete Documents		RFL Leasehold		Option to Acquire
	LUL Informal Agreement		RFL Freehold		
	LUL Internal Licence				
	LUL Licence		TFL Stratum		
	LUL Leasehold		TFL Agreement for Lease		
	LUL Freehold		TFL Incomplete Documents		
			TFL Informal Agreement		
	TFL Road Network		TFL Internal Licence		
			TFL Licence		
			TFL Vested Leasehold		
			TFL Leasehold		
			TFL Vested Freehold		
			TFL Freehold		

TFL - Transport for London
 LUL - London Underground Ltd
 DLR - Docklands Light Railway
 LRS - London River Services
 LBSL - London Buses Services Ltd
 RFL - Rail for London Ltd
 MPA - Metropolitan Police Authority
 LFEPA - London Fire & Emergency
 Planning Authority
 GLA - Greater London Authority