

London Borough of Haringey  
Planning Policy Team  
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22 March 2016

Dear Sir/Madam

**Tottenham Area Action Plan: Pre-Submission Consultation  
Comment on the Availability of Site BG4 made on behalf of the site owner**

We act on behalf of the Royal Mail Group (RMG), the owner of the Delivery Office forming part of the above site. Our client notes that site BG4 is identified for a mixed residential and employment development after 2020 to provide some 48 dwellings and some 370 sq m of commercial floorspace.

Our client has reviewed their property portfolio and wishes to advise your Council that this facility is deemed essential to the ongoing operations of RMG in North London and will not be available for redevelopment until after the end of the plan period at the earliest. The identified development incorporating this site will therefore not be deliverable within the timeframe of the emerging local plan, including the Tottenham Area Action Plan.

We appreciate that this lack of availability will impact on the 'soundness' of the plan as it will not be justified or effective and so are instructed to draw this position to your attention notwithstanding the consultation period has closed.

We would be grateful for your acknowledgement of receipt of this letter and for your confirmation that the Delivery Office will be excluded from the site allocations at the next plan stage. Such confirmation will help assure employees located at the facility that their jobs are not in danger.

Should you require any further information please do not hesitate to contact Adam Pyrke of this office.

Yours faithfully



**Adam Pyrke**  
**Director**  
**Cushman and Wakefield**

**Cc** Tony Haines and Holly Trotman – Royal Mail Group