



Local Plan Consultation
Planning Policy
Haringey Council
River Park House
225 High Road
Wood Green
N22 8HQ

24 April 2017

By email only
localplan@haringey.gov.uk
let.005.PD.24560001

Dear Sir/Madam

**LONDON BOROUGH OF HARINGEY – WOOD GREEN AREA ACTION
PLAN PREFERRED OPTIONS CONSULTATION**

We write on behalf of our client, Sainsbury's Supermarkets Ltd, in respect of the current Preferred Options consultation stage of the Wood Green Area Action Plan (WGAAP).

As you may be aware, Sainsbury's currently operates a supermarket at 54-58 High Road, which is included within the WGAAP area. As such, it is eager to be involved in the process of creating new policies for the area and, specifically, Site Allocation WG SA 13 given that this includes the Sainsbury's store site as part of the wider site known as 16-54 Wood Green High Road.

Site WG SA 13: 16-54 Wood Green High Road

The preferred option for 16-54 Wood Green High Road is to provide a mixed-use redevelopment with town centre uses at ground floor and first floor levels with commercial and residential uses above. The 'site requirements' section of the allocation identifies that the retail floorspace should be aimed at national comparison retailers.

While Sainsbury's is happy to explore options to contribute to the redevelopment of the wider site allocation, and in line with our March 2016 representations to the Site Allocations Regulation 19 consultation, we are concerned in respect of the current wording of the policy, specifically that it provides no security that any development scheme would re-provide a foodstore or convenience floorspace on the site. Conversely, it focuses on the need for the site to provide comparison retailers.

The Sainsbury's store at 54 Wood Green High Street is a key anchor store for the central and southern parts of the Wood Green Metropolitan Centre having opened in 2003. Given this, we consider that it is important that the retention of a key convenience facility for the local community is allowed for through emerging policy. Sainsbury's is clear in its wish to retain, and continue to operate, its store at 54-58 High Road.

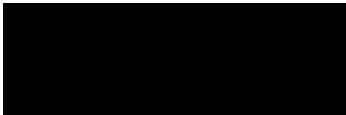


As such, we consider that the allocation, through the key requirements section, must be amended to allow for the suitable re-provision of the existing supermarket on the site. Preferably, given the importance of a convenience retail store at this location, the policy should allow for the continuous operation of a store.

Importantly, and in the interests of Council aspirations for the area, this addition would still allow for redevelopment of the wider site to come forward, thus ensuring the integrity and deliverability of the allocation.

We trust that the above will be considered appropriately before the document is progressed to the next consultation stage. In the meantime, please let us know if you have any queries or would like to discuss any of the above in further detail.

Yours sincerely



Peter Dowling

cc: Mr A Cundale, Sainsbury's Supermarkets Ltd