

COUNCIL STATEMENT

Seven Sisters/West Green Rd

SS1

12. The aim of this policy is to ensure that the town centre retains its vitality and viability by reinforcing its historic character and providing active ground floor uses around a significant transport node in north London. Internal alterations cannot always be controlled but external alterations can; that may limit internal alterations where this impacts on heritage conservations.
13. On sites in multiple ownership it is considered that the requirement to produce a masterplan identifying how each ownership remains deliverable is the fairest method to ensure each interest is protected. As such anybody seeking planning consent on a site allocation with this site requirement will be required to draw up a masterplan showing how the rest of the site can be delivered, in the context of the development proposed. The Council will adjudicate in the first instance (although neighbouring landowners have the opportunity to object to a planning application), with subsequent masterplans having the potential to build upon the existing consented schemes. As such the masterplan process is used as a safeguard on the delivery of the overall site and is reasonable.
14. This site has been assessed as part of the employment viability assessment, which identified that the site would not be viable as a commercial scheme alone. As such some of the value from a higher (residential) use will be required to be released to provide new employment floorspace, and make the scheme acceptable in planning terms.

As the site has a high PTAL, it is considered that it is appropriate that higher density uses than those which currently occupy the site are encouraged to come forward. As part of a borough-wide approach to growing the local economy, in addition to the new employment floorspace on this site, which may meet the needs of some existing businesses on the site, lower density uses (generally found towards the rear of the site will be encouraged to relocate on the councils' reservoir of safeguarded industrial land. The Council has an economic development team to support relocations of this kind.

15. This site was identified as being potentially suitable for the site of a tall building marking the centre of Seven Sisters town centre and tube station. This is consistent with the Council's Urban Characterisation Study, and Tall Buildings Location Validation Study. Subsequently, a tall building has been granted planning consent on this site.

Tottenham Green and Bruce Grove

16. In TG2 the policy is clear that the redevelopment of the existing use will only be permitted once a new home for the existing use has been secured. It is anticipated that the existing use will remain on the site, or have an alternative venue, so long as it is viable.
- In the case of BG2, it is observed that there is currently a viable builder's merchant located next door to a London Zone 3 rail station. This is not the most suitable use for this high PTAL location. The Council will support the relocation of the builder's merchant to create an opportunity for new mixed use development on this site.

North Tottenham

17. The policy is clear that the redevelopment of the existing use will only be permitted once a new home for the existing use has been secured. It is anticipated that the existing use will remain on the site, or have an alternative venue, so long as it is viable. When considering allocations, in particular those within growth areas, it is prudent to also include adjacent properties that have developable potential. While it is acknowledged that the landowner wishes to retain their current business on the site at present, it is considered that other sites within this allocation should be designed in such a way that would enable this site to come forward in the future. The existing use, while viable, does not represent the optimal use for a site in this location.
18. HGY/2015/3000 represents the most recent planning consent for the site in terms of capacity and land uses. We note that the extent of the boundary for the planning permission is not the same as the Site Allocation boundary.

Tottenham Hale

19. Tottenham Hale has been identified as having the potential to transition to become a District Centre in the London Plan (Table A2.2). The AAP policies, supported by delivery evidence from the District Centre Framework, defines the area and uses that will become a District Centre. It is difficult to envisage how the transformation of what is currently industrial land and a retail park into a mixed use neighbourhood, with improved opening times, new and improved amenities for local residents, and improved pedestrian routes will compromise the existing residential environment.
20. A retail impact assessment has been carried to understand the change in retail at Tottenham Hale, and in North Tottenham. This considered that there would not be a significant impact on any surrounding centres.
21. When considering the site-specific site requirements and development guidelines it is important to consider the other policies in the Local Plan that offer additional guidance on how sites should be designed to reflect their surroundings. Policies such as DM1, DM6, DM5, and DM2 will all need to be satisfied.

TH4

This site is currently a road-locked site, whereby redevelopment will contribute to the establishment of a new high quality public realm, and town centre uses. There represents an opportunity to create a new character for this part of the District Centre.

TH6

This site is proximate to Down Lane Park. Opportunities to enhance the park through increased accessibility and ensuring that uses will front onto the park to provide added security.

TH9

It is recognised in the site has a particularly sensitive interface with the Lea Valley Regional Park, which has green belt and Metropolitan SINC designations. The site requirements and development guidelines on this site identify these issues and seek to ensure that the design of the site is reflective of them.

TH10

This site clearly defines where limited development (to the south of Chestnut's Estate, and more comprehensive, and larger development (on the site of the former Wellbourne Centre) will be acceptable.

22. The aim of this policy is not to provide an opportunity for residential development. A non-conventional warehouse living product has established itself in the area, some of which has obtained certificates of lawfulness. The Council wish to retain the area in an employment use overall, with new firms benefitting from the amenity of the area the new community provide. The enabling of conventional residential uses on this site will generally not be acceptable, unless a case can be made that a higher value use is required to meet the requirements of policy DM39.

In line with NPPF paragraph 22 the Council has undertaken an updated Employment Land Study (2015). It recommends that TH11 should be safeguarded for employment generating uses and this has informed both the land-use designation and the site allocation. The LEA-RA designation helps give effect to SP8 in delivering the spatial strategy for the Borough, ensuring provision of employment floorspace to meet future requirements whilst providing sufficient flexibility for development to come forward.