

13 January 2017



Local Plan Team
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Sent via email.

Dear Sir,

HARINGEY LOCAL PLAN EXAMINATION: POST HEARING MODIFICATIONS CONSULTATION REPRESENTATIONS ON BEHALF OF SAFESTORE.

We submit these representations on behalf of our client Safestore. Early representations were submitted on behalf of Safestore by Bilfinger GVA to the Regulation 18 consultation in Feb-Mar 2015. Within these representations Safestore and their advisors requested to be kept informed and engaged in the policy process but it is disappointing that this has not been the case. Nonetheless, we do thank you for providing us with the opportunity to respond to the London Borough of Haringey's Local Plan Post Hearing Modifications Consultation.

Within the Regulation 18 consultation Safestore expressed concerns with the inclusion of "Capped Commercial Rents" within the site specific policy for Wood Green Cultural Quarter (East) (formerly draft Policy SA25, now draft Policy SA20). This was considered to be contrary to the London Plan (Para. 4.51) and brought into question the soundness of the emerging development plan documents.

Safestore supports the Inspectors conclusion in the Draft Matters and Issues for Examination document that "capped rents is not a helpful term" and subsequently acknowledges the proposed modification SAMod2 which replaces any reference to "capped rents" in the plan with, "affordable rent may be sought having regard to the viability of the scheme as a whole". However, we request one point of clarification on the amendment as it is our understanding that the modification proposed for "capped rents" also applies to "capped commercial rents". This was confirmed to be the case by telephone call to the LB Haringey Planning Policy team on 13th January 2017 but it would be helpful if this is confirmed in writing.

In light of the proposed modification we understand that the fifth bullet point of the Site Requirements of Policy SA20: Wood Green Cultural Quarter (East) (p.57 of the Site Allocations DPD) will now read:

- "~~Capped rent~~ Affordable rent may be sought having regard to the viability of the scheme as a whole in line with Policy DM38".

We trust that the above is of assistance in the preparation of the Haringey Local Plan. We would like to be kept up to date with progress and would welcome further opportunities to engage and look forward to

confirmation of receipt of these representations. Please feel free to contact me or my colleague, Julian Carter (0207 075 2816), of these offices if you have any queries or would like to discuss.

Yours faithfully

A black rectangular redaction box covering the signature of the sender.

Iain Buzza
Associate Director

cc. David Penniston, Safestore
Tim Sweetland, Safestore