

Planning Statement in support of:

Provision of an outdoor food and retail market (Sui Generis use) consisting of market stalls and outdoor seating areas for a temporary period of 3 years on land bounded by Suffield Road and High Road, Seven Sisters, N15 5BT

1.0 Introduction

- 1.1 This Planning Statement supports a planning application submitted by Transport for London (TfL) Transport Trading Limited Properties (TTLP) for the provision of an outdoor food and retail market (Sui Generis use) for a temporary period of 3 years on land bounded by Suffield Road and High Road.
- 1.2 TTLP is a dedicated commercial property company set up earlier in the year by TfL to deliver housing and jobs in high demand areas and provide an increased revenue stream, and also to manage our commercial estate and undertake other development projects. TTLP has superseded TfL Commercial Development.
- 1.3 The proposed outdoor market will be developed on land which sits to the rear of the former market building and adjacent to 247-9 High Road. The site runs to Suffield Road at the rear. The market building is currently closed pending redevelopment in line with LB Haringey Planning Policy (site Allocation SS5: Wards Corner). This application for a temporary outdoor market will strengthen the district centre and retail offer by re-establishing a very important market facility in the area for traders, their families and the wider community prior to the permanent development of Wards Corner.
- 1.4 In line with the borough's validation checklist the application consists of the following documents:
 - Planning Application Form (with signed certificate B)
 - CIL Form
 - Site location plan (1:1250)
 - Block Plan (1:500)
 - Existing and Proposed Plans (1:100)
 - Existing and proposed Elevations (1:100)
 - Existing and Proposed Sections (1:100)
 - Design, Access and Heritage Statement (including, servicing and deliveries plan and heritage statement)
 - Planning Statement
 - Market Management Plan
 - Acoustic Statement
 - Ventilation strategy
 - Fire Strategy

2.0 The Site and surrounding area

- 2.1 The application site consists of two separate, adjacent areas. The first is an area of vacant hard standing to the rear of the Wards corner market building which is bounded by Suffield Road to the West. This area of hard standing was previously used to service the market building and for car parking related to the market. The second is an area of brownfield land adjacent to 247-249 High Road. This area forms a gap in the terrace to the north of 247-249 after units 251-253 were demolished due to damage.

Image 1: Red Line Boundary of market site



- 2.2 The area surrounding the site is commercial / residential in character, consisting of a mixed of uses. The site has an important location within the Seven Sisters and West Green Road District Centre where buildings are mainly characterised by ground floor town centre uses such as retail with residential and commercial units on upper floors. Directly to the east and south of the site is High Road and Seven Sisters Road, which are key routes within the Seven Sisters and West Green Road District Centre.
- 2.3 To the north of the site is West Green Road which contains mainly ground floor retail units with some upper floors in residential and commercial use. Immediately to the west of the site is Suffield Road which has a mainly residential character with two storey terraced housing running on either side of the road. The terrace also contains the Seven Sisters Islamic Centre.

Image 2: View of Site from High Road

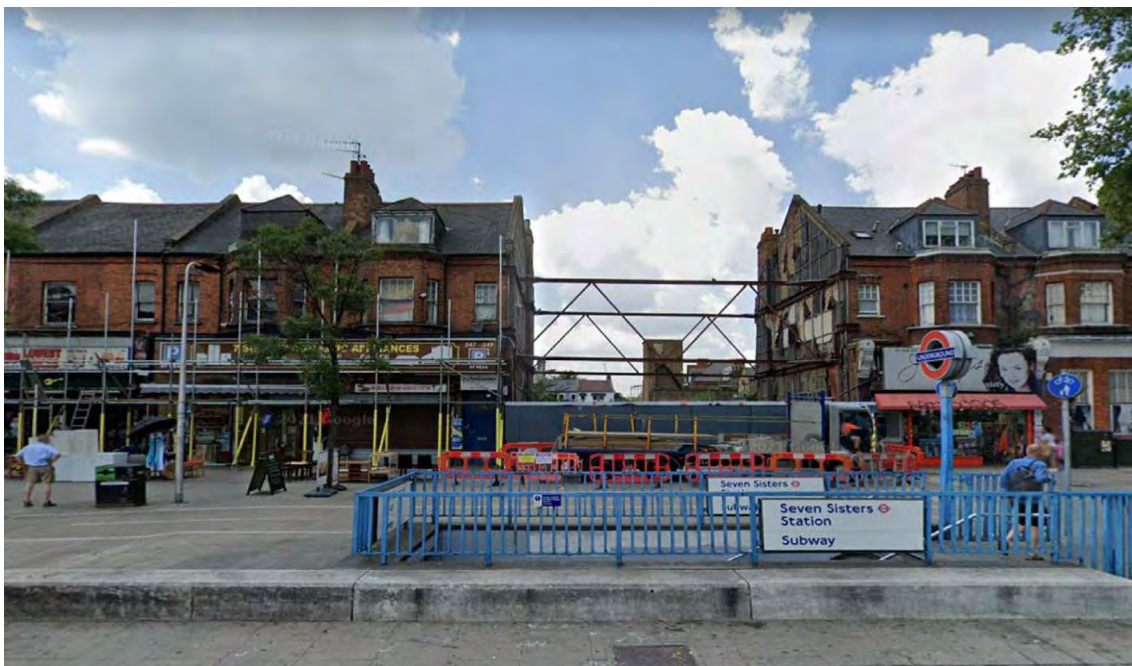


Image 3: View of Site from Suffield Road



- 2.4 The site's adjacency to residential uses on High Road, Suffield Road and West Green Road means that it is sensitive and resident's amenity should be taken into account in assessing the impacts of development. The upper floors of the 245 and 247-249 High Road are vacant, formerly in residential use (but currently unfit for habitation), and will remain vacant for the duration of the proposed use pending the redevelopment of the Wards Corner site in line with LB Haringey Local Plan policy. The upper floors of properties on West Green Road and the terraced properties on Suffield Road are occupied and in residential use. The proposed outdoor market has been designed to, as far as possible, minimise impacts to these residential properties. The Market Management Plan will also ensure that the market operates in a way that will mitigate impacts for local residents.
- 2.5 The application site also falls within the Tottenham Green Conservation Area. The proposed outdoor market ensures that the character and appearance of the conservation area is not harmed and aims to enhance the appearance of the area by filling the gap in the building line along High Road which resulted from the demolition of 251-253 High Road.

Image 4: Wider Site Context



- 2.6 The wider terrace site and land behind is included in site allocation SS5 within the Haringey Local Plan (2017) which identifies that the wider site should be developed as a “Mixed use development providing town centre uses at ground floor level, including a replacement market, with residential use above.”

3.0 Planning History

- 3.1 There are no specific planning decisions relating to either the area of hard standing to the rear of the market building and Suffield Road or for the former site of 251-253 High Road.
- 3.2 However, the two areas of land form part of the wider Wards Corner Planning site allocation which has a complex planning history. Many applications have been submitted for the wider redevelopment of the Wards Corner site. The key applications / decisions are listed below.

Application	Description	Decision
HGY/2019/2315	Restoration of the Wards Corner Department Store building for community uses (D2) with restaurant (A3) on the ground floor. Internal and external alterations at 229-249 to provide a refurbished market hall (A1) at ground and first floor levels, plus 642.8m2 of office space (B1) at second floor level. Associated works to remove the front canopy extensions at 231-243 and 247-249 High Road; replace existing shop fronts; install bay windows at first floor level; realign roof to rear elevation and to front elevation to form dormer windows at second floor level; and replace rear skylights with flush roof lights	Granted 2019. Permission not implemented.
HGY/2017/1551	Variation to the Section 106 associated with Planning permission reference HGY/2012/0915 to amend the terms of the obligations in relation to the replacement and temporary market, sustainability and to include an affordable housing review mechanism. (Details of application/2012/0915 are set out below)	Granted 2017
HGY/2017/0861	Certificate of lawfulness that the development authorised by planning permission reference number HGY/2012/0915 ('the Planning Permission') may lawfully be carried out as approved.	Certificate of Lawful Development Approved 2017 and confirms that HGY/2012/0915 planning permission has been implemented as drainage works were carried out in January 2017
HGY/2014/0575	Restoration of the existing market and corner building bringing 2150m2 of derelict space into A1, A2, A3 and B1 use, installation of bay windows to the front, dormer windows to the front and rear, reinstatement of chimneys, replacement of existing shop-fronts to the front of the market with new glazed facade, improvements to the public realm to the front of the market, new glazed rear doors added to the rear, new DDA compliant access to the first and second floor, reintroduction of internal light-wells from the first to ground floor and insulation of building to increase thermal efficiency.	Granted 2014. Implementation unknown.

HGY/2012/0921	Conservation area consent for demolition of existing buildings and erection of a mixed-use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements	Granted 2012. Permission fully Implemented
HGY/2012/0915	Demolition of existing buildings and erection of a mixed-use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements	Granted 2012. Permission fully implemented.
HGY/2008/0322	Conservation Area Consent for demolition of existing buildings and erection of mixed-use development comprising Class C3 residential and Class A1/A2/A3/A4 with access parking and associated landscaping and public realm improvements.	Permission Granted 2008
HGY/2008/0177	Erection of first floor rear extensions, alterations to rear elevation. Alterations to front elevation, including new bays at first floor level and dormer windows to front roof slope, installation of new shopfront, alterations to 3 storey corner block, internal alterations to create new shops/workshops/offices/cafe (A3) use on ground / first floors and creation of 8 x one bed flats at second floor.	Appeal APP/Y5420/A/10/212 8769/NWF against failure to determine the application not accepted by Planning Inspectorate as the appeal was made out of time.

3.3 The applications in the table above relate only to development on the wider Wards Corner site. More recently, TfL gained planning permission (HGY/2022/0280) for *“the amalgamation of ground floor units at 245 and 247-249 High Road into a single unit and use a retail market and community space (Classes E and F2) for a temporary period of 3 years; and associated external alterations including to the shopfronts”*. The proposed outdoor market would operate alongside this indoor market to form a wider temporary Wards Corner Market with shared servicing. Details are set out in the Management Plan submitted with this application. This temporary use would enhance the district centre by using vacant space to re-establish market use in the area and allow a number of market traders an opportunity to restart trading in advance of potentially more permanent arrangements within a comprehensive redevelopment scheme.

4.0 The Proposal

4.1 The proposal is for the provision of an outdoor market consisting of approximately 21 market stalls (modified shipping containers) and outdoor seating areas for customers for a temporary period of three years. The proposal aims to provide as many trading spaces as possible for market traders from the former Wards Corner indoor market to enable them to restart trading temporarily while future plans are made for the full redevelopment of the wider Wards Corner site. The proposed market will mainly consist of food and retail uses. The proposed opening hours are 7:00am – 9:00pm Monday to Thursday, 7:00am to 10:00pm on Friday and Saturday and 10:00am – 4:00pm on Sunday.

- 4.2 The main pedestrian access to the market is proposed from High Road with a secondary access from Suffield Road. The High Road access will aim to repair the gap in the building line which currently exists along High Road by providing two container retail units fronting High Road at ground floor level. A temporary façade treatment is proposed above the retail units which includes timber screen sign fixed to substructure above the retail units. A retractable full width canvas awning is also proposed to improve the appearance of the market and ensure it enhances the character of High Road. Details of this are shown in the Design, Access and Heritage Statement (DAHS).
- 4.3 Both stepped and ramped access to the market will be provided from High Road to ensure accessibility and compliance with DDA and Building Regulations approved document M. Galvanised steel security gates will also be provided to ensure security of the market.
- 4.4 Secondary access to the market is also provided from Suffield Road. This will also provide level access with galvanised steel security gates.
- 4.5 Servicing and deliveries will take place from the western access via Suffield Road. The servicing and deliveries strategy is set out in the DAHS.
- 4.6 In summary, the proposal comprises the following elements:
- 21 market containers (3 retail containers and 18 food/beverage containers).
 - outdoor seating areas.
 - Central pergola structure
 - New permeable flooring
 - an acoustic fence.
 - Static toilet block
 - Cycle Storage
 - Waste and recycling storage facilities
- 4.7 The proposed layout plan can be seen in the DAHS and submitted with the application.

The market containers

- 4.8 Two types of market containers are proposed.
- 4.9 Fronting High Road will be 2 modified shipping containers (4.5 m in length, 2.3 min height) with a bespoke retail fit-out including, insulation and internal WBP plywood lining, polyester powder coated, aluminium framed, double glazed, trickle vented, entrance doors and lockable roller shutter hatch. These will allow for all drainage, services connections and ventilation and will be lined with profiled galvanised PPG aluminium cladding to provide consistent finish. A third stall of this type will be provided directly behind the container fronting High Road to the East. These containers will be in Class E uses.
- 4.10 The area fronting High Road is considered the most appropriate location for retail units which will improve the attraction and vitality of the High Road. The two units at the front are proposed to be directly accessible from High Road. The third retail unit will also provide an important role of retail within the food market.
- 4.11 The market will also provide 18 modified shipping 'Menu-Box' containers (3 m in length and 2.4 m in height). These will be for food and drink sales and each container will have a bespoke catering/retail fit-out including insulation and internal WBP plywood lining and lockable roller shutter hatch. Appliances included within these units include 70 litre water heater, oven, griddle plate, salamander grill, single basket fryer, upright fridge, hot cupboard, extractor and galvanised

flue, small drinks fridge, lighting and electric insect control system. Further details of extraction and ventilation is set out in the ventilation strategy submitted with this application.

4.12 Image 5: Proposed food and beverage Modified Shipping Container Unit



4.13 Image 6: Proposed 4.5 Meter Modified Shipping Container Unit



Outdoor Seating courtyards

- 4.14 The outdoor seating courtyards will consist of permeable ground reinforcement flooring to provide a safe floor area of customers while enabling sustainable drainage. A number of FSC certified timber rectangular A-frame picnic tables with ground anchors will also be provided for customers use.

Central Pergola Structure

- 4.15 A central pergola structure will be provided adjacent to the market stalls to provide shelter for customers and staff. The pergola structure will be formed of timber post & beams with steel fixings. The roof sheets will be made of polycarbonate. Further details of this can be found in the DAHS Design and Access Statement.

Acoustic Fence

- 4.16 A steel acoustic fence will be placed on boundary walls to ensure that noise impacts on residential properties are mitigated. This will also ensure that neighbouring boundary walls are strengthened.

Toilet Block

- 4.17 A static metallic modular toilet block is proposed and will include 1 unisex accessible toilet, two male toilets and three female toilets.

4.18 **Image 7: Proposed Toilet Block**



Cycle Storage

- 4.19 Areas of cycle storage are proposed for staff and customers in compliance with London Plan standards.
- 4.20 A secure sheltered two-tier cycle storage system is proposed consisting of 5 long stay spaces for staff. The site also contains 22 Sheffield stands for customer use in close proximity to both the High Road and Suffield Road entrances/exits.

Waste and Recycling Storage Facilities

- 4.21 In line with Haringey Local Plan policy DM4 a bin store providing 10 eurobins of 1100 litres each will be provided to the east of the market. The servicing and deliveries strategy within the DAHS submitted with this application sets out how recycling and waste from the market will be sorted, stored and collected.

5.0 Community Engagement

- 5.1 Prior to the submission of this planning application, engagement with local stakeholders has been undertaken through a number of methods.
- 5.2 A series of meetings have been held with individual traders to understand their requirements. These meetings have enabled proposals to include all the facilities required for traders to successfully work in the temporary market.
- 5.3 A series of meetings with groups representing traders have also been held to inform the design and facilities provided within the outdoor market and understand what facilities are required by all traders. Specifically, for pre-application consultation we met with the Market Traders and Workers Union of Seven Sisters on the 16 December 2021 and The Seven Sisters Market Traders Association on the 14 December 2021 to present the proposals. These traders groups are believed to represent a majority of market traders. On 28 June 2022 plans were updated and shared with the traders' groups who provided positive feedback.
- 5.4 On 2nd November, 631 consultation letters were also sent out to all homes, businesses and other addresses within 150m surrounding the proposed market. These letters provided links to a website and offered an opportunity for a one-to-one meeting to discuss proposals. Only one

response has been received so far which identified that the respondent would like to see the new temporary market open as soon as possible.

6.0 Relevant Planning Policies

6.1 The relevant policies are set out in national planning policies, the development plan and supporting documents comprising:

- The National Planning Policy Framework (2021)
- The London Plan (2021)
- Haringey Local Plan Development Management Document and Policies Map (2017)
- Site Allocations Development Plan Document (DPD) (2017)
- Tottenham Area Action Plan (2017)
- Seven Sisters/Page Green Conservation Area Appraisal and Management Plan (1998)
- Draft Haringey Local Plan (Regulation 18 2022)

6.2 Decisions should be in line with the development plan policies unless there are material considerations otherwise.

7.0 Analysis of Planning Policies and Other Material Planning Considerations

Site Designations and Allocations

Haringey Site Allocations Development Plan Document (2017)

7.1 The Haringey Site Allocations Development plan document 2017 identifies that the site is included within site allocation SS5 Wards Corner. The allocation is for a *“Mixed use development providing town centre uses at ground floor level, including a replacement market, with residential use above.”* The provision of a temporary outdoor food market externally to the Wards Corner market building would accord with this site allocation and would not prevent future comprehensive development proposals coming forward.

7.2 Further to the site allocation the site is also subject to four designations in the Haringey Local Plan (2017):

- ACI Tottenham High Road Corridor Area of Change – Tottenham Area Action Plan (AAP)
- West Green Road / Seven Sisters District Centre
- Primary Shopping Frontage
- Seven Sisters/Page Green Conservation Area

Principle of Development and Community Benefits

7.3 The National Planning Policy Framework is supportive of the principle of providing a temporary outdoor market on the site. **Paragraph 120** identifies that planning decisions should promote suitable development on underutilised brownfield land and buildings. This temporary market is a suitable use of this underutilised land and re-establishes an important market facility for Seven Sisters and the wider community prior to the full redevelopment of the site.

7.4 The provision of a temporary market is also supported by the London Plan. London Plan **Policy GG1 Building Strong and Inclusive Communities** seeks to ensure that development has an overall positive contribution to London and provides access to good quality community spaces, services, amenities

and infrastructure that accommodate, encourage and strengthen communities increasing active participation and social integration. Providing a temporary outdoor market in this location would re-establish a very important community use in the area and benefit the market traders from the former market building by enabling them to restart trading pending the full redevelopment on the site.

- 7.5 Haringey's Local Plan Policy is also supportive of a temporary outdoor market in this location. The Haringey Site Allocations Development plan document (2017) identifies that the site is included within site allocation **SS5 Wards Corner**. The allocation is for a *"Mixed use development providing town centre uses at ground floor level, including a replacement market, with residential use above."* The provision of a temporary outdoor food market externally to the Wards Corner market building would accord with this site allocation and would not prevent future comprehensive development proposals coming forward.
- 7.6 The Tottenham Area Action Plan policy **AAP10 Meanwhile Uses** identifies that the council will support meanwhile uses on allocated development sites in the short term which demonstrate that they will contribute to the vibrancy of the immediate area and support other relevant policies. The use of this site for a temporary market clearly will increase the vibrancy of the area by providing an important facility to enable market traders to restart trading and will not prevent long term development of the site.
- 7.7 The development would provide significant community benefits by providing an opportunity for traders from the former Wards Corner market building to restart trading. This would re-establish this important cultural and community use while increasing the vitality of the district centre.

Town Centre Impacts

- 7.8 The site is within the West Green Road and Seven Sisters District Centre. The provision of an outdoor market in a town centre location is supported by policy at a National, London and Local Level.
- 7.9 NPPF **paragraph 86** identifies main town centre uses should be located within town centres. This proposal would increase the vitality and viability of the town centre by reinstating a market use prior to the full redevelopment of the site.
- 7.10 London Plan policy **GG5 Growing a Good Economy** identifies that development should seek to ensure that London's economy is diverse and that the benefits for economic success are shared equitably across London. London Plan Policy **SD6 Town Centres and High Streets** aims to enhance the viability of London's town centres. In line with these policies, the proposals would improve the economy, vitality and viability of the district centre by providing an outdoor market which would generate employment and enable traders to resume trading temporarily while also reviving a key cultural use in the area prior to the full development of the Wards Corner site allocation.
- 7.11 London Plan Policy **E9 Retail, Markets and Hot Food Takeaways** promotes the delivery of markets and small retail spaces in suitable locations. The proposed outdoor market is appropriate in this location and will improve the vitality of the West Green Road and Seven Sisters District Centre. The market is contained, and the majority of food sold in the market would be consumed on the site. It would not function as a hot food takeaway unit within the district centre.
- 7.12 Haringey DPD policy **DM41 New Town Centre Development** supports proposals for new retail, leisure and cultural uses within district and local centres where they enhance the vitality and viability of the town centre network. The former market use was a key cultural and town centre offer in the centre and the reintroduction of an outdoor food market use on a temporary basis will make an improvement to the centre by re-establishing this use and enabling a number of the traders who are currently unable to trade in the main market building an opportunity to restart trading.
- 7.13 DPD policy **DM42 Primary and Secondary Shopping Frontages** is supportive of new Class E frontages within district centres where the overall number of units in non-retail uses will not exceed 35% across the entire frontage. The outdoor market would consist of retail and food stalls which would perform a very important function in the district centre prior to the full redevelopment of the

Wards Corner site. The temporary outdoor market would increase the vitality of the district centre and provide an important food market function, enabling traders to restart trading. The proposal would provide three retail units to support the viability of the primary shopping frontage and provide a new active frontage onto High Road and Suffield Road.

- 7.14 The provision of the outdoor market is also in line with the Area Action Plan for Tottenham. This sets a vision for the area which is supported by seven key objectives including providing a prosperous hub for business and local employment and a strong and healthy economy. Policy **AAP4 Employment** supports additional employment uses along High Road. The provision of a temporary outdoor market would be in line with this vision and objectives.

Design

- 7.15 In line with Haringey DPD policy **DMI Delivering High Quality Design**, the proposals are of a very high standard of design, contributing positively to the distinctive character and amenity of the district centre and creating a sense of identity and attraction for the site. The proposed outdoor market will make positive contribution to the appearance of High Road by repairing the existing gap in the building line and providing sensitively designed temporary market units and outdoor seating areas on existing poor quality vacant land between High Road and Suffield Road.
- 7.16 While only proposed for a temporary period of 3 years, the proposed materials have been selected to be sensitive to the surrounding architectural styles and ensure that the character of the area is enhanced. In line with policy **DM8 shopfronts, signs and on street dining** the materials and signage ensure a safe and attractive environment which significantly enhances the current appearance of the area which is unsightly vacant land. The proposals particularly improve the appearance of the site from the key views from Suffield road and High Road.

Heritage

- 7.17 The eastern part of the site is located within the Seven Sisters and Page Green Conservation Area. The **Seven Sisters and Page Green Conservation Area Appraisal and Management Plan** recognises that the building at 251/3 High Road was removed due to fire damage and that this leaves an unsightly gap in the terrace along High Road. It also identifies that the condition of the existing terrace along High Road (which was the former Wards Corner department store) *"has lost any sense of its former architectural interest, compounded by the poor visual impact of the different shop fronts now facing the High Road."*
- 7.18 The site's existing appearance from High Road is very poor quality and has a harmful impact on the appearance and character of the conservation area. The proposal enhances the conservation area by providing an active frontage with temporary retail and food and beverage units and signage which is uniform with other retail units in the terrace High Road which was formerly the Wards Corner department store. While not in the conservation area, the appearance of the site from Suffield Road is also poor quality as it is currently a gated access road. The provision of a new gated entrance and signage will enhance the appearance of the site from Suffield Road.
- 7.19 Overall, the proposal will enhance the character and appearance of the conservation area. The market is sensitively designed to improve the key view within the conservation area from High Road of the former units 251-253. This view is currently a gap in the building line which is hoarded and is harmful to the conservation area. The proposal would reinstate a market/retail use on the site. The materials and signage are in keeping with the character of the conservation area and aims to replicate other shopfront signage along High Road
- 7.20 The proposal does not harm the appearance or character of the conservation area and provides enhancements in line with **paragraphs 130, 199 and 202** of the NPPF which identify that development should aim to enhance the appearance of heritage assets and that the impacts of development on heritage assets should be balanced against public benefits. It is also in line with London Plan Policy **HCI Heritage, Conservation and Growth** and Haringey DPD **Policy DM9 Management of the Historic Environment** and Tottenham Area Action Plan policy **AAP5**

Conservation and Heritage which all aim to ensure that new development protects and/or enhances the character and appearance of conservation areas.

Protecting the Amenity of Adjoining Residents

7.21 The proposed temporary market is in proximity to residential properties on High Road, Suffield Road and West Green Road. It is important for the amenity of properties to be protected and that the development does not generate unacceptable levels of noise, cooking odours/fumes, antisocial behaviour and litter.

7.22 A noise impact assessment has been submitted with the application which identifies that the noise generated by the development will not create unacceptable adverse impacts on neighbouring residential properties during the proposed opening hours of 7:00am – 9:00pm Monday to Thursday, 7:00am to 10:00pm on Friday and Saturday and 10:00am – 4:00pm on Sunday.

7.23 The following mitigations are proposed to ensure that noise remains at acceptable levels in respect of nearby homes:

- **Music & Events:** Tenants are encouraged to ensure noise is kept to a reasonable level so as not to disturb the local residents or other traders. Any live events within the Temporary Outdoor Market will be agreed with the market manager and local authority prior to taking place and a sound engineer will be on site to measure noise levels and ensure they are within acceptable parameters.
- **Management of the market during local football match days and other events at White Hart Lane:** On local match days the market management will deploy additional security and limit site capacity to maintain a safe and enjoyable environment. The market manager and security team will monitor the site and quickly address any issues arising in the operation of the market.
- **Alcohol / Premises Licensing:** Individual traders may seek licenses from the Local Authority. The market manager will be on site throughout the hours of operation to ensure compliance with licensing and other requirements, and to make sure good practice is maintained. This provides a single point of contact on-site, who can quickly address any issues arising in the operation of the building.
- The following mitigation which is inherent in the design has been included:
 - Layout of container units to be facing away from the most windows to nearby homes.
 - A pergola with a polycarbonate roof covering large sections of the Site reducing line of sight for the majority of nearby homes.
 - Where possible, soft surfaces/furnishings will be included to absorb / attenuate sound and minimise noise reflections:
 - the proposed use of passive ventilation where possible and the siting of extracts to face away from nearby homes.

7.24 These measures ensure that sounds generated by the proposals are not at an unacceptable level in line with London Plan policy **D14 Noise** and Haringey DPD policy **DMI Delivering high quality design** and **D23 Environmental Assessment**.

7.25 A ventilation strategy has been provided with the application. This identifies the location of the units which are cooking food and the toilet units all of which will have ventilation which meets relevant building regulations. The ventilation is deliberately positioned away from nearby homes and this will ensure that there is no adverse impact from cooking odours or fumes. The ventilation strategy details the ventilation requirements for individual market units and how these have been positioned to avoid impacting upon neighbouring homes.

7.26 The market is contained, and the majority of food will be eaten inside the premises. It will not function as a hot food takeaway in the district centre. A market management plan has been submitted with the application this sets out how litter will be disposed of by both traders and customers in trade and public bins. This will be enforced by the onsite market manager.

7.27 The market management plan also identifies that there will be two full time security staff. These staff will manage antisocial behaviour on the site and access to the market. When there are events at White Hart Lane stadium, additional security will be in place to ensure that the market does not become over capacity. Security staff will also ensure the dispersal of crowds after closing time.

7.28 Overall, the market has been designed to minimise the impact on the amenity of neighbouring residents in line with **Haringey DPD policy DM1 Delivering High Quality Design** and **DM23 Environmental Assessment**.

Deliveries, Servicing, Transport and Cycle Parking

7.29 A servicing and deliveries strategy is included within the DAHS. The market will be serviced from Suffield Road. Box Vans are able to enter the site and turn around and where required, larger vehicles stopping outside the southern entrance to the service road on Suffield Road (this is the existing arrangement for larger vehicles and waste disposal vehicles that currently undertake servicing, deliveries and waste pick up for the site).

7.30 In line with Haringey DPD policy **DM4 Provision and Design of Waste Management Facilities** the proposals carefully consider how waste and recycling facilities will be located on the site. A bin storage facility is located between Suffield Road and the market containing 10 eurobins of 1100 litres each for traders. Bins for customers are included around the site. The market manager will control refuse collection which will be carried out by a private refuse collection firm daily. Bins will be collected by Box Van from Suffield Road and can easily be accessed by traders and the market manager.

7.31 In line with London Plan **T5 cycling**, a secure sheltered two-tier cycle storage system is proposed to the west of the site (within the existing service road) consisting of 5 long stay spaces for staff. 22 short stay Sheffield stand spaces are also provided for staff and customers in four areas around the site adjacent to the entrances on High Road and Suffield Road .

Accessibility

7.32 It is proposed that the main pedestrian access to the site will be from High Road and there will be a secondary pedestrian access from Suffield Road. Both of these accesses have been designed to be fully accessible and are Building Regulations approved document M and DDA compliant. This is in line with London Plan Policy **D5 Inclusive Design** and **Haringey DPD policy DM2 Accessible and Safe Environments**. Two fully accessible customer toilets will also be provided.

8.0 Conclusion

8.1 The proposed temporary outdoor market on the site will provide a number of benefits to the local community and Local area.

- It will provide a well-designed space for market traders to restart trading pending the full development of the site.
- It will improve the attraction, vitality and viability of the Seven Sisters and West Green Road District Centre.
- It will enhance the character and appearance of the Seven Sisters and Page Green Conservation area by repairing a gap in the building line and improving the key views of the site from High Road.

While achieving all of these benefits the proposal has also been designed to have a minimal impact on nearby residential properties. Overall, the provision of a temporary market in this location would significantly improve the Seven Sisters and West Green Road district centre by re-establishing a market use and enabling the traders in the former market building to restart trading. This would reinstate an important community facility prior to the full redevelopment of the Wards Corner site.

