12 November 2026
Delivered via Planning Portal (Ref: PP-15251280)

Haringey Council
Planning, Regeneration & Economy
Level 6, River Park House
225 High Road
Wood Green
N22 8HQ

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
BLOCK H TOTTENHAM COMMERCIAL PARK, LEESIDE ROAD, LONDON, N17 – FULL PLANNING PERMISSION

On behalf of our client, Goodman Logistics Tottenham Unit Trust, (hereafter also 'the Applicant'), we hereby submit a full planning application to the London Borough of Haringey ('LB Haringey'), in its capacity as Local Planning Authority ('LPA'), in respect of the above site for the following description of development:

> *"Full planning application for the demolition of existing buildings and construction of a new substation."*

BACKGROUND

The application site comprises three interconnected industrial units located on the southern side of Leeside Road within Tottenham Commercial Park (formerly Mowlem Trading Estate). The site sits within an established industrial location, is designated as Strategic Industrial Land (SIL) and forms part of a wider industrial estate accommodating a range of employment-generating uses, including industrial, storage and distribution activities.

The surrounding area is characterised by functional industrial development, extensive areas of hardstanding, service yards and commercial vehicle activity. The estate operates on a 24-hour basis and benefits from good access to the Strategic Road Network via the A1055 and A406. The site is also accessible by public transport, with Meridian Water Station located approximately 370 metres to the north, and local bus services operating in the vicinity.

The site and its immediate surroundings do not contain any designated heritage assets, are not located within a Conservation Area and are largely devoid of vegetation, reflecting the site's established industrial character.

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Registered in England Turley Associates Limited no. 2235387. Registered office: 1 New York Street, Manchester, M1 4HD

The nearest residential properties are located approximately 500 metres to the west, whilst the wider area to the south and east remains predominantly industrial in nature.

The Applicant seeks to deliver a new electrical substation on the site to provide additional electricity capacity to support the continued operation, growth and resilience of Tottenham Commercial Park, the surrounding Strategic Industrial Location (SIL) and other industrial land across north London. As strategic utility infrastructure, the proposal directly supports existing and future employment-generating uses and aligns with the London Plan (Policies E4 & E5) which recognises SILs as appropriate locations for utilities infrastructure required to support London's economic function and growth.

The application site represents a well-established commercial location where the proposed development can be accommodated without giving rise to any significant adverse effects on surrounding receptors, with the principle of the demolition of the existing buildings on site having already been established via Prior Approval granted in November 2025 (ref. HGY/2025/3215).

The proposed development therefore represents an appropriate form of development within the site's SIL designation, intensifying the amount of floorspace on the site and delivering essential infrastructure to support the continued operation and future growth of strategic industrial land across north London.

PROPOSALS

The proposed development can be summarised as follows and comprises the:

- Demolition of the existing units (Blocks H1, H2 and H3) to facilitate the delivery of a new enclosed electrical substation.
- Construction of a strategically important electricity substation (sui generis) with a total floorspace of 4,100 sqm (GIA) which will provide additional electrical capacity to support the continued operation and future growth of Tottenham Commercial Park, as well as other industrial estates within Goodman's north London portfolio.
- Installation of key electrical infrastructure, including:
    - Two power transformers;
    - A 132kV Gas Insulated Switchgear (GIS) system;
    - Control, telecommunications and battery rooms; and
    - Associated operational, maintenance and protection facilities.
- Retention of existing landscaping and boundary vegetation along the Leeside Road frontage, to help soften views of the development and maintain the site's established appearance.
- Continued use of the existing vehicular access from the private estate road serving Tottenham Commercial Park.

Further information on the proposed development, including its design evolution, planning rationale and assessment against relevant planning policy, is provided within the submitted Design and Access Statement and Planning Statement.

SUBMISSION DOCUMENTS

The following documents and details have been submitted in support of this application:

- Cover Letter and Planning Statement, prepared by Turley;
- Community Infrastructure Levy Form, prepared by Turley;

- Application Fee - £34,099.00 (including £149.00 planning portal admin fee);
- Design and Access Statement, prepared by UMC Architects;
- Flood Risk Assessment, prepared by BWB;
- Sustainability Statement, prepared by CPWP;
- Pre-Demolition Audit, prepared by L.C.D Consulting;
- Ecology Statement, prepared by FPCR;
- Fire Statement, prepared by Goodman;
- Noise Impact Assessment, prepared by Sharps Acoustics;
- Contamination Report (Site Preparation Report), prepared by Applied Geology;
- Transport Statement, prepared by KMC Transport; and
- Accompanying Drawings, prepared by UMC Architects:
- Site Location Plan [ref. 21682-UMC-0100-SI-DR-A-0201 (P02)];
- Block Plan Proposed Site Plan [ref. 21682-UMC-0100-SI-DR-A-0202(P02)];
- Demolition Plan [ref. 21682-UMC-0100-SI-DR-A-0203];
- Existing Elevations and Sections [ref. 10670_PL-105];
- Proposed Elevation and Sections [ref. 21682-UMC-0100-ZZ-DR-A-0223-(P03)];
- Proposed Ground Floor Plan [ref. 21682-UMC-0100-01-DR-A-0220-(P03)];
- Proposed First Floor Plan [ref. 21682-UMC-0100-02-DR-A-0221-(P03)]; and
- Proposed Roof Plan [ref. 21682-UMC-0100-ZZ-DR-A-0222-(P03)].
- Accompanying Drawings, prepared by Link Engineering;
- Proposed Drainage Layout Plan [ref. TCP-LINK-XX-XX-DR-C-500-S5-P0]; and
- Proposed Drainage Details Plan [ref. TCP-LINK-XX-DR-C-501-S5-P0].

OTHER MATTERS

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, the proposed development/site boundary is considered exempt from biodiversity net gain as it does not impact more than 25 sqm of on-site habitat or 5 m of linear habitat. No surrounding landscaping or habitats are affected by the proposed development.

We trust the enclosed provides you with sufficient information to progress and validate the application.
If you require any further information or clarifications, please contact my colleagues, Cat Fraser (Catriona.fraser@turley.co.uk), Freya Prigent (freya.prigent@turley.co.uk), or myself in the first instance.

Yours sincerely,

Christopher Schiele
Director

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