

5 March 2024
L240305 SAV Cover Letter - Mezz



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SUBMITTED VIA PLANNING PORTAL REFERENCE: PP-12801379

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR INSTALLATION OF ADDITIONAL FLOORSPACE AT MEZZANINE LEVEL
UNIT 5, TK MAXX, TOTTENHAM HALE RETAIL PARK, BROAD LANE, LONDON, N15 4QD
TJX EUROPE LIMITED**

Introduction

We write on behalf of the applicant, TJX Europe Limited (**'the Applicant'**), to apply for planning permission for installation of additional floorspace at mezzanine level at Unit 5, Tottenham Retail Park, Broad Lane in London.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms and certificates;
- CIL Question Form;
- The following drawings:
 - Ref: TTM_SP Rev: P0 – 'Site Location Plan';
 - Ref: TTM_MEZZ_extg Rev: P0 – 'Mezzanine planning – existing'; and
 - Ref: TTM_MEZZ Rev: P2 – 'Mezzanine Planning'.

The application has been submitted electronically via the Planning Portal website (**PP-12801379**). The requisite application fee of £586.00 has also been paid electronically.

The Application Site

The application site is Unit 5 at the Tottenham Hale Retail Park (**'the Site'**).

Unit 5 is a retail warehouse (Class E) which measures approximately 2,353 sq. m (GIA). It is occupied and trades under the TK Maxx brand.

The boundary of the application site is the land outlined in red on the Site Location Plan (Drawing Ref: TTM_SP Rev: P0 - 'Site Location Plan').

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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The Retail Park is accessed via Broad Lane running parallel to the east of the site or Ferry Lane (A503) running parallel to the north. The Retail Park is an established destination for a mix of retail operators including Curry's, B&Q, Lidl and Wilko. Directly south of the site, the context is predominantly commercial, forming a wider commercial area which is integral to the overall attractiveness as a retail destination. Tottenham Hale rail and tube station are located less than a five-minute walk from the site.

Relevant Planning History

On 5 November 2014, planning permission was granted for "*Reconfiguration of Unit 5 and Insertion of Mezzanine Floor*" (Ref: HGY/2014/2576) (the '**2014 Permission**'). The 2014 Permission was granted subject to three conditions.

There are several other applications relating to the Site and wider retail park, however none are considered of particular relevance in the assessment of the proposal.

The Proposed Development

The application seeks planning permission for the creation of 421 sq. m (GIA) of additional floorspace (Class E) at mezzanine level.

The proposed floorspace will be an extension to an existing mezzanine increasing the total area from 896 sq. m to 1,317 sq. m. The layout of the proposed mezzanine is illustrated on Drawing Ref: TTM_MEZZ Rev: P2.

The additional floorspace is proposed to better meet the operational requirements of TK Maxx. It will facilitate a greater range of products to be displayed and an enhanced shopping environment and customer experience.

The application does not propose any works that would alter the external appearance of the building.

Assessment of the Proposed Development

The Applicant has assessed the proposed development against the relevant policies of the development plan which consists of following documents:

- Strategic Policies (adopted March 2013);
- Development Management DPD (adopted July 2017);
- Site Allocations DPD (adopted July 2017)
- Tottenham Area Action Plan (adopted July 2017); and
- London Plan (adopted March 2021).

The proposed development has also been considered in accordance with the strategic objectives and relevant policies contained within the National Planning Policy Framework ('**NPPF**').

Below we provide an assessment of the proposed development having regard to the strategic land use framework and policies relating to 'main town centre' uses.

Site Allocation

The Site is allocated for mixed use redevelopment within the Tottenham Area Action Plan ('**TAAP**') (Site Ref: TH3). The TAAP anticipates a mix of commercial floorspace at ground with high density residential uses above. The Site was projected to be delivered in the later phases of the life span of the development plan (i.e. 2020 onwards).

The proposed development is linked directly to the existing and established retail operation by TK Maxx at the Site. A minor extension to the existing floorspace at mezzanine does not change the role or nature of the

commercial operation at the Site, nor does it impact or change the process for the owner of the Site gaining control in the future to facilitate comprehensive redevelopment.

The proposed development will have no impact on the strategic objective of the development plan to facilitate the comprehensive redevelopment and optimisation of the wider Retail Park.

Sequential Assessment

The Site is located within Tottenham Hale District Centre as identified by Policy SP10 of the Strategic Policies and Policy SA3 of the Site Allocations DPD.

The development plan seeks to maintain, enhance and strengthen the network of commercial centres that serve the Borough and its resident and employee population. It follows that the Site is a preferred location for 'retail' and other 'main town centre' uses and critically, the proposed development accords with the adopted spatial framework of the development plan.

The proposal provides retail floorspace within an allocated District Centre and therefore accords with Policies SP10 and SA3.

Retail Impact Assessment

Policy SP10 of the Strategic Policies states that there is a requirement for 13,800 sq. m (GIA) of additional comparison goods floorspace to meet retail needs within the Borough.

The proposed development will contribute towards meeting the need for growth within Harringay.

The new floorspace proposed at the Site will generate additional retail turnover and economic productivity which in turn will contribute positively towards the overall vitality and viability of Tottenham Hale District Centre. Assuming an average sales density of £5,000 per sq. m, the proposed floorspace will generate approximately £2.1m per annum.

The proposed development accords with Policies SP10, DM41 and SA3. It also accords with the strategic objectives to promote the vitality and viability of defined commercial centres as set out in the London Plan and the NPPF.

Summary and Conclusion

This application seeks planning permission for the creation of 421 sq. m of additional floorspace (Class E) at mezzanine level in Unit 5 at the Tottenham Hale Retail Park.

The proposed development will meet the operational requirements of TK Maxx and help meet the shopping needs of the local population.

As part of this submission, the Applicant has demonstrated that:

1. There will be no impact on the realisation of the allocation for the wider Retail Park which relates to a much larger area and more comprehensive scheme of works;
2. The Site is the most sequentially preferable to accommodate the proposed floorspace and accords with the strategic land use framework established by the development plan; and
3. The proposed development will have a positive impact contributing towards the overall vitality and viability of a commercial centre.



The proposed development accords with the strategic objectives of the development and the relevant policies which relate to 'main town centre' uses including retail. We conclude that the application should be approved and planning permission granted.

We trust that you have sufficient information to register the application and commence its formal consultation.

We will contact you shortly to confirm details of the Council's timescales for determining the application. In the meantime, if you have any questions please contact Amelia Robson or Timothy Price at these offices.

Yours faithfully

A handwritten signature in black ink that reads "Savills". The signature is stylized, with the 'S' being particularly large and the letters following it being more fluid and connected.

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