

Our ref: Q211026
Your ref: PP-12923845
Email: james.guthrie@quod.com
Date: 15 August 2024



Sarah Madondo
London Borough of Haringey Planning Department
225 High Road
Wood Green
N22 8HQ

Dear Sarah,

Town and Country Planning Act 1990 (as amended)
Application on behalf of VIQR Tottenham 1 Limited
Valor Park, Tottenham

On behalf of our client, VIQR Tottenham 1 Limited ('Valor'), please find enclosed details in support of a full planning application at the site known as Valor Park, Tottenham, located at 18 West Road & Unit 4 West Mews, Hotspur Industrial Estate, Tottenham ('the Site').

The Proposed Development for which planning approval is sought is set out below:

"Demolition, clearance and redevelopment of 18 West Road and Unit 4 West Mews comprising 2no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace and associated landscaping, yard, parking, access and infrastructure."

A full list of documents and drawings submitted as part of the application is set out in **Appendix 1** of this letter. Please refer to Section 4 of the Planning Statement for the specific details of the Proposed Development.

The requisite fee for this application is **£38,376** based on the proposed floorspace of 6,755 sqm (GEA). This fee also includes the Planning Portal service charge of £64 (inc. VAT). In accordance with best practice, this submission has been made via the Planning Portal (ref: PP-12923845).

The Applicant is seeking a 'severable' approach to the planning permission for this application to allow additional flexibility for implementation. It is suggested that this be "*expressed unequivocally*"¹ by ensuring the Decision Notice and the S106 Agreement are drafted to allow the delivery of each parcel independently (i.e. with independent conditions and triggers). This should still comprise a single

¹ R (Dennis) v LB Southwark (2024)



document, but with the relevant conditions / obligations drafted under separate headings for Parcel 1 and Parcel 2.

It is requested that the Applicant have the opportunity to review the draft conditions prior to determination in order to confirm they would allow the delivery of each parcel separately, if required.

We look forward to receiving confirmation that the application has been registered and validated. If you have any questions, please don't hesitate to contact me or my colleague Hannah Hiscock (hannah.hiscock@quod.com).

Yours sincerely

James Guthrie
Director

enc. as above
cc. Max Freeman (Valor Real Estate Partners LLP)
Rupert Crossland (Valor Real Estate Partners LLP)
Hannah Hiscock (Quod)



Appendix 1 – Documents and Drawings Guide

Document Title	Drawing Ref / Document Date	Consultant
Drawings		
Site Location Plan	5554-CA-00-00-DR-A-00051 Rev PL3	Chetwoods
Proposed Masterplan	5554-CA-00-00-DR-A-00050 Rev PL6	Chetwoods
Parcel 1		
Existing Plan	5554-CA-01-00-DR-A-01001 Rev PL3	Chetwoods
Existing Elevations	5554-CA-01-00-DR-A-01002 Rev PL1	Chetwoods
Proposed Site Plan	5554-CA-01-00-DR-A-00100 Rev PL4	Chetwoods
Proposed Site Section	5554-CA-01-00-DR-A-03105 Rev PL4	Chetwoods
Proposed Warehouse Plan	5554-CA-01-00-DR-A-01100 Rev PL2	Chetwoods
Proposed Ground and First Floor Plans	5554-CA-01-00-DR-A-01110 Rev PL3	Chetwoods
Proposed Roof Plan	5554-CA-01-00-DR-A-01115 Rev PL4	Chetwoods
Proposed Elevations	5554-CA-01-00-DR-A-02100 Rev PL3	Chetwoods
Proposed Warehouse Sections	5554-CA-01-00-DR-A-03100 Rev PL3	Chetwoods
Proposed Office Sections	5554-CA-01-00-DR-A-03101 Rev PL2	Chetwoods
Proposed Building External Finishes	5554-CA-01-00-DR-A-41001 Rev PL2	Chetwoods
Proposed Fencing Details	5554-CA-01-00-DR-A-93001 Rev PL3	Chetwoods
Proposed Car Park Lining Plan	5554-CA-01-00-DR-A-94010 Rev PL3	Chetwoods



Document Title	Drawing Ref / Document Date	Consultant
Proposed Cycle Shelter Details	5554-CA-00-00-DR-A-97001 Rev PL3	Chetwoods
Proposed Landscape Masterplan	15192A-30-C01-05	Logika
Proposed Landscape Eastern Elevation	15192A-30-I01-01	Logika
Proposed Drainage	40130-BGL-XX-XX-DR-C-00210 Rev P04	Burrows Graham
Parcel 2		
Existing Plan	5554-CA-02-00-DR-A-01001 Rev PL1	Chetwoods
Proposed Site Plan	5554-CA-02-00-DR-A-00100 Rev PL2	Chetwoods
Proposed Warehouse Plan	5554-CA-02-00-DR-A-01100 Rev PL1	Chetwoods
Proposed Ground and First Floor Plans	5554-CA-02-00-DR-A-01110 Rev PL1	Chetwoods
Proposed Mezzanine and Roof Terrace Plans	5554-CA-02-00-DR-A-01111 Rev PL1	Chetwoods
Proposed Roof Plan	5554-CA-02-00-DR-A-01115 Rev PL1	Chetwoods
Proposed Elevations	5554-CA-02-00-DR-A-02100 Rev PL1	Chetwoods
Proposed Warehouse Sections	5554-CA-02-00-DR-A-03100 Rev PL1	Chetwoods
Proposed Office Sections	5554-CA-02-00-DR-A-03101 Rev PL1	Chetwoods
Proposed Building External Finishes	5554-CA-02-00-DR-A-41001 Rev PL1	Chetwoods
Proposed Fencing Details	5554-CA-02-00-DR-A-93001 Rev PL1	Chetwoods



Document Title	Drawing Ref / Document Date	Consultant
Proposed Car Park Lining Plan	5554-CA-02-00-DR-A-94010 Rev PL1	Chetwoods
Proposed Cycle Shelter Details	5554-CA-02-00-DR-A-97001 Rev PL1	Chetwoods
Proposed Landscape Masterplan	14884A-30-C02-02	Logika
Documents		
Planning Statement	May 2024	Quod
Cover Letter	August 2024	Quod
Application Form	May 2024	Quod
Notices	May 2024	Quod
CIL Form	May 2024	Quod
Design and Access Statement	August 2024	Chetwoods
CGIs	May 2024	Mode Visuals
Energy and Sustainability Statement	May 2024	Cudd Bentley
BREEAM Pre-Assessment	May 2024	Cudd Bentley
External Lighting Assessment	August 2024	Cudd Bentley
Flood Risk Assessment and Drainage Strategy	August 2024	Burrows Graham
Transport Assessment	August 2024	TTP Consulting
Framework Travel Plan	August 2024	TTP Consulting



Document Title	Drawing Ref / Document Date	Consultant
Site Waste Management Plan (Operational)	August 2024	TTP Consulting
Site Waste Management Plan (Construction and Demolition)	May 2024	TTP Consulting
Construction and Logistics Plan	May 2024	TTP Consulting
Framework Delivery and Servicing Management Plan (Unit 1)	August 2024	TTP Consulting
Framework Delivery and Servicing Management Plan (Unit 2)	May 2024	TTP Consulting
Arboricultural Survey	May 2024	Arbtech
Arboricultural Impact Assessment	May 2024	Arbtech
Air Quality Assessment	August 2024	Logika
Remediation Strategy	May 2024	Delta Simons
Geo Environmental Assessment	May 2024	Delta Simons
Noise and Vibration Impact Assessment	May 2024	Logika
Daylight and Sunlight Assessment	May 2024	Hollis
Ecological Impact Assessment (inc. Biodiversity Net Gain)	August 2024	Logika
Construction Environmental Management Plan	May 2024	Glencar Construction



Document Title	Drawing Ref / Document Date	Consultant
Fire Statement	May 2024	Hydrock