

## Tottenham Hale District Centre Framework Appendix 1 - Summary of Community Involvement

### 1. Introduction

1.1. This report provides a summary of the engagement and consultation to date (statutory and non-statutory) in the development of the Tottenham Hale District Centre Framework and supporting strategies.

### 2. Background

2.1. In October 2013, Haringey Council commissioned an independent organisation called Soundings to conduct a thorough, five-month consultation exercise called [Tottenham's Future](#) to gather views from the community on their ambitions for the next 20 years.

2.2. The responses fed into and shaped the council's [Strategic Regeneration Framework \(SRF\) for Tottenham](#) (2014), which sets out how the local community's priorities can be achieved through long-term regeneration.

2.3. In March 2014 Cabinet approved the SRF, which was then followed in July by the Cabinet-approved SRF [Delivery Plan](#). This sets out the programme of projects in the short to medium term that will enable the delivery of the vision for Tottenham, structured around four priorities:

- People: Improved access to jobs and business opportunities; world-class education and training; a strong and healthy community;
- Place: Better caring for the place and delivering improved public realm in all of the local centres that comprise Tottenham;
- North Tottenham including High Road West – a new stadium and an estate regeneration programme centred on Northumberland Park; and
- Tottenham Hale – a key area of opportunity, building on the delivery of a new station and a range of mixed-use development.

2.4. The council is preparing a Tottenham Area Action Plan (AAP) Development Plan Document (DPD) that puts clear planning guidelines and policies in place to support local people's ambitions for long-term regeneration in Tottenham, bringing thousands of new homes, better access to jobs and employment and improved transport links.

2.5. The Tottenham AAP forms part of the Local Plan, alongside the Local Plan Strategic Policies, which was adopted in February 2013 but for which we are

now working on alterations, the Development Management DPD and Site Allocations DPD which are also emerging drafts and the projected Wood Green AAP. The Local Plan: Strategic Policies has been through a number of stages of consultation. The outcomes from each stage have informed the next stage of development of the document. This separate process being led by the Planning Department is set out on the [development of the Local Plan page](#).

2.6. This document should be read in conjunction with the council Statement of Community Involvement (draft update 2015) which sets out how Haringey Council's Planning Service will involve key residents, local businesses and other key organisations and stakeholders in the plan making process and sets a benchmark for consultation and engagement for activities being delivered under the Strategic Regeneration Framework for Tottenham.

### 3. Community Engagement in Tottenham

3.1. Following approval of the SRF Delivery Plan in July 2014, a report was taken to Cabinet in November 2014 for approval of the Tottenham regeneration programme's community engagement strategy.

- The report sets out three levels of engagement as part of the proposed approach:
- The first would support those parts of Tottenham undergoing or preparing for significant physical regeneration and would provide the most intensive level of engagement
- The second level of support would include engagement with stakeholder groups and specific project support, and
- The third would include wider engagement such as the proposed annual Tottenham Conference.

3.2. As the minutes of the meeting set out, Cabinet endorsed the three levels of engagement and resolved that:

- That the Council would host an annual Tottenham Conference, together with partners to review programme delivery;
- That the Council would host and sponsor a range of 'Tottenham Talks' events each year for the duration of the Programme;
- That the Council would continue to support residents and businesses affected by current and future programmes (including estate renewal) in North Tottenham, Tottenham Hale, Seven Sisters and Bruce Grove; and
- That the Council would continue to encourage all residents of the Tottenham Regeneration area to engage via the dedicated website and social media.

3.3. This engagement approach is delivered in line with the Council's common law and statutory duties in undertaking consultation.

## 4. Community Engagement in Tottenham Hale

4.1. In Tottenham Hale, in order to meet the requirements set out in section 3.3 (3), the council has carried out wide ranging and bespoke communication around the emerging DCF and supporting strategies.

4.2. Since July 2014 a series of community events, information days and engagement workshops have been held in Tottenham Hale focusing in the development of the District Centre Framework and supporting strategies.

- DCF1 September - October 2014
- DCF2 and supporting strategies - March 2015
- DCF2 and supporting strategies - June 2015
- DCF Final and supporting strategies - November 2015

4.3. Details of all events can be found in the appendix and full reports on each event can be found on the councils website. The DCF also includes a section on community engagement setting out how the designs have evolved in response to comments received. Community priorities include:

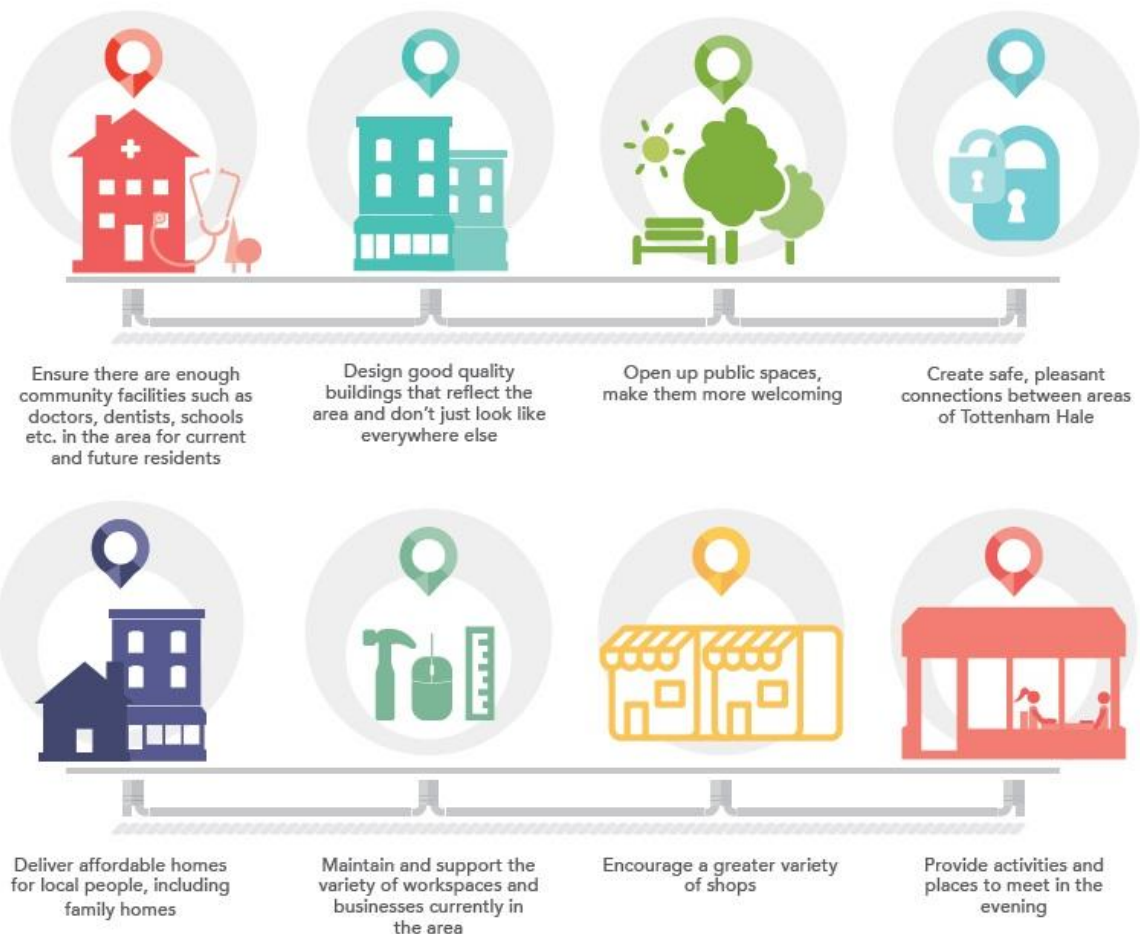
- **Social infrastructure:** Additional GPs were the most requested facility as well as future proofing schools to make sure there are enough school places for a growing community
- **Height:** Concerns were raised about loss of light and the views to neighbouring buildings if new taller buildings are built
- **Streets and public realm:** Create safe, pleasant connections between areas of Tottenham Hale for both pedestrians and cyclists. Open up public spaces and make them more welcoming
- **Business and retail:** Many people wished to see more restaurants and social spaces introduced to the area and any new retail should include space for small and local businesses
- **Transport:** There are already parking pressures in residential areas and it was felt underground parking/ managed parking systems should be considered to deal with additional parking requirements
- **Employment:** There were questions over what employment would be delivered in the area. Jobs should meet local employment needs and skills
- **Building design:** The quality of the design and materials of the buildings is important. Buildings should be designed to reflect the character of the area

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- **Affordable housing:** There is a need for genuine affordable housing for local people particularly families. New homes need to meet the needs of the local community
- **Affordable workspace:** Creative and alternative business uses in the area should be retained, developed and supported

## COMMUNITY PRIORITIES

From all these activities clear priorities have emerged:



## 5. Landowner Engagement

5.1. Ongoing engagement with key landowners has been a priority during the preparation of the DCF. A Tottenham Landowners Forum is already in place in the area through which more detailed one-to-one discussions were organised with individual land owners and their representatives.

5.2. The DCF includes a section on landowner engagement setting out how the designs have evolved in response to comments received, subjects covered include:

- General support for DCF investment and growth
- Need for a Tall buildings strategy
- Support for local north-south link
- Concern about employment floorspace
- Uncertainty over Crossrail 2
- The need for flexibility
- Delivery of the DCF and supporting strategies in Tottenham Hale

## 6. Publications and newsletters:

6.1. All communication material from all events was published online at the same time as the events and this information remains on the website today.

6.2. The final draft of the DCF and communication drafts of the supporting delivery strategies were published online on the 11 December 2015.

6.3. These documents are still available for viewing on the council's website and hard copies of the documents have been left in the following locations for viewing:

- <http://www.haringey.gov.uk/regeneration/tottenham/tottenham-regeneration/tottenham-hale#delivery>
- Tottenham Regeneration Team Offices, 639 High Road, London N17 8AA
- Mr. S Hairdressers, 121 High Cross Road, N17 9NR
- Engine Room, Hale Village, N17 9QQ
- Community Mission Associate, Holy Trinity Tottenham, N17
- C/o Chair, Friends of Down Lane Park – Martin Ball
- C/o Chair, Dowsett Estate Residents Association – Zena Brabazon

6.4. The council also prepared a Tottenham Hale November Update which has been available online and 300 hard copies have been distributed to stakeholders in the community including heads of all local schools.

## 7. Next steps

7.1. The Tottenham Area Action Plan (AAP) Development Plan Document (DPD) that puts clear planning guidelines and policies in place to support local people's ambitions for long-term regeneration in Tottenham, bringing thousands of new homes, better access to jobs and employment and improved transport links.

- 7.2. Any comments relating to the council specific planning rules to bring forward and manage new development will be forwarded to our Planning Department as part of the Local Plan regulation 19 consultation for the AAP which is running for 8 weeks from 8 January to 4 March 2016.
- 7.3. The next steps for the Streets and Spaces Strategy, Green and Open Spaces Strategy and Test Project Approach is to consider the feedback from internal and external stakeholders and finalise the overarching proposals. The council will also develop the capital funding strategy for the projects which have been identified and work with Environmental Services and Community Safety to develop a sustainable solution to management and maintenance of the new and improved streets and spaces and green and open spaces.
- 7.4. A summary of comments relating to the Streets and Spaces Strategy, Green and Open Spaces Strategy and Test Project Approach for Tottenham Hale, including how feedback will be included in the drafting of the final versions, will be available on the councils website.
- 7.5. As the Tottenham Hale regeneration moves from strategy to delivery the council will revisit the governance which is in place to ensure that it is appropriate to a capital programme. The council will consider establishing a quarterly community stakeholder meeting to review projects as they progress in addition to the information days to be held twice a year and regular updates on social media.

## APPENDIX 1 – DETAILS OF COMMUNITY ENGAGEMENT

### TOTTENHAM HALE ENGAGEMENT EVENTS – OCTOBER 2014

In October 2014, Haringey Council together with planning and urban design experts Allies and Morrison held a series of engagement events with the local community at Tottenham Hale to capture their views on the sort of centre they wanted to see in their local area. More than 100 people attended the events, representing a range of interests, from residents associations, to local businesses.

The Council held four workshops on proposals for a new centre at Tottenham Hale focussing on different aspects of the proposals. The four sessions all differed in the issues discussed and the key messages which emerged. A summary report can be found on the councils [website](#).

Open community sessions	<u>30 September 2014</u> Unite, Lebus Street, Hale Village 1pm and 3pm
	<u>30 September 2014</u> Unite, Lebus Street, Hale Village 7pm and 9pm
A local business session	<u>1 October 2014</u> Gaunson House, Markfield Road 6.30pm and 8.30pm
A Chesnut Estate session	<u>8 October 2014</u> Holy Trinity Primary School, Somerset Road 7pm and 9pm

## TOTTENHAM HALE ENGAGEMENT EVENTS – MARCH 2015

The exhibition took place in the Engine Room, an interim community centre in Hale Village, adapted from two apartments in Vickers Court to create a fully accessible ground floor space including a kitchen, office, and two meeting spaces.

62 people signed in at the Engine Room. Each of the walk and talks had between 20-25 participants including members of the Haringey Council Regeneration Team, design consultants and Soundings. Members of each team were also present at the exhibition to talk people through the exhibition and to answer any queries people had.

A summary report can be found on the councils [website](#).

Information Exhibitions	<u>Saturday 28th March</u> Engine Room, Hale Village 10am - 4pm
Walk and Talk	<u>Saturday 28th March</u> 10.00am: Green Spaces
	<u>Saturday 28th March</u> 12.00pm: Creative Space Walk and Talk
	<u>Saturday 28th March</u> 2.00pm: Walking tour of Hale Village



## TOTTENHAM HALE ENGAGEMENT EVENTS – JUNE 2015

A series of engagement events took place between June 11th -13th, 2015. Activities included information exhibitions; cycle tours; walk and talks; and family friendly outdoor pursuits, in several different locations around Tottenham Hale.

In total over 200 people took part in the events and contributed over 150 unique comments on the area and the proposed plans.

A summary report can be found on the councils [website](#).

Information Exhibitions	<u>Thursday 11th June</u> Engine Room, Hale Village 12.30pm - 4.30pm
	<u>Friday 12th June</u> Rift, The Depot, 5 Ashley Road 4pm – 8pm
	<u>Saturday 13th June</u> Rift, The Depot, 5 Ashley Road 10am - 4pm
Guided Walk	<u>Saturday 13th June</u> 10am - 12pm
Cycle Tour and Meeting	<u>Saturday 13th June</u> Rift, The Depot, 5 Ashley Road 12.30pm
	<u>Saturday 13th June</u> Rift, The Depot, 5 Ashley Road 2pm
Family Fitness Activities	<u>Bootcamp, Yoga, BoxFit</u> Saturday 13th June Down Lane Park

## TOTTENHAM HALE ENGAGEMENT EVENTS – NOVEMBER 2015

In November the council held two engagement events at the Bowling Pavilion in Down Lane Park, on one of the two days the council held three facilitated workshops to discuss specific projects within the strategies. The council also attended a number of stakeholder meetings to discuss the DCF and supporting strategies.

Over the two days 34 people either visited the information exhibition or attended one of the green and open spaces workshops. 26 people attended the other meetings, a total of 23 individuals were engaged.

Information Exhibitions	<u>26 November 2015</u> Bowling Pavilion, Down Lane Park 12noon to 4pm
	<u>28 November 2015</u> Bowling Pavilion, Down Lane Park 11am to 4pm
Facilitated Workshops	<u>28 November 2015</u> Bowling Pavilion, Down Lane Park Down Lane Park @ 11am
	<u>28 November 2015</u> Bowling Pavilion, Down Lane Park Chesnut Road @ 11.45pm
	<u>28 November 2015</u> Bowling Pavilion, Down Lane Park The Paddock @ 12.30pm
Haringey Cycle Campaign No of attendees: 8	<u>1 December 2015</u> Beehive Pub, Tottenham 7pm to 8pm
Friends of Down Lane Park No of attendees: 3	<u>17 November 2015</u> Garden House, High Road 2.30pm to 3.30pm
Dowsett Estate Residents' Association No of attendees: 15	<u>17 November 2015</u> Church of the Good Shepherd, Mitchley Road 6.30pm to 8.30pm

## TOTTENHAM HALE ENGAGEMENT EVENTS – JANUARY 2016

Further meetings have been arranged for January 2016 to discuss the delivery strategies and develop the briefs for individual projects.

The DCF and supporting strategies have been made available online for comment from 11 December to 18 January. As of 28 January 2015 the council has received 15 comments by email on the proposals 5 group responses and has continued to meet with community groups and community leaders to discuss the supporting strategies and individual projects which are being taken forward.

Information Session No of attendees: 2	<u>13 January 2016</u> Friends of Paddock Paddock 3pm – 4.30pm
No of attendees: 1	<u>18 January 2016</u> Pavillion Pre-School Down Lane Park 9am -10.30am
No of attendees: 15 (Council officers were not present at this meeting)	<u>18 January 2016</u> Ferry Lane Action Group
No of attendees: 10	<u>19 January 2016</u> Community Mission Associate Holy Trinity Tottenham 7pm to 8.30pm
No of attendees: TBC	<u>27 January 2016</u> Tottenham Traders Partnership Meeting 6.30pm – 8pm

## Appendix 2 – Information Day Preparation Communication Protocol for Tottenham Hale events

Before the event		
Email advert	30 days notice 14 days notice	Stakeholder list including attendees from previous events
Website advert	30 days notice	NA
Flyer to residents	14 days notice	4,000 residents in immediate area
Notice in newspapers	14 days notice 7 days notice	
Posters around venue	7 days notice On the day	Immediate area
Flyers around venue	On the day	Immediate area

## Appendix 3 – Stakeholder List

Councillors	Lead Member for Regeneration
	Lead Member for Environment
	Tottenham Hale Ward Cllrs
	Tottenham Green Ward Cllrs
Statutory Partners in Lee Valley	London Wildlife Trust
	Canal and River Trust
	Lee Valley Regional Park Authority
	Environment Agency
	Thames Water
	LB Waltham Forest
Statutory Partners	GLA
	TfL
	Network Rail
	Crossrail 2
Friends of Groups and residents	Fo Down Lane Park
	Fo Tottenham Marshes
	Fo the Paddock
	Dowsett Estate Residents' Association
	Living Under One Sun
	Fo Parks Forum
	Haringey Cycle Campaign
	Ferry Lane Action Group
	Innovative Vision Organisation
	Friends of Tottenham Green
	Page Green Resident Association
	Tynemouth Road Resident Association
	Chesnut/ Tamar Way Resident
Schools and Education	Harris Primary Academy, Coleraine Park
	Mulberry Primary School
	Harris Academy, Tottenham
	Holy Trinity CE Primary School
	Welbourne Primary School
	Ferry Lane Primary School
	Earlsmead Primary School
	Crowland Primary School
	Ada College, National College of Digital Skills
Landowners and business groups	Tottenham Landowners and business groups
	Tottenham Traders Partnership