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EXECUTIVE SUMMARY

1. Overview

1.1 Introduction

Between February and April 2016 a consultation exercise was conducted on the future regeneration of Wood Green Town Centre in support of the production of an Area Action Plan (AAP) by Haringey Council fulfilling the statutory requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The main purpose was to gather opinions on four options showing different levels of change in Wood Green. This would then help to inform a preferred option which would be the subject of a further round of consultation. This report has been prepared by Soundings, an independent consultation company who also facilitated the public engagement.

1.2 Consultation activities

Over 30 events and 2 online surveys were used to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies. These included placing a notification in the local press, making copies of the document available in Council offices and in local libraries, and notifying everybody affected, as well as those on the Council's planning consultation database. In addition pop-up events, door-to-door sessions, targeted meetings and workshops; with the main activity being a public drop-in exhibition at a vacant shop on the High Street.

1.3 Facts and figures

23,000 flyers and letters, 100 posters and banners in relevant locations in Wood Green and over 2000 digital messages and posts, were used during the consultation. More than 1,100 people have been engaged with over 500 forms of feedback received, including 22 written responses from

public bodies and landowners. These have all been categorised and analysed to inform the findings in this report.

2. Synopsis of findings

2.1 Overall response to the Options

The community and major landowners of Wood Green, together with relevant public bodies are mostly supportive of widespread redevelopment (Option 3) or significant transformation of Wood Green town centre (Option 4). The majority of people agree that major change is required to deliver the agreed goals of: Improving the uses of the town centre; Making unique places for people; Creating a well connected place; and Developing Wood Green as Haringey's sustainable 'capital'.

2.2 Statutory consultees

There is general support for the current direction of development, including suitability for tall buildings and for improved east west connectivity. Recommendations include further consideration of the transport strategy including all modes (vehicular, bus, cycle and pedestrian). Further work is recommended on locations of tall buildings in relation to heritage assets and strategic local views. A number of responses and comments relate to the need for the provision of social infrastructure for healthcare, sports and the protection and enhancement of green space. Other recommendations relate to natural resources, the environment and well-being - with the need to address air and water quality, drainage, watercourses and water demand.

2.3 Major landowners

Landowners positively received the ambitious plans for Wood Green including a central Crossrail 2 station that would maximise connectivity and assist in delivering high levels of housing and workspace. The proposed east west link to the Cultural Quarter and Alexandra Palace is welcomed. Landowners would like to see flexibility

in the plan in approach to density and mix and design. They also emphasise the importance of growth being supported by social and transport infrastructure.

2.3 Community

There is widespread agreement with the ambitious intentions of the plans shown in Options 3 & 4. Many shared the concern that Options 1 & 2 lack ambition. This reflects a readiness for change. There was concern though about the way such plans would be delivered, especially regarding the relocation of residents whose homes will be redeveloped, the reprovision of work and retail space, and the likelihood of disruption caused by construction works. Developing small and meanwhile projects to improve Wood Green in the short-term and involving local people to make the place unique are considered a good approach.

3. Key themes from the public consultation

3.1 Transport and circulation

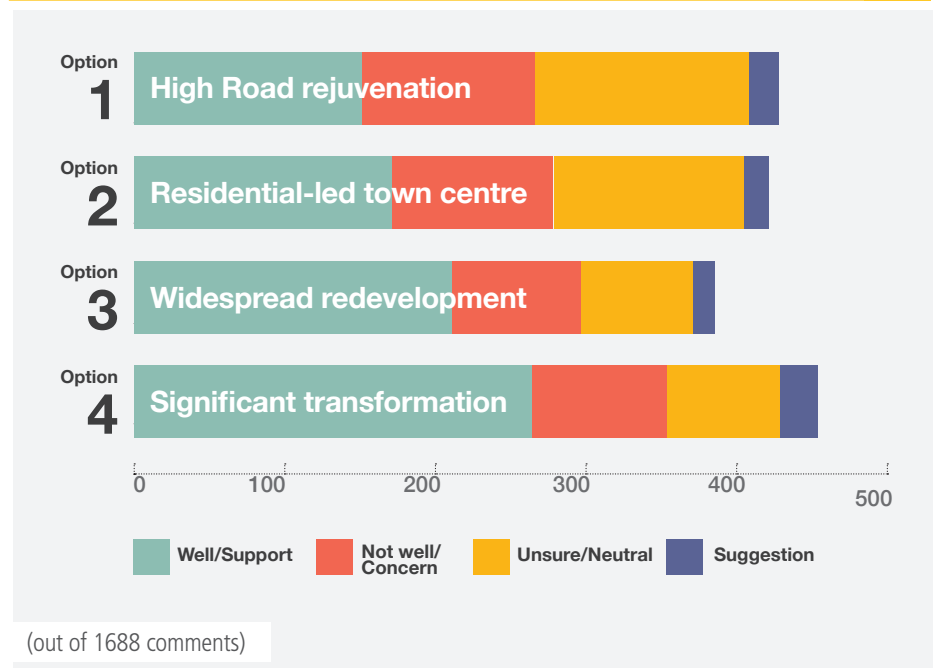
People are supportive of the arrival of Crossrail 2 with many seeing the benefit of a single central station, although a number of people are concerned that the area around Turnpike Lane station will, as a result, be left out of the plans and will not receive the improvements and regeneration it needs.

Many were happy with the replacement of the Mall by a street-based and opened up town centre.

There was a high level of support for the East-West Green Link connecting the High Road with the Cultural Quarter and Alexandra Park.

Managing traffic to reduce congestion and pollution is a big local priority including the provision of cycle lanes and measures to restrict rat running and use of residential streets for access and parking.

COMMUNITY FEEDBACK ON THE OPTIONS AND HOW WELL THEY DELIVER THE GOALS FOR WOOD GREEN



3.2 Housing (and affordability)

Most people accept the need for more and better quality housing; however concerns were raised about the affordability of new homes and being priced out of the area. The potential to rehouse existing residents in better homes was received well. For many the key concern with being rehoused is staying close to family friends and good neighbours; others need to be assured that they can stay in the same area; while some would like to move out of the area.

3.3 Social Infrastructure

People want to be assured that sufficient social facilities and amenities will be provided for the increased population. They want to know what additional education, health and leisure facilities will be provided.

There was a high level of support on improving accessibility to Alexandra Palace and provision of arts spaces and cultural venues. People are supportive of a new library and the main council offices being moved to the centre of Wood Green, and also of more space for outdoor activities within the East-West Green Link. People want to see a range of diverse community facilities, including a theatre and possibly a swimming pool. Providing things for young people to do was considered as critical.

3.4 Employment

Many people felt that diversifying the uses of the town centre would significantly improve the local economy and create employment and that Crossrail 2 would attract more people to spend time and money in the area. At the same time there was concern over the loss of workspace within the Cultural Quarter for existing tenants of the Chocolate Factory, and the likely increased rents.

3.5 Retail (A new Town Square)

A large number of people liked the idea of a new central multifunctional town square with a new library, council customer service centre, shops, community events and a market linked to a new Crossrail 2 station. People would like to see quality and independent shops, a department store as well as a better range of cafes and restaurants.

3.6 Accessibility and inclusion

There is agreement that making the area more walkable, safe and easy to get around will improve the sense of well-being for many.

Pedestrian friendly streets and new public places for people to meet and relax received a good response.

People also feel that traffic reduction, street cleaning and designs encouraging active lifestyle would improve health.

Accessible and inclusive design for all and especially for the elderly and disabled is a priority.

3.7 Environment and sustainability (a green town centre)

Lots of participants liked the idea of planting more trees and greening the area as well as providing better waste and traffic management systems to improve the environment.

Providing new open private and public spaces and greening the streets were seen as good ways to increase biodiversity.

Some concerns were mentioned about overcrowding and overshadowing from tall buildings having a negative impact.

3.8 Local distinctiveness and culture

Generally people said that well designed buildings and spaces such as the proposed East-West Green Link between the town centre and Alexandra Palace and Park, the

new market and new library would make Wood Green a new attractive destination in London and a unique place residents are proud of. Providing room for local initiatives, such as community-led projects, was suggested as a solution to help make the emerging plans unique. Some thought that the town centre redevelopment concept could be bolder.

A large number of participants said that the Cultural Quarter could be a greater asset and a key character area but there is a need to enable existing artists to (afford to) stay.

Lots of people said they were happy that the Mall will be redeveloped and shop fronts improved on the High Road to make the place more harmonious and visually pleasing. People regularly said that they want better 'quality' for Wood Green.

3.9 Short-term projects and LABs

99 short-term project cards were selected and filled-in by the community. People said they liked the idea of engaging the community to develop quick and unique solutions to improve Wood Green in the short-term. The most popular projects were about sustainable transport, local food growing or selling, hosting exciting events and cultural activities. To make these ideas real Soundings proposed the formation of a LABs (Local Action Bands) with participants who were interested in helping developing these projects further.

4. Next steps

4.1 Consultation on Preferred Option

Informed by the consultation findings on the four options, the preferred option will be consulted on early in 2017.



CHAPTER 01 INTRODUCTION

Purpose of this report

A future plan

This consultation report has been prepared by Soundings, on behalf of Haringey Council. It provides a record of the public consultation and stakeholder engagement events carried out between February 2016 and April 2016 on the draft Wood Green AAP - Issues and Options document; and then accompanying exhibition presenting the four broad options for Wood Green.

Aims of consultation

The aim of the consultation was to notify about the intention to produce an AAP for the area and to capture the views of local residents, visitors, businesses, public bodies, community organizations and other local stakeholders on options for a long-term regeneration plan (15-20 years) for Wood Green. The options respond to the needs, opinions and aspirations that local people and users of the area expressed during the initial stages of the consultation from June to November 2015. These also included

Toward a preferred option

The findings from the main consultation are presented in this report broken down by, stakeholder type, options, redevelopment topics, town centre uses, geographical character areas, and placemaking qualities. Feedback will inform the future development of Wood Green.

The developed plan will be presented as the 'preferred option' and will be subject to consultation in late 2016 / early 2017 (to be confirmed).



Exhibition at the consultation hub

Process overview

The consultation and engagement programme has been organised into four stages.

This report sets out the findings of the consultation on the draft Wood Green Area Action Plan (formally known as Regulation 18 (stage 3A)).

Stage 1: Taking soundings

- Raise awareness of the project and consultation process,
- Develop a database of interested organisations and individuals,
- Develop a better understanding of the local area and the community's needs and aspirations.
- Establish a Community Liaison Group (CLG) for ongoing consultation.

Stage 2: Objectives and ideas

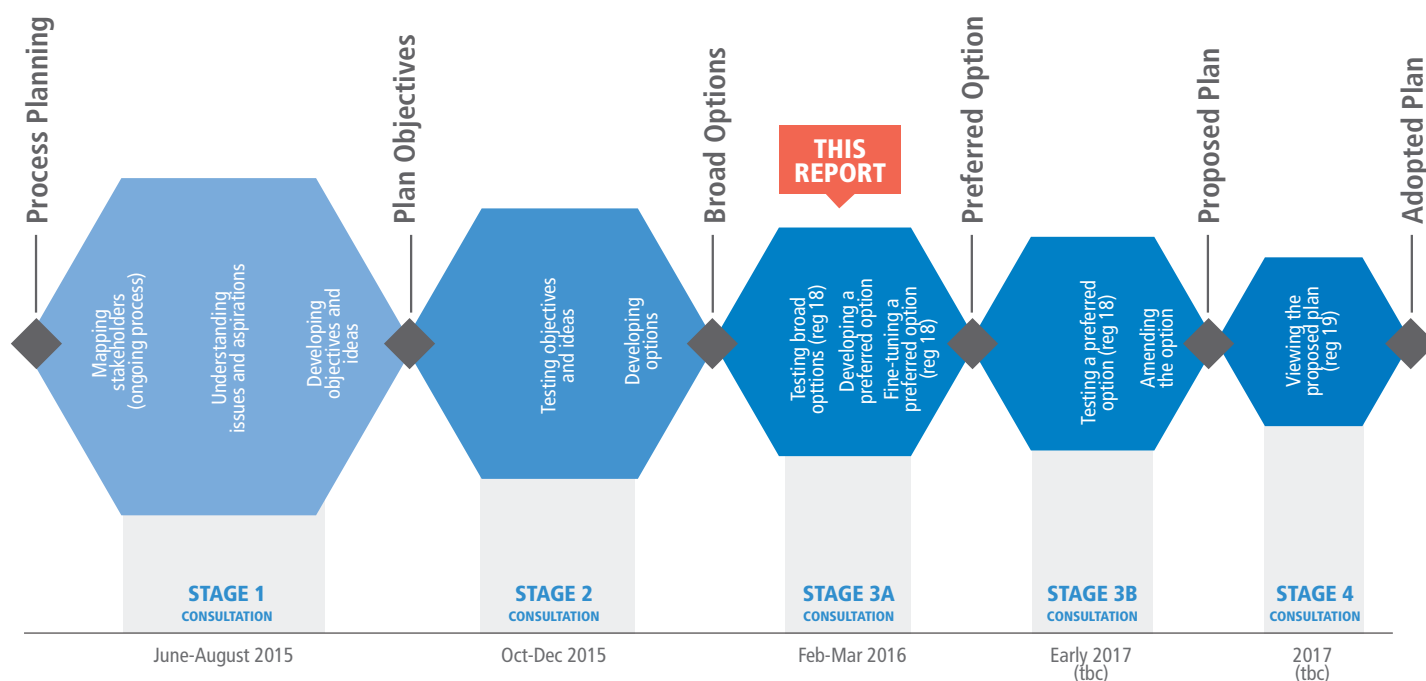
- Get feedback on initial thoughts and principles guiding the plan,
- Check that the issues, initial ideas and objectives are in line with local views,
- Target any under represented section of the local community (geographic, demographic or interest).

Stage 3 (A+B): Testing the option(s)

- Consult on the broad options for Wood Green and elements within them and later a developed and tested preferred option,
- Get feedback on the council's preferred direction as part of the Statutory Consultation process Regulation 18.
- Ensure potentially impacted groups are engaged.

Stage 4: Preferred plan

- Present the preferred plan in response to feedback from Stage 3 and as part of the Statutory Consultation process Regulation 19,
- This will be the last stage of consultation on the Wood Green AAP. The statutory consultation will be about the legal compliance of the document.



General consultation process

Consultation methodology

Varied and large groups of stakeholders are linked to the future regeneration of Wood Green in many different ways. As such a comprehensive process was designed to raise awareness and then capture views and concerns of the widest possible group. This was made possible by using a series of both broad and focused communications, consultation tools and events.

Between February and April 2016, there were 30 different events including workshops, pop-ups and drop-in sessions at the consultation space.

Multiple stakeholders have been met and heard. They range from ward councillors to hard-to-reach groups and from businesses and residents potentially impacted by the options to key stakeholders and general public as well as council officers.

In total, more than 1100 people have been involved and at least 1500 people verbally informed about the regeneration plan. They filled in more than 300 forms - themselves or with the help of the team, took more than 100 online surveys, completed about 100 short-term projects cards and gave a

total of 130 different comments during the workshops.

Such detailed feedback has been essential to test the options and to build a strong understanding of the specific needs and desires of everyone interested in the future of Wood Green.

Further details on the range of stakeholders, the communications approach, the events timeline, the consultation tools used and the outcomes are given in appendix 1.



Focus session at the consultation hub

About Wood Green

The heart of Haringey

First recorded in 1502 as a clearing of Tottenham Wood, then an attractive location for country retreats by the New River, and then later a farmer community, Wood Green has kept reinventing itself. Most recently, since the borough was formed in 1965, it has become the heart of Haringey. It draws in people from across North London to shop, work, commute, socialise and to do business.

Great assets

With its own bustling and diverse community, outstanding transport connections, a busy High Road, the iconic Alexandra Palace on its doorstep and beautifully designed housing estates, Wood Green has great heritage and the potential for an even better future. However in recent years it has declined and turning this around is a priority

Unique identity

Wood Green has a strong identity linked to its retail offer, diversity and culture. The aim is to make sure this strong identity is protected and celebrated as the plan is being developed.

Once known as
**Tottenham
Wood**

1613

New River
constructed

1836

Culverting of the
River Moselle
begins

1894

Wood Green
created as an
urban district

1927

Noel Park Estate
completed

20

minutes to
Central London

1965

With Tottenham
& Hornsey forms
Borough of
Haringey

Area population
28,453*

24%

Population growth
between 2001-11
Highest in Haringey

1936

Ally Pally hosts
world's first public
television service

221,000

Visitors to town
centre per week

CELTIC BAKERS
Bread is made in
Wood Green and
sold across London

93%
of Haringey
businesses
employ 1-9
people

337
Retail units

49

Restaurants,
cafes &
takeaways

3.3%

Vacancy rate,
national average
is 13.7%

180

Creative studios
in the Chocolate
Factory

1,000
business start
and cease each
year

11,000

Local jobs**

24ha

of brownfield
land identified as
opportunity sites

1

Artist residency
to open in 2016

Only **0.5 ha**

of green spaces within the
regeneration plan boundary

5

Ice hockey clubs at
Alexandra Palace

1 licensed
radio station
broadcasting
in Turkish for
24hrs - LTR

26.7

million pound
scheme to restore
Alexandra Palace

**LOCAL
CONTEXT**

2

Cinemas

18

Hairdressers &
beauty parlours

2650

Off-street parking
spaces

£1

for a box of dates
in the market

11,229*

Household units

£4.2m

public realm
improvements
between Wood Green
& Turnpike Lane tube
stations

80.6%

of residents in
good health

1
Independent 'Big
Green Bookshop'

Average House Price
£419,066

11

Listed Buildings,
monuments or
structures

Noel Park & Woodside wards
*As above, excluding self employed & sole traders

Wood Green's assets

<p>Area for intensification in the London Plan</p>	<p>A minimum of 4600 new homes in next 15 years</p>		<p>4000 new jobs by 2030</p>
<p>£1 billion inward investment to Haringey</p>	<p>Supply & Access to affordable housing</p>	<p>Metropolitan Town Centre status to be retained The lowest market position alongside Hounslow</p>	<p>Crossrail Alexandra Palace & Turnpike La</p>
<p>Enhance accessibility and cross-borough links</p>	<p>Diversify high street to increase resilience</p>	<p>Competition from Westfield & Brent Cross</p>	
<p>Large number of potential development sites</p>	<p>Co-ordinated Vision for the town centre</p>	<p>11% increase in Haringey's population by 2026</p>	<p>48.5% of new open space require in Haringey to meet growth</p>
<p>Demand for affordable workspace</p>	<p>Increase education & employment prospects</p>	<p>30th for jobs per density ratio out of 33 London boroughs</p>	
<p>Achieve 80% satisfaction as a place to live</p>	<p>Grow the cultural quarter</p>	<p>Public realm improvements to increase retail market engagement</p>	
<p>Consolidation of Council assets to realise regeneration opportunities</p>	<p>Household earning to align with London Average by 2030</p>	<p>Capitalise on proximity to Alexandra Palace</p>	
<p>CHANGE DRIVERS</p>			

Wood Green's Future Plan

Prepare for the future

Everyone with a connection to Wood Green is rightly proud of its history as a thriving town centre, and excited about its future as a place to live, work and visit.

Haringey Council is committed to the future of Wood Green and rejuvenation is a key objective in the Corporate Plan 2015-18. It wants to address a number of challenges including bringing transport improvements with Crossrail 2, securing thousands of new homes and jobs, bringing new life to the high street for long-term economic growth, creating more welcoming public spaces and making the most of its connections to immediate neighbours like Alexandra Palace.

Wood Green regeneration projects

The council is creating a regeneration delivery plan and investment framework for Wood Green that will determine how to fulfil the area's potential and to secure the investment needed to make this happen. The investment framework will also help the council to make well-informed decisions on its own housing and the future use of the land it owns.

The regeneration delivery plan will support the production of an Area Action Plan (AAP), which provides specific planning policy and guidance for an area where significant regeneration or investment needs to be managed. The AAP will set out how change could happen, e.g. where new buildings might go, and what parts of Wood Green's character should be protected and enhanced.

Change is already being kickstarted by the council's support of a number of meanwhile projects including the recent launch of the Green Rooms Art Hotel on the Station Road and the establishment of the Wood Green Business Forum.

Wood Green's opportunities

Summary of previous consultation findings

During November 2015 a week long series of consultation events explore ideas to address identified issues affecting Wood Green.

General reception

With a few exceptions, people supported the ambition for change and were generally interested, positive and enthusiastic at the prospect of the regeneration of Wood Green, recognising the need to enhance the town centre and unlock its potential.

Some people were unsure about the feasibility of the vision (costs and timeline), concerned about the potential rises in taxes and/or rents and the potential impacts on the community of major change.

About the Four Goals

Most participants agreed with the Four Goals presented for Wood Green.

These were:

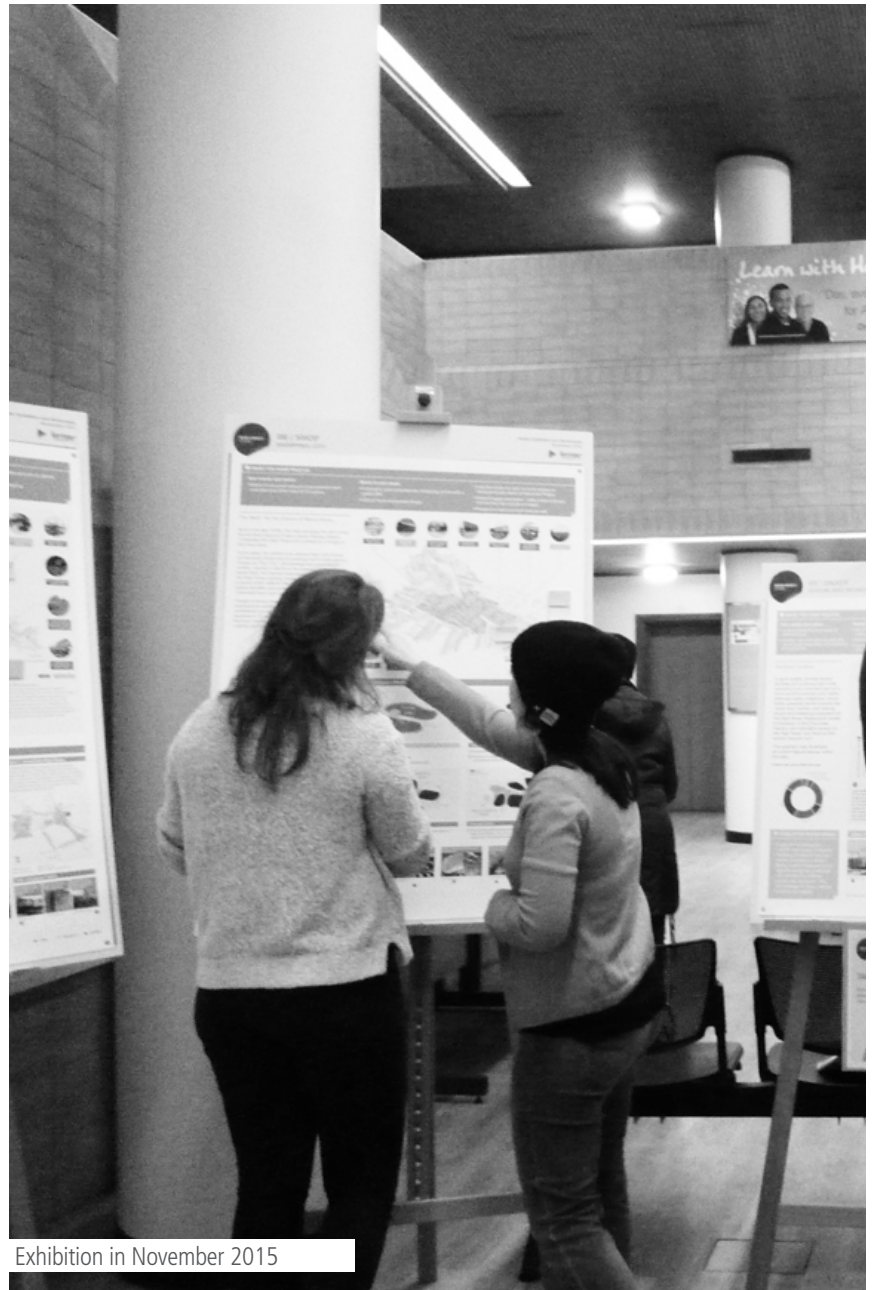
- Improving the uses of the town centre
- Creating a well connected place
- Making unique places for people
- Developing Wood Green as Haringey's sustainable capital.

About the ideas by topic

The exhibition explored key topics for Wood Green:

- Belong
- Live
- Shop
- Work
- Enjoy
- Connect
- Respect
- Quick wins.

To the right is a high-level summary of what people said.



Exhibition in November 2015



BELONG | Identity and character

The priority for most is to address the issues that give Wood Green a poor reputation whilst introducing more greenery, enhancing local assets and improving quality generally.



ENJOY | Leisure and Recreation

Top needs for leisure and recreation are multipurpose leisure centres such as a modern library including community and cultural activities and a multisports facility including a swimming-pool.



LIVE | Housing

People generally support the drive for new and better homes but only if they are affordable and bring benefits to the local community.



ENJOY | Public and Green Spaces

There is agreement that Wood Green needs more greenery overall and that existing and new public spaces should be more accessible, better maintained, with seating and spaces to socialise.



LIVE | Safety and Well-being

For many safety is a top priority with making the place more attractive and better designed.



CONNECT | Transport and Parking

This is seen as a key issue for Wood Green to resolve. Many people would like to see less surface parking and better defined spaces for public transport, cyclists and pedestrians.



SHOP | High Street

Most people desire a better range of shops combined with other uses such as art, culture and community activities.



CONNECT | Links and wayfinding

It is felt the area needs more visual reference points such as community art and better physical connections with the West towards the Cultural Quarter, Alexandra Palace and east towards Noel Park.



SHOP | Shopping City / Mall

People find the Mall generally oppressive and unaesthetic with unsafe and unwelcoming backs of buildings. People are enthusiastic about improving or even redeveloping this part of the town centre.



RESPECT | Environment

The idea of a local energy production centre combined with other uses such as leisure was welcomed with enthusiasm. Greener transport systems, ecology, better use of natural resources and developing sustainable buildings were considered good ideas.



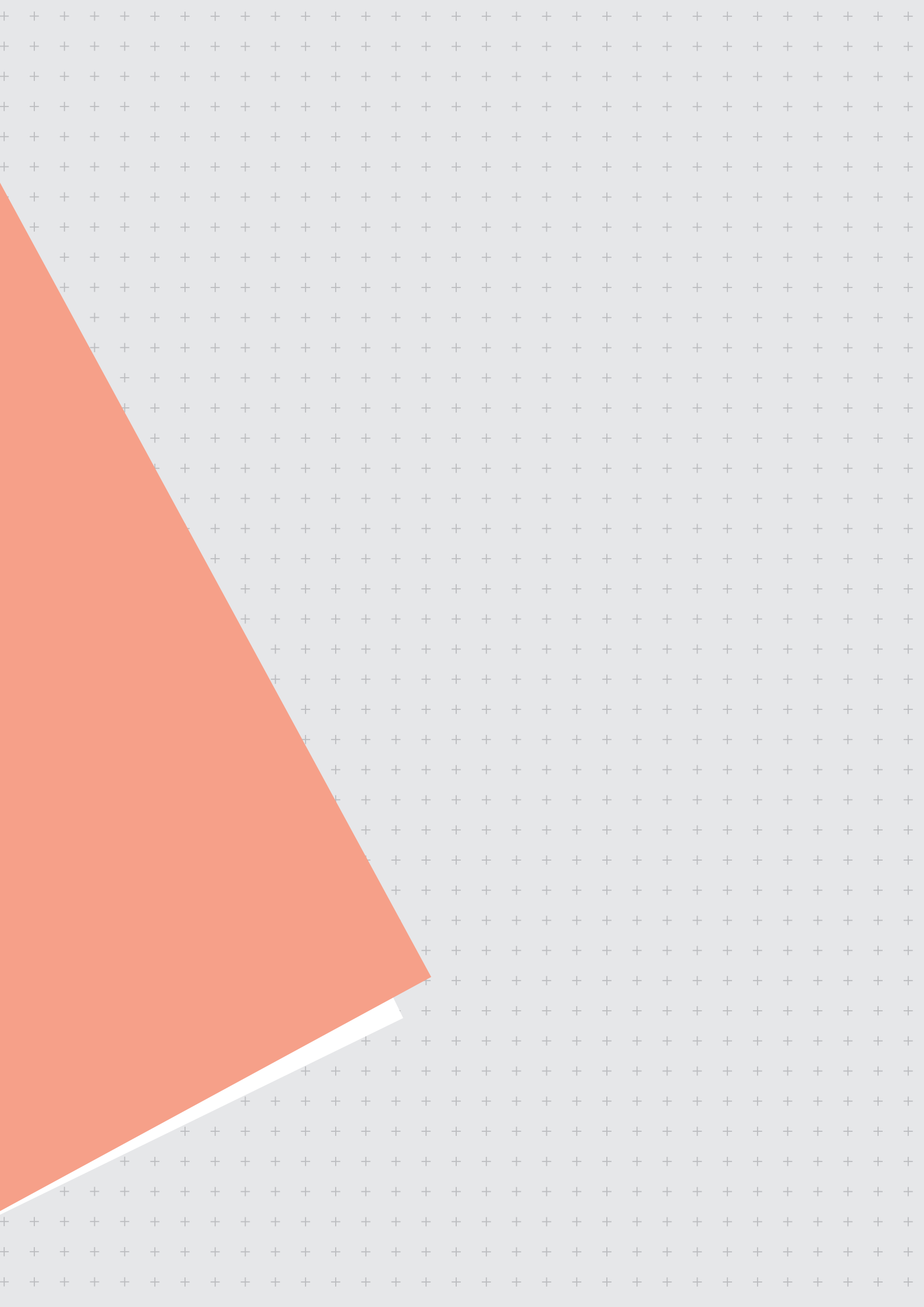
WORK | Cultural Quarter

The Cultural Quarter is considered by most that know it a great asset which should be better promoted, used and integrated, to create more jobs and support new enterprises and to build on Haringey's heritage of engineering and manufacturing.



QUICK WINS | Meanwhile projects

Several participants were keen to see community-led projects developed to improve Wood Green whilst regeneration plans take place.





CHAPTER 02 WOOD GREEN AREA ACTION PLAN ISSUES AND OPTIONS

Overview

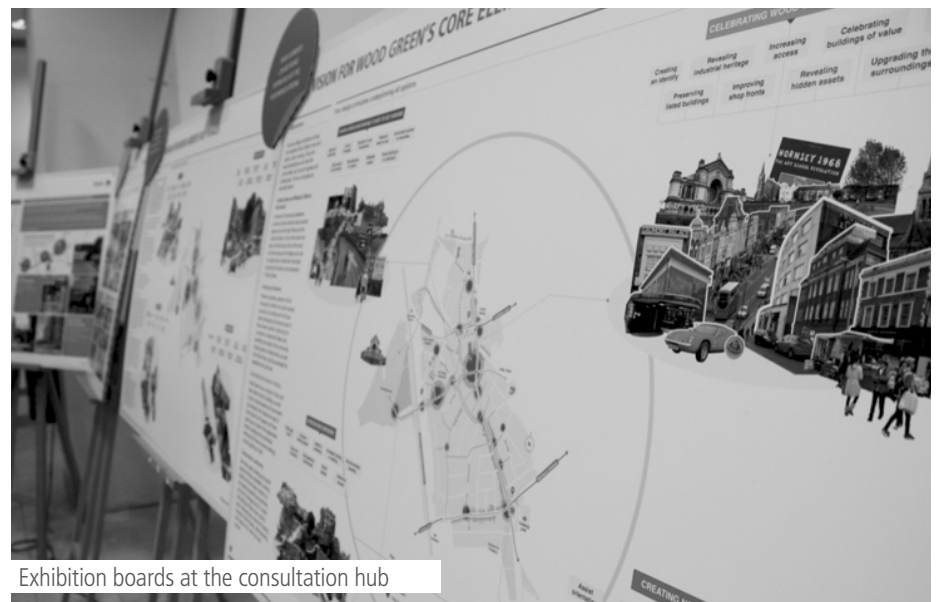
In February 2016 the council published the Wood Green AAP (Area Action Plan) - Issues and Options - document. The document sets out the current situation in Wood Green and the issues to be addressed. Within it the objectives and vision for the town centre are developed into four varying thematic and spatial options with different levels of development.

The public exhibition, held between 22nd February and 20th March, presented the same information in a more accessible and distilled format. The complete set of the exhibition boards are to be found in appendix 2.

- The public exhibition comprised 4 parts:
1. Wood Green and the regeneration plan
 2. Shared goals and objectives
 3. 4 broad options for a long-term plan
 4. Ideas for short-term projects



Issues and Options report



Exhibition boards at the consultation hub

Shared goals and vision

Shared goals

Four shared goals combined the council's stated objectives for Wood Green (November 2015) and community priorities raised during the first two consultation stages.

The goals are:

1. Improving the uses of the town centre;
2. Creating a well connected place;
3. Making unique places for people;
4. Developing Wood Green as Haringey's sustainable capital.

Vision for Wood Green's key places

Informed by a number of evidence-based studies, the shared goals have been translated into spatial plans. These show how key thematic character areas could be located within Wood Green.

These five types of places are:

1. Working;
2. Urban living;
3. Town centre;
4. High Road;
5. Local destinations.



Sample of the vision for Wood Green's key places board

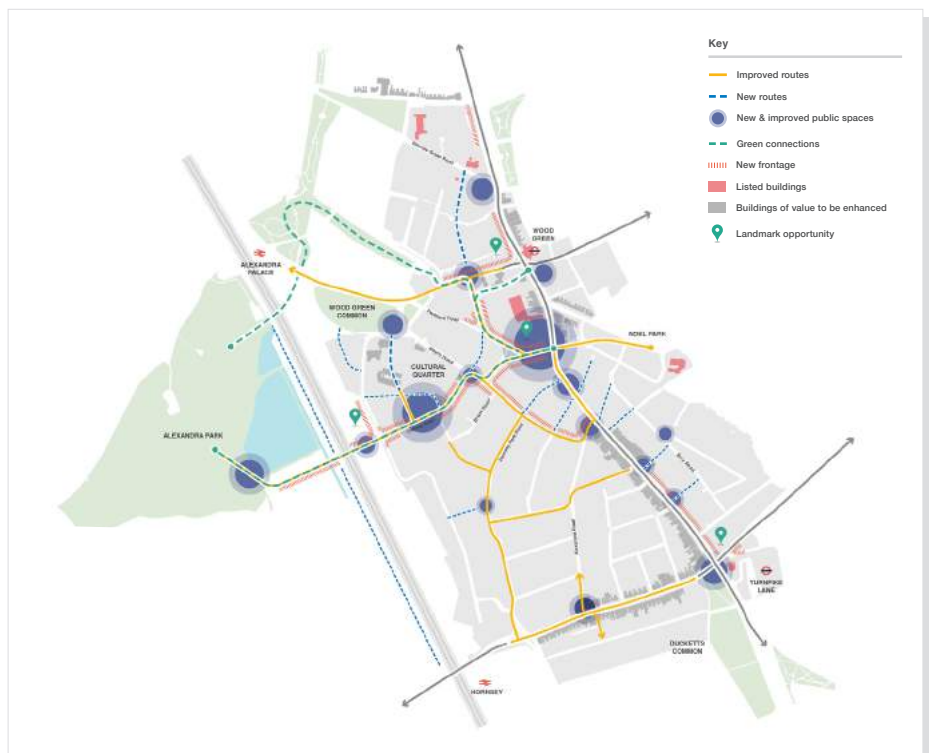
Vision for Wood Green's core elements

A further spatial framework shows how four core elements based on the findings of previous consultation could bring structure, connect areas and develop the character of Wood Green.

These core elements are:

1. Linking areas and making it safe to get around;
2. Introducing greenery;
3. Celebrating Wood Green's history;
4. Creating new landmarks.

Please find more detail about these elements in the appendix 2.



Sample of the vision for Wood Green's core elements board

Options for a long-term plan

Basis for the options

Four broad options have been developed which present a range of approaches, levels of development, building heights, densities, economic priorities and timelines for delivery. The options have varying priorities in terms of land-use, the potential for improving levels of connectivity and the provision of new public spaces. They also respond to the impacts of differing locations for Crossrail 2 stations and the council's new accommodation, as well as the location of the Arriva bus garage.

A detailed understanding of the area and extensive public and stakeholder consultation underpins each option. They have also been informed by research and analysis including a review of relevant policy, site studies, stakeholder interviews, viability assessments and technical reports that consider specific issues - such as how to improve the economic performance of Wood Green Town Centre.

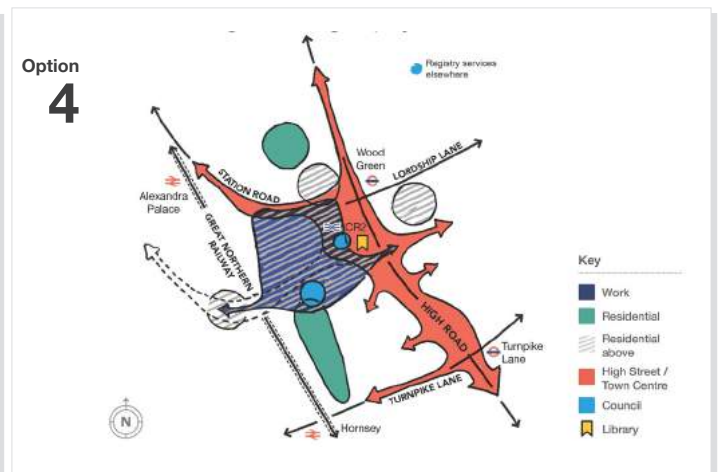
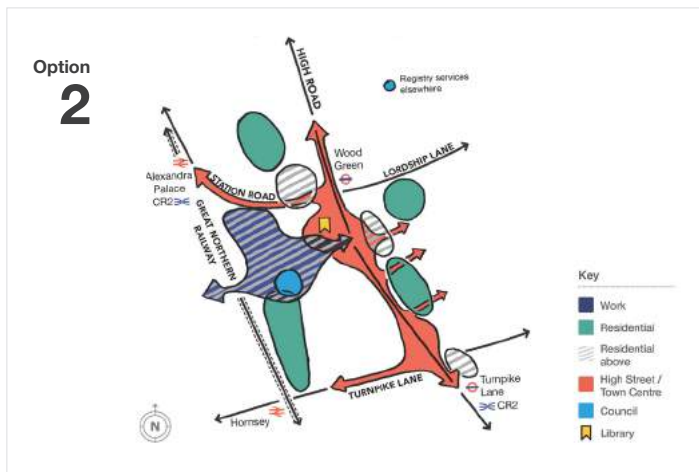
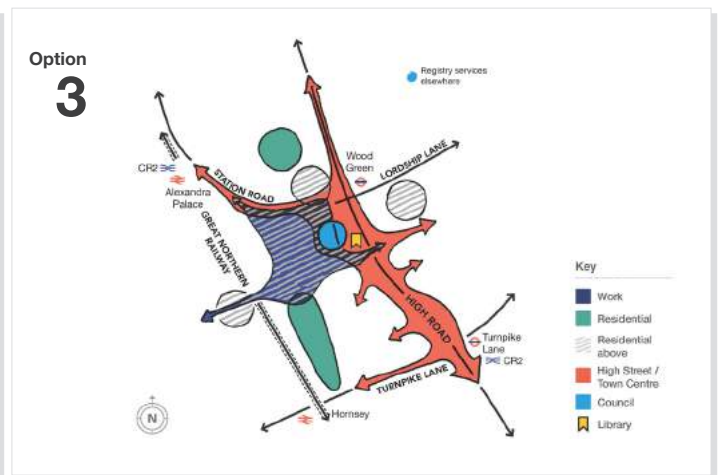
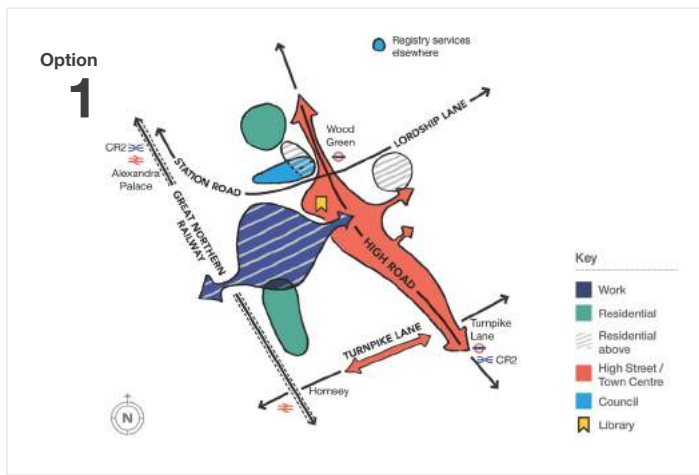
Four broad options

The four options are:

- Option 1. High Road rejuvenation “A Regenerated High Street For Wood Green”
- Option 2. Residential led town centre “New neighbourhoods to live in”
- Option 3. Widespread redevelopment “A centre to play and work”
- Option 4. Significant transformation “An attractive hub in Haringey”

The following pages describe each option and show a sample of the material presented at the exhibition.

Please find more detail about these elements in the appendix 2.



Sample of the options introduction board

Option 1. High Road rejuvenation

“A Regenerated High Street For Wood Green”

Option 1 continues the implementation of already planned improvements principally targeting council owned sites. It will attract a better range of shops, food and drink outlets, bring an overall improvement in cleanliness and appearance, support the existing leisure offer and space for work and bring forward residential development on smaller sites throughout the area.

All sites for new (re)developments are described in the Site Allocations DPD that was subject to consultation in 2015. These sites have been chosen because of their potential for better buildings in terms of quality of architecture, optimization of land use and compatibility of uses in an accessible town centre.

New developments include a library, council’s buildings and a town square. The option assumes 2 new Crossrail 2 Stations at Wood Green and Turnpike Lane.

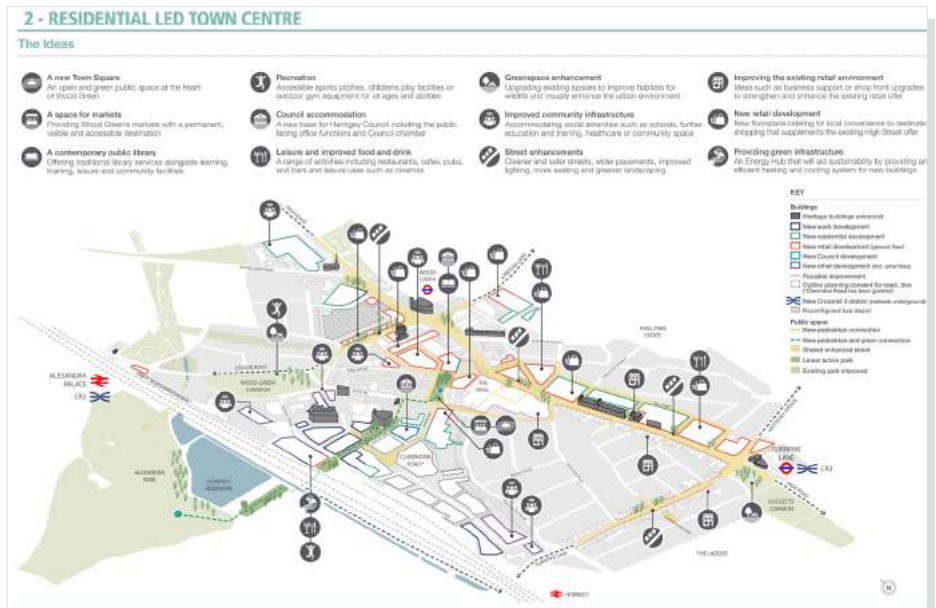
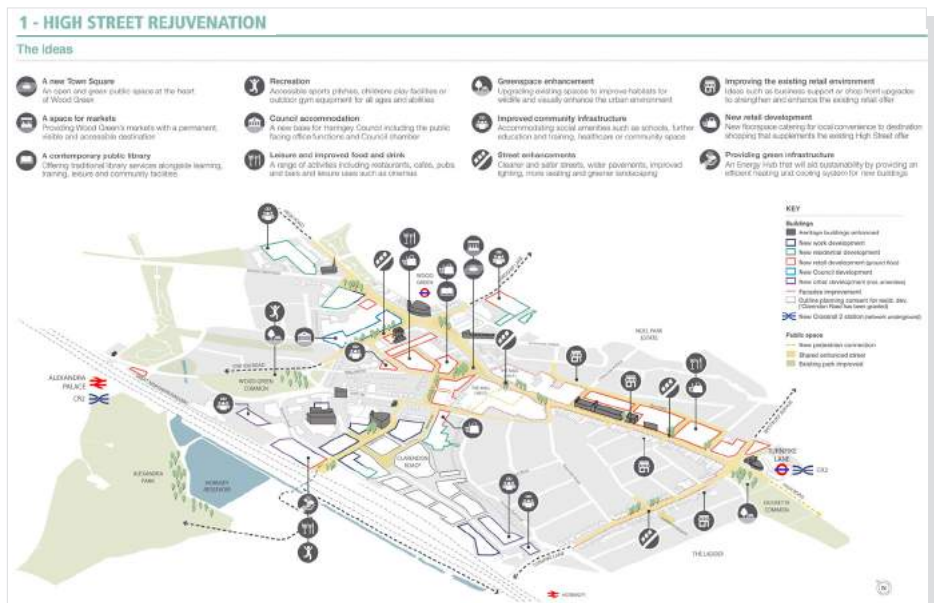
Option 2. Residential led town centre

“New neighbourhoods to live in”

Distinctive centres will be formed with Option 2 with a clustering of retail and leisure around Turnpike Lane and Wood Green stations and a smaller scale High Street between these, with new residential led development on re-developed sites on the East of the High Road, including a re-developed eastern Mall.

Major additions to Option 1 include:

1. A green link starting from Alexandra Park;
2. The redevelopment of the eastern part of the Mall;
3. The council relocation along the green link and on the town square;
4. The creation of a second pedestrian link to Alexandra Park;
5. The further redevelopment of the Cultural Quarter.



Samples of the 2 first options boards

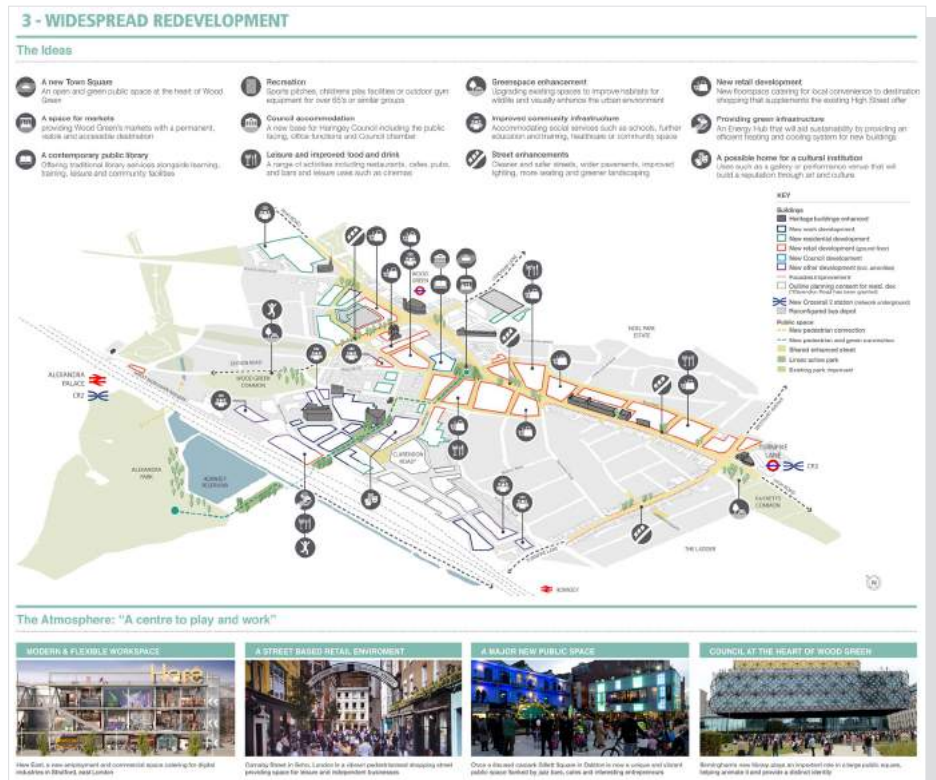
Option 3. Widespread redevelopment

“A centre to play and work”

A Town Centre rather than a shopping centre emerges with Option 3: the redevelopment of the Mall (east and west sides) brings about the opportunity to make a ‘street based’ town centre with a major square for people to enjoy, offering a mix of community, civic, retail, leisure and work facilities.

Major additions to Option 2 include:

1. The redevelopment of the western part of the Mall;
2. The creation of a cultural centre along the green link;
3. The development of a new residential street around the current River Park House;
4. The relocation of a part of the Arriva bus garage on the Mecca Bingo site.



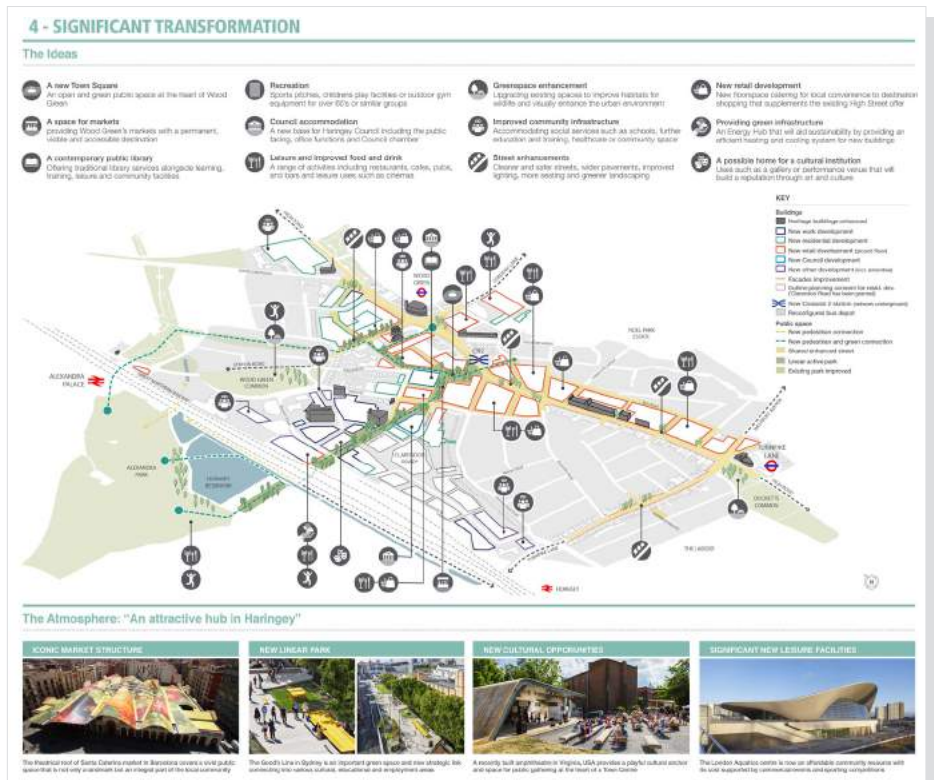
Option 4. Significant transformation

“An attractive hub in Haringey”

Based on a single, central Wood Green Crossrail 2 station and the redevelopment of the Mall (east and west sides), Option 4 involves increased density and intensified retail, residential, civic and employment uses. It creates an important hub for Haringey and enables strong and direct links to Alexandra Palace as well as the forming of a strong employment and cultural area.

Major additions to Option 3 include:

1. Only one Crossrail 2 station in the centre of Wood Green;
2. The demolition of blocks behind the current Mall to extend fully the green link between the town square and Alexandra Park;
3. The full relocation of the bus garage somewhere in Haringey;
4. The redevelopment of the Vue Cinema area.



Samples of the 2 last options boards

Ideas for short-term projects

Because many local people had expressed an interest in short-term projects at the public exhibition in 2015, we allocated a space for these during the second exhibition in spring 2016.

More than 250 examples of quick, simple and low-cost projects were presented alongside blank cards that people could complete with their own ideas.

Participants could choose projects as either an 'initiator' - a person who suggested a project - or a 'supporter' - a person who backed a proposed project.

The intention is that these participants and other interested individuals come together to form the Wood Green LABs (Local Action Bands) to improve Wood Green in the short-term, whilst the long-term plans are developed.



How would this idea improve Wood Green in the short-term?

What do you need to make the project real?
 partners location
 funding other
 materials

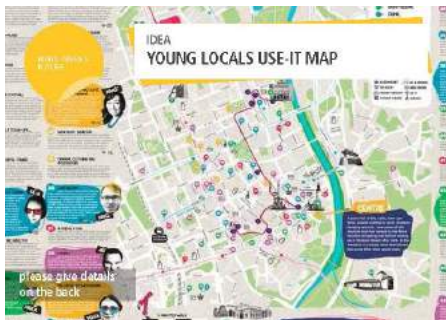
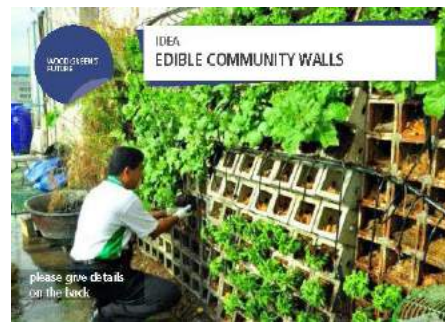
Please tell us more about what you need and where it could be located:

How can people supporting this idea contact you?
 Your contact details:
 Contact details of supporter 1:
 Contact details of supporter 2:
 Contact details of supporter 3:

Please tick the box if you do not want us to post your contact details online regarding this project.



Samples of short-term projects cards





CHAPTER 03

STATUTORY STAKEHOLDERS & LANDOWNERS

RESPONSES TO AAP ISSUES & OPTIONS DOCUMENT

Introduction

The council received 22 written representations in response to the Regulation 18 - consultation on Wood Green planning document (Area Action Plan - Issues and Options). These comprised 13 statutory consultees and 9 major local landowners.

The following findings report is separated into the two categories of respondents.

A further four written representations from local people (local residents and artists from the Chocolate Factory) were received and these have been databased and analysed as part of the public consultation findings reported on in Chapter 4.

Responses from statutory stakeholders

The summary of representations below relates to the following respondents:

GLA (Greater London Authority) and TfL (Transport for London), London Cycling Campaign, Historic England, Environment Agency, Sport England, Natural England, Thames Water Utilities Ltd, Metropolitan Police Service, Highways England, NHS London - Healthy Urban Development Unit, Haringey Liberal Democrats Party, Catherine West - Member of Parliament for Hornsey and Wood Green, Crouch End Neighbourhood Forum.

Stakeholders have mostly focused on certain topics only. Please find the full written responses in appendix 5.



Options and redevelopment process

Comments received from 6 public bodies support the objectives of the AAP. Options 3 & 4 were seen to be best placed to deliver environmental improvements as well as to reach the target for homes, jobs and economic growth. TfL noted that they had no preference between Option 3 & 4 with regards to one or two Crossrail stations and will continue to explore both options.

Flexibility in the plan was noted as key as well as assurances on deliverability. A concern was mentioned over potential disruption and how this is managed.



Transport, connectivity and accessibility

Five respondents made 12 comments regarding transport.

There was agreement that increased transport connectivity to central London and other employment areas resulting from Crossrail 2 will drive significant regeneration and housing benefits for the town centre. There was also support for improved east-west connectivity.

Some suggested that further consideration needs to be given to: capacity and connectivity of the bus network; a suitable location for a reprovided Arriva bus garage, additional bus standing space; and the prioritisation of sustainable transport modes such as walking and cycling. One stakeholder mentioned that two Crossrail 2 stations would benefit a larger number of people. A borough wide Transport Strategy was recommended.



Housing

Three stakeholders commented on this subject. The GLA considered that the growth envisaged is in line with the council's projections and the London Plan (statutory spatial development strategy for the Greater London area). Other comments related to the need to reprovide housing and provide genuinely affordable homes. Some said that population projections are required.



Retail

Concerns were expressed by two stakeholders over viability especially in relation to other North London centres and the need to safeguard other nearby district centres such as Crouch End. Also mentioned was the need to take account of changing shopping habits.



Employment

One respondent said that there is a need to protect the community and cultural legacy by promoting the Cultural Quarter for affordable workspace and creativity.



Building density and height

Four public bodies commented with regards to this topic. The GLA agreed in principle that Wood Green is an appropriate location for tall buildings. Concerns related to the impact of tall buildings on heritage assets, views of Alexandra Palace and to potential over-development. A tall building validation study was recommended by one participant.



Community infrastructure

This was the most commented topic with 13 comments from 8 consultees. It was noted that the council may wish to revise its CIL (Community Infrastructure Levy) planning tool for local authorities to help deliver infrastructure to support the development of their area) to reflect the uplift in values for public benefit and coordinate requirements per development.

It is questioned whether Crossrail 2 funding will impact on the ability to deliver social infrastructure. It was mentioned that commitments should be made regarding the provision of GP services and health care infrastructure and to ensure no net loss of playing fields, sports facilities and existing green spaces. These should be preserved and improved some said.

It was also suggested that the AAP should include a section mapping existing social infrastructure, quantifying existing health infrastructure and showing deprivation and health inequalities. There is a willingness to work together to test the plans and consider locations for social infrastructure such as health care.

Finally one consultee noted disappointment that no commitment was made for the provision of a swimming pool.



Environment

19 comments from 5 consultees were received linked to natural resources, health & wellbeing and environmental sustainability with the following recommendations:

There should be a greater focus on water courses that could be brought to life, offer public access and have their water quality improved (with quality objectives). An idea put forward was that the Moselle river is de-culverted wherever possible.

The plan should consider the Thames River Basin Management Plan. It was also noted there is a critical drainage area in the northern part of the plan area and that Sustainable urban Drainage systems (SuDs) should be promoted.












It was said there is a need for Level 2 Flood Risk assessments for new sites. And finally, it was noted that a net increase in water demand should be taken in account.

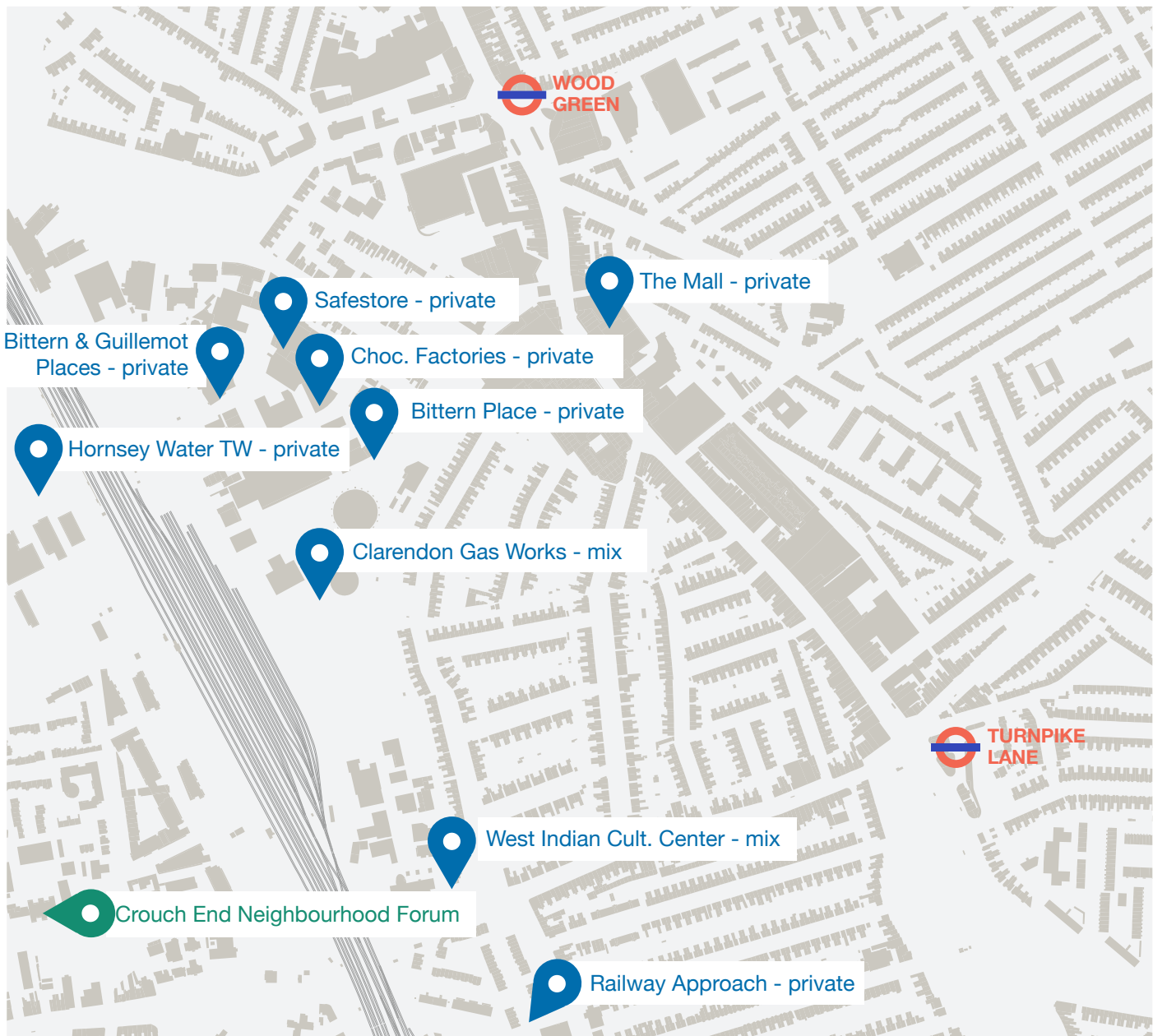
Some respondents said there should be measures to address the predictable increase of nitrogen emissions and pollution caused by traffic.

One respondent advised embedding the principle of active design into the plan to encourage active/healthy lifestyles.

'LANDOWNERS' AND STATUTORY STAKEHOLDERS THAT HAVE RESPONDED TO THE FORMAL CONSULTATION

LOCAL OVERARCHING STAKEHOLDERS

- | | | |
|---|--|--|
|  Catherine West Memb. Parl. |  London Cycling Campaign |  Natural England |
|  Haringey Liberal Dems |  Environment Agency |  NHS London Healthy UDU |
| BROADER OVERARCHING STAKEHOLDERS |  Sport England |  MET Police Service |
|  GLA & TfL |  Thames Water Utilities Ltd |  Highways England |



Responses from landowners

The summary below is of the representations made by some of the key landowners (composed of freeholders and long leaseholders) in Wood Green.

Comments were particularly related to the following sites (please look at the map page 19): The Mall, The Chocolate Factory 1 & 2, Clarendon Road Gas Works Site, Olympia Trading Estate, West Indian Cultural Centre, Hornsey Water Treatment Works, Safestore Site, Railway Approach / Hampden Road, Guillemot Place and Bittern Place.

Options and redevelopment process

The ambitions presented in the AAP for Wood Green were positively received by all 13 respondents, with some stating specific support for the single Wood Green Crossrail 2 station and four respondents for Options 3 or 4 (1 or 2 Crossrail stations). Reasons included the potential that a single Crossrail 2 station would have to maximise connectivity and assist in delivering high levels of housing and workspace. There was a willingness generally to cooperate and work with the council to explore options as part of the plan development.

Flexibility

A number of responses questioned either the existing or proposed boundaries for the Town Centre and the Cultural Quarter defining the areas for retail and employment. A proposal from two landowners was made to extend the Cultural Quarter boundary to include the Metropolitan Police compound on Western Road and clarification was requested on the boundary along Coburg Road.

Some concerns were raised over the plan being too prescriptive and a risk to development. Flexibility was suggested with regards to the mix of affordable housing and workspace on one hand and economic and business growth on the other hand. It was suggested that the mechanism and form of achieving flexibility should be explained in the AAP.

Connectivity and accessibility

There was general support for improving access to businesses, especially the east-west connectivity and the improved link to the Cultural Quarter proposed. This was considered as a positive ambition that would help attract high quality employers as well as improve links to Alexandra Palace. A number suggested that improvements were needed to the Penstock tunnel (going under the railway and linking Wood Green to Hornsey and Alexandra Palace). They also said that consideration should be given to the opportunity to link through the Thames Water Treatment Works, directly into the Park.

Housing

Three landowners expressed their wish to protect their development opportunities and suggested that housing and employment targets should be a minimum. The landowner of the Thames Water Treatment Works wished to affirm the suitability of this site for housing development, subject to Thames Water's operational clearance.



Employment

This was recognised as a key issue for the success of Wood Green. Stakeholders said generally that increasing housing and workspace provision would help delivering quality employment, economic prosperity and achieve Haringey's growth ambitions on employment and residential density. A number of respondents recognised the benefits of SME (Small and Medium-sized Enterprises) workspaces, the demand within Haringey for artist studios and the currently limited number of flexible workspaces within the area. They said that given its location and accessibility, Wood Green could become a more sought after location for SME workspace.

However it was also noted that viability and delivery should not be restricted by development control or capped rents nor current demand for SME workspace. It was also noted that SME workspace development needed to be funded through the intensification of sites and greater residential densities. One respondent raised concern over "workspace" being identified as the only proposed land use for the Cultural Quarter in terms of employment generating uses.



Building density and height

Ten comments on heights and density were made. It is noted that to deliver quality and additional workspace, this would require an increase in residential densities to the level identified in Table 3.2 of the London Plan. Some said they would like a more flexible and design-led approach that would take consideration of local context, character, proximity to public spaces and connection hubs. They also noted that height can be used to create markers and wayfinding devices.

A specific comment was made regarding the need for a landmark building to replace the historic gasholder (44m high). Others would like to see the density and heights on their sites increased to reflect the ambition for Wood Green to become an Opportunity Area and to deliver the quantum of new homes needed, including the area around the West Indian Cultural Centre and Hampden Road.

A number of comments noted the need to reconcile the AAP with the Local Plan Policy about views (DM5) that locates significant local views which cross Wood Green and could restrict the council's ability to deliver the quantity of development required.



Community infrastructure

A couple of consultees noted the need for a review of the CIL (Community Infrastructure Levy) to meet the aspirations of the AAP in terms of infrastructure and to undertake household projections. This is to ensure sufficient growth. Also it has been said that there is a need for further testing in terms of infrastructure requirements, quantum and mix of development, and viability.



Environment

Opportunities for environmental and ecological enhancement far and above any retention of the filter beds on the Thames Water Treatment Works site is recommended along with positive support for the New River Path and green network.



OPTIONS



CHAPTER 04 COMMUNITY RESPONSES TO THE OPTIONS

Introduction

The majority of community responses were received from public exhibitions, door-to-door sessions, completed surveys and focus meetings such as resident associations.

The findings are presented in the following categories:

- a) Feedback on the redevelopment process itself
- b) Feedback on the options by
 - uses facilities
 - character areas
 - placemaking qualities.

Response to the options

Of the four broad options presented for regeneration the findings from the community indicated strong support for Option 4, which proposed the most significant transformation for Wood Green. The idea behind this option is to make it a remarkable centre in Haringey and an important hub in North London.

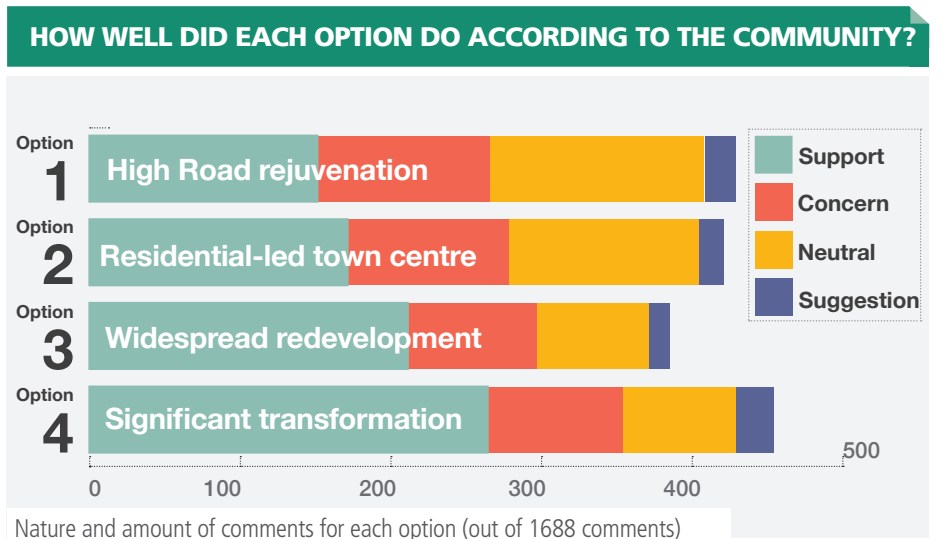
What participants liked the most about Option 4 was:

- An ambitious project responding to a need for change;
- The town square, the new library and central Crossrail 2 station;
- The redeveloped town centre including the removal of the current Mall, with quality public spaces and an extension toward the Cultural Quarter;
- The green link and connection with Alexandra Palace and Park;
- The better mix of uses and retail offer.

There were also a few questions and suggestions about Option 4.

Some were curious to see what a renewed centre would look and feel like. A few thought it would be good to keep an indoor sheltered shopping area. A few had concerns about where traffic would go if the High Road is more pedestrian friendly.

Finally some asked about where impacted residents and traders would be relocated.



Response to the options versus the goals

On the online survey and feedback forms, participants could tell us how well each of the four options were doing against the four goals that bring the community's needs and the council's aspirations together.

As you can see below, of the 120 people who took this part of the survey, more felt that Option 4 matched each shared goal better than the others.

Goal 1. Improving the uses of the town centre (68% of support for Option 4),

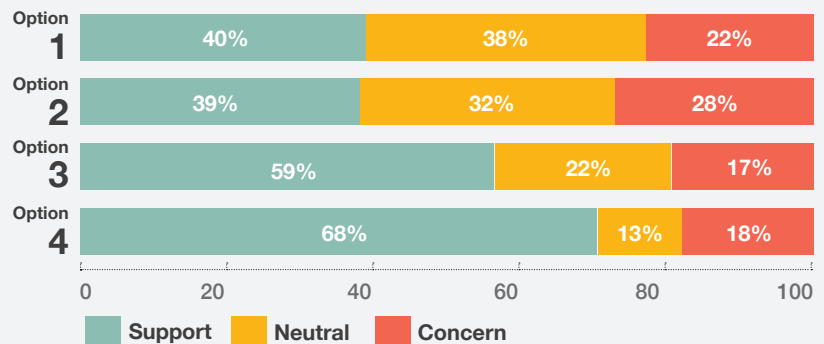
Goal 2. Making unique places for people (66% of support for Option 4),

Goal 3. Creating a well connected place (66% of support for Option 4),

Goal 4. Developing Wood Green as Haringey's sustainable capital (60% of support for Option 4).

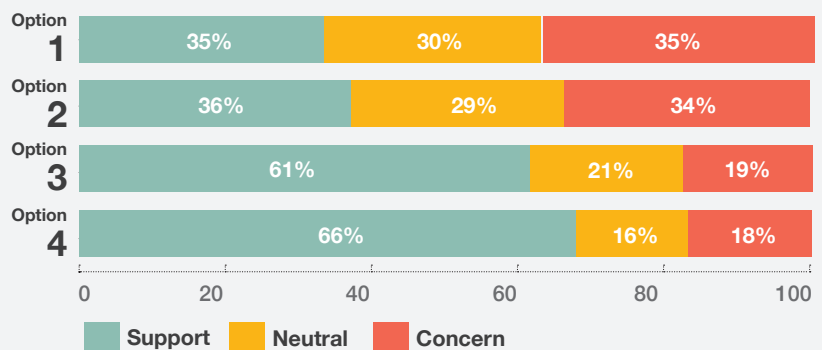
This reflects the community members' interest in an ambitious plan and 'readiness' for a significant change to improve Wood Green.

GOAL 1 - HOW WELL DID PEOPLE SAY THE OPTIONS IMPROVE THE USES OF WOOD GREEN TOWN CENTRE?



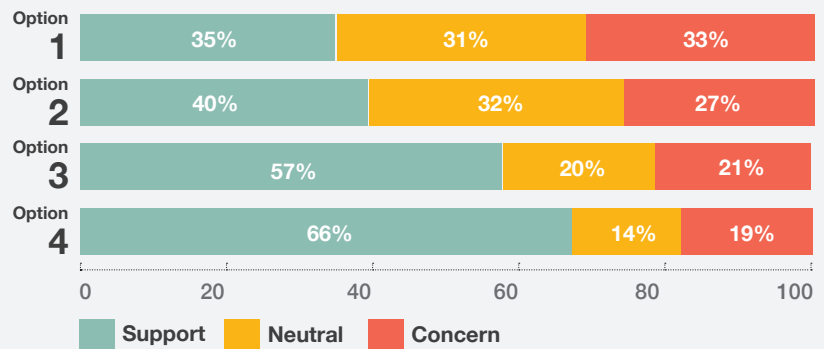
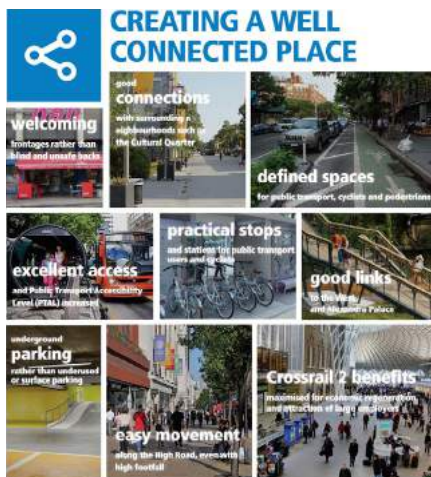
Options scoring by the community in terms of uses (out of 120 responses)

GOAL 2 - HOW WELL DID PEOPLE SAY THE OPTIONS MAKE UNIQUE PLACES FOR PEOPLE IN WOOD GREEN?



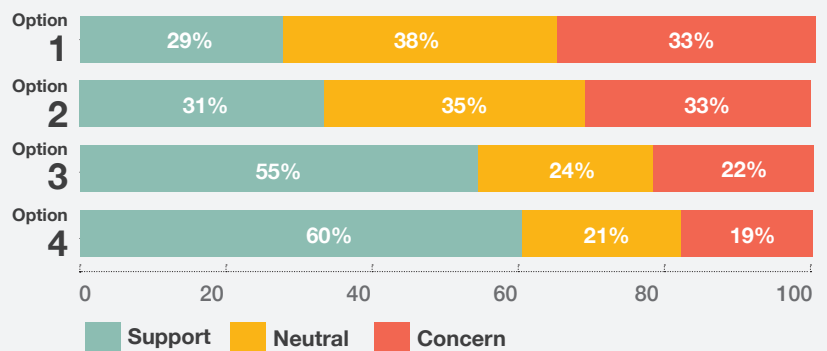
Options scoring by the community in terms of placemaking qualities (out of 113 responses)

GOAL 3 - HOW WELL DID PEOPLE SAY THE OPTIONS MAKE WOOD GREEN WELL CONNECTED?



Options scoring by the community in terms of connections (out of 113 responses)

GOAL 4 - HOW WELL DID PEOPLE SAY THE OPTIONS MAKE WOOD GREEN A 'CAPITAL'?



Options scoring by the community in terms of social and environmental facilities (out of 114 resp.)



THESE ELEMENTS
WILL BE USED
IN THE
REDEVELOPMENT

VISION FOR WOOD GREEN'S KEY PLACES



REDEVELOPMENT

Comments on the redevelopment process

The bar chart below shows the most talked about topics in connection with the redevelopment process.

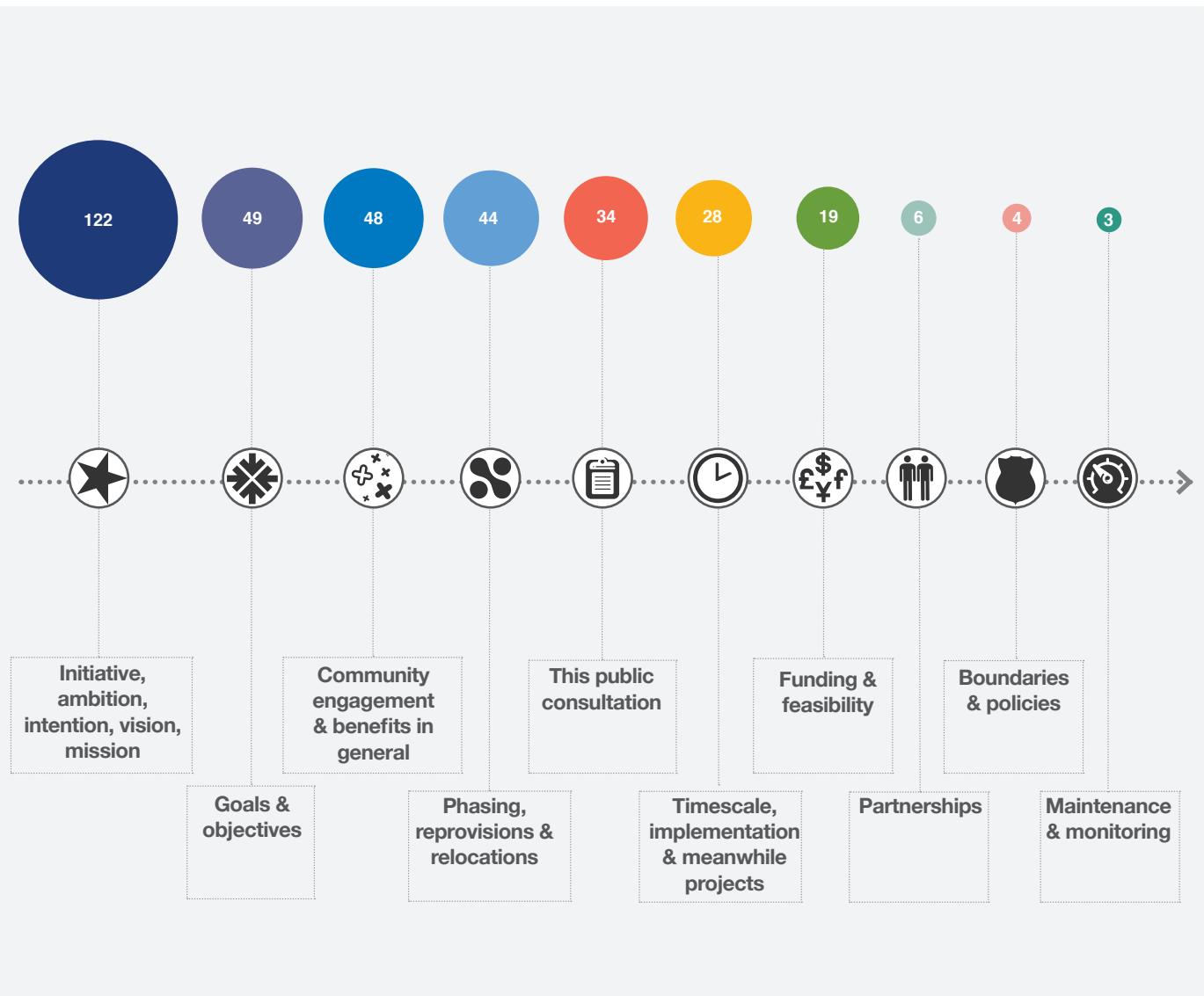
There were some interesting questions about the plan's development and consultation's process. See pages 28 and 29 for more information.

A FAQ (Frequently Asked Questions) booklet was available at the exhibition and online. Some questions were about

aspects of the plan that are being developed in the next stage such as around delivery and phasing.

These elements will be subject to future consultation on the preferred option.

WHAT ARE THE MOST DISCUSSED TOPICS ABOUT THE REDEVELOPMENT PROCESS?



Process topics most discussed by the community / Stage 3A (out of 348 comments)



**Initiative, ambition,
intention, vision,
mission**
122 comments

+ SUPPORT

A large majority of people supported the intention, aspirations and ambitions of the plans (49) and said Wood Green is in desperate need of improvement.

Most people liked Option 4 (30) because it showed the highest ambition however some people thought Options 1 and 2 were better as they would be recession proof and less disruptive (9), and others liked Option 3 as a balance between disruption and change (7).

- CONCERNS

A number of residents raised concerns about demolishing the Mall and bridge (8).

Of the 4 options, Options 1 and 2 were the ones which most people felt lacked ambition (16).

A few felt that Option 4 does not provide enough certainty and may be too ambitious (3).



Goals & objectives
49 comments

+ SUPPORT

Overall, people agreed with the common goals of the plans (39), describing them as ambitious (3), studied and deliberate (1), and offering the chance for investment (1).

- CONCERNS

People worried about congestion and overcrowding (3), whilst others were concerned about the focus on public transport and traffic - either too little, or too much (2).



**Community
engagement & benefits
in general**
48 comments

+ SUPPORT

Many participants were in favour of short-term community-led projects and were ready to help deliver them (36).

- CONCERNS

There was concern that the plans would attract more corporate companies, rather than 'community-led' initiatives or ethical companies (5).

Some respondents were also concerned that there were few specific community benefits for the old and young in the plan (4).

There was also concern over how people who are relocated out of Wood Green could benefit from the changes (3).



Phasing, re-provisions & relocations

44 comments

+ SUPPORT

Some were supportive of relocation as an opportunity to have new housing designed specifically to their needs - e.g. disabled access (3).

- CONCERNS

There was some concern at the lack of clear information in the proposals as to how and what housing, retail and work space relocations and provisions would be made (21).

Sky City residents were worried about being relocated outside of the borough (2) and thus being separated from neighbours and communities (5).

Representatives of impacted facilities such as the Asian Centre were concerned about the future accessibility of their premises as good public transport and vehicular access is currently a major incentive for their members (2).

A resident from the Caxton Road area was worried that the council wouldn't buy the properties that need to be demolished for the plan for a fair price and would unfairly use its CPO - Compulsory Purchase Order powers (1).

§ SUGGESTIONS

Some suggested that people living above the Mall - in Page High and Sky City estates - should be provided with accommodation within the area (2), and that this should be 'like-for-like' (5) and if possible with better outdoor areas.

There were also suggestions that reasonable alternative accommodation for Cultural Quarter artists should be offered as part of the plan (3).



This public consultation

34 comments

+ SUPPORT

Many commented that the information presented at the public consultation was useful (11), and that staff were helpful (8).

§ SUGGESTIONS

A few suggestions were made to simplify the understanding of the options for instance with a comparison chart for the 4 different options, photos and 3D views (9).

Also some expressed the need for a project website (3).

A couple of comments described the consultation materials as being too detailed or not detailed enough (3).



Timescale, implementation & meanwhile projects

28 comments

- CONCERNS

The main concern was the disruption during the construction works (12) for instance about how Arriva would continue to deliver bus services or the loss of income for shops.

Some participants were surprised that there was no indication about the timescale for each option (9).

A few suggested the regeneration should happen as fast as possible to quickly improve the area and prevent too long disruptions (4).

§ SUGGESTIONS

There should be more short-term projects shown on the plan as quick wins for the area (2).

Someone said that the plan should be broken into smaller doable projects in case there are no investors interested or no Crossrail 2 stations coming (1).



Funding & feasibility 19 comments

+ SUPPORT

There was support for one Crossrail station, instead of two, if this would lower the cost of the development (2).

- CONCERNS

There was a fair amount of concern over the very large scale of the project, the cost and the long term implementation (7).

§ SUGGESTIONS

Many people wanted to know more about how the regeneration scheme will be funded (10).



Partnerships 6 comments

- CONCERNS

Many people expressed concerns about the dependency of the plans on TfL decisions - e.g. for Crossrail 2 (5).

§ SUGGESTIONS

There was one suggestion that TfL could change Wood Green to zone 2/3, as they have at Stratford (1).



Boundaries & policies 4 comments

- CONCERNS

Someone was unclear how the boundaries of the plan had been chosen (1).

§ SUGGESTIONS

Some thought that boundaries of the plan should stretch further than Turnpike Lane (2).

There was a suggestion that there should be policies created to ensure there are enough affordable homes in the plan (1).

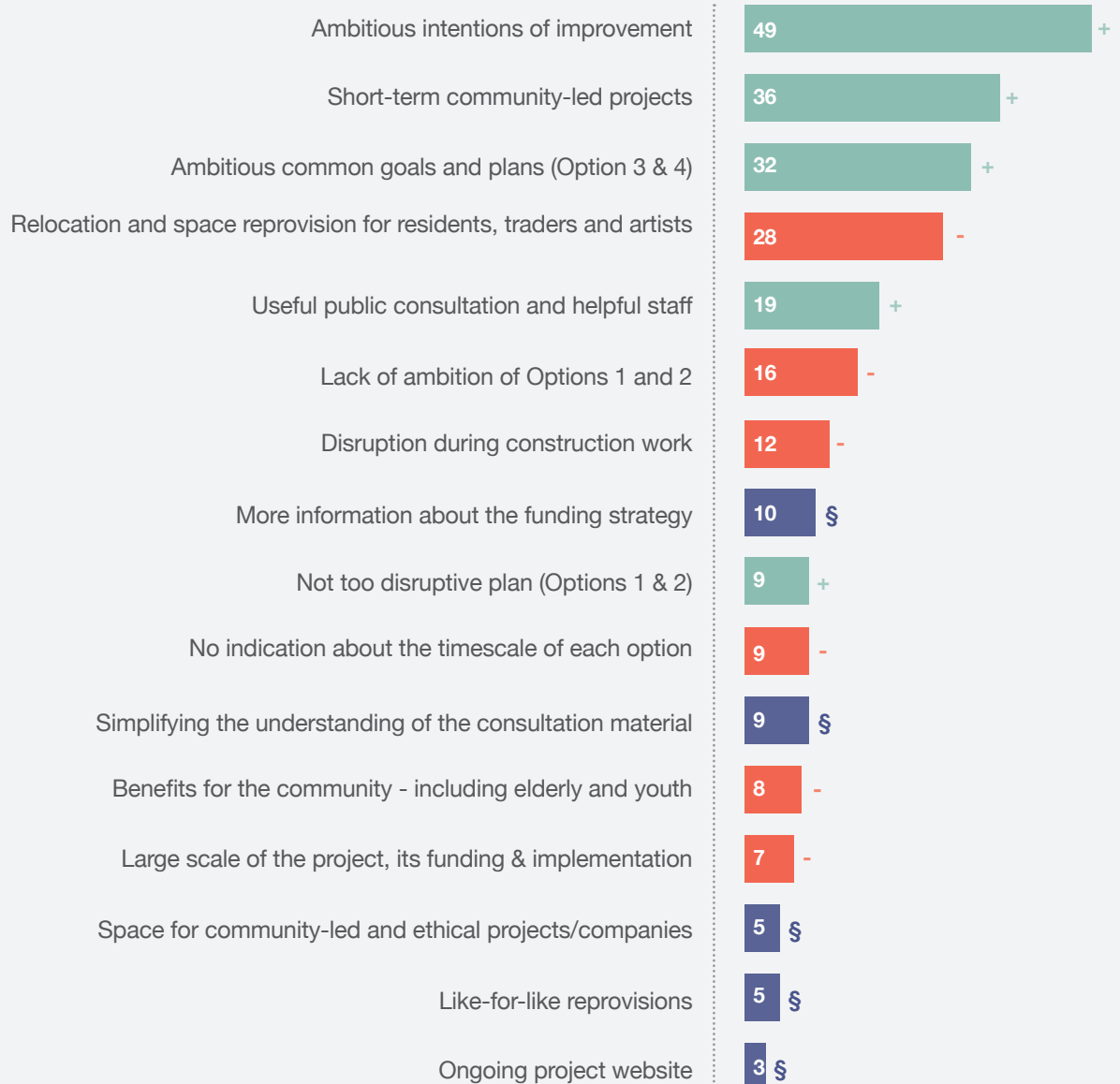


Maintenance & monitoring 3 comments

- CONCERNS

There were concerns that the current level of maintenance of the High Road and surrounding areas will not be enough to maintain the proposed Green Link and other new public spaces (3).

WHAT ARE THE HOTTEST TOPICS ABOUT THE REDEVELOPMENT PROCESS?



■ Positive (+)
 ■ Suggestion (\$)
 ■ Negative (-)

Top groupings of community comments on the process / Stage 3A (out of 348 comments)



TOWN CENTRE USES

Comments by uses

In this part of the report, we have grouped comments on all options by use or activity, to inform the next stage of developing the preferred option.

The table below shows that the uses most discussed were about transport and parking, public spaces, housing and retail.

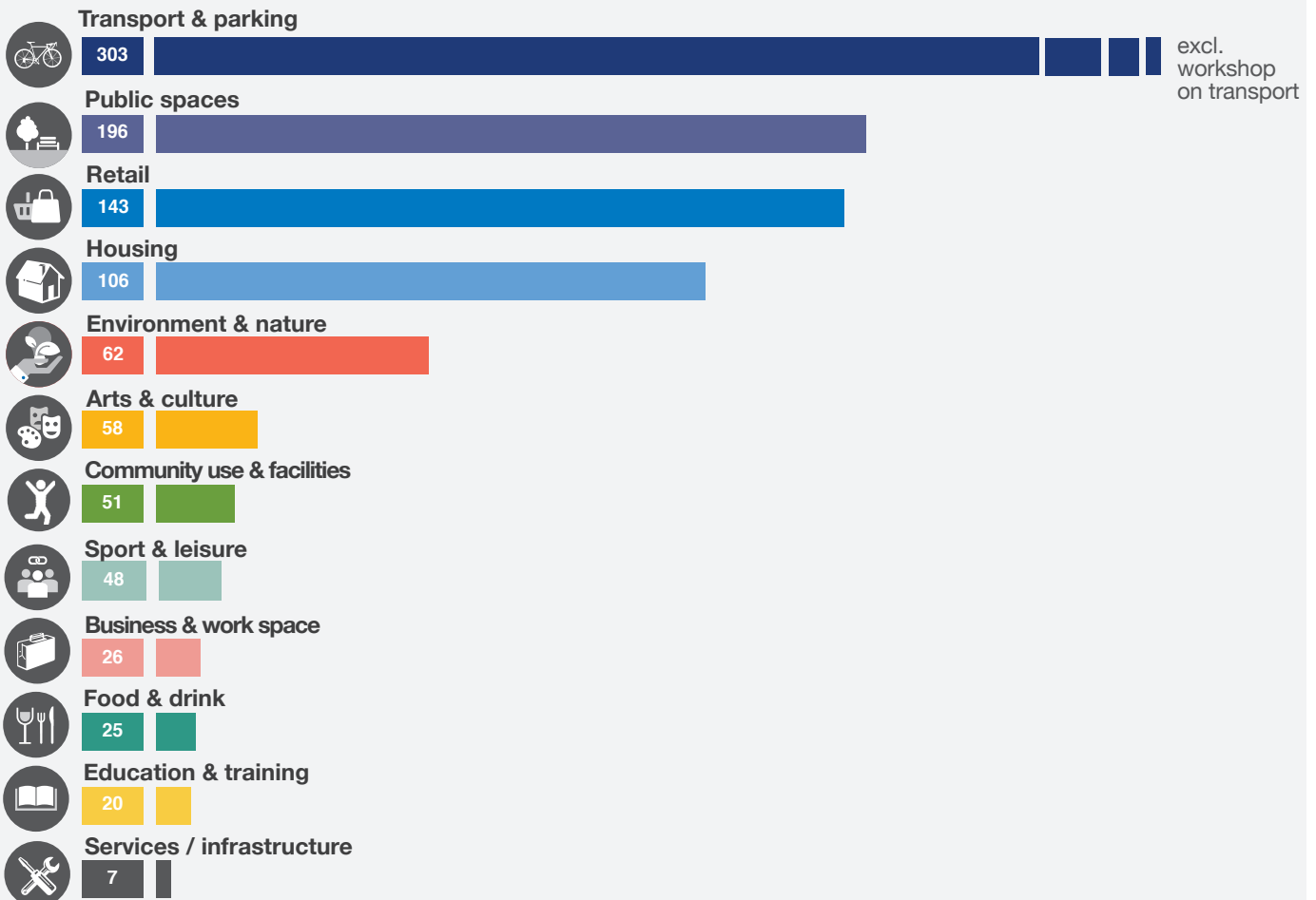
On transport and parking most comments were about Crossrail 2.

On public spaces comments were mostly about the new town square and the green link.

For housing, comments were generally about the new housing provision and the importance of taking account of the needs of existing residents.

Regarding retail, most of the comments were about the need for an improved mix of retail and comments concerning the redevelopment of the Mall.

WHAT USES AND ACTIVITIES HAVE THE COMMUNITY MOST DISCUSSED?



Uses most discussed by the community / Stage 3A (out of a total of 1050 comments)



Transport & parking 303 comments

+ SUPPORT

Nearly double the amount of people favoured the one central Crossrail station because they felt it would better serve local people (41). 25 people, particularly those living around Turnpike Lane, preferred the two stations option (one at Alexandra Palace and one at Turnpike Lane).

Many felt that the plans supported more efficient transport networks and connections across Wood Green (25). Plans to improve the connectivity between Alexandra Palace, the Cultural Quarter and the High Road were popular with many residents (30).

A few people supported an increase in bus garage capacity either through redevelopment or relocation (8).

- CONCERNS

Concerns focused around the possibility of the area becoming too dense and congested (16).

Concerns related to Crossrail 2. These included the decreased connection between Wood Green and Alexandra Palace with one Crossrail station (9); dependency on TfL decisions (4); and disruption during Crossrail 2 construction (1).

Some were concerned about the lack of parking provisions shown in the plans (11). Whilst others focused on the lack of traffic and cycling provision (7) and the risks of restricting traffic causing more problems (2).

§ SUGGESTIONS

Almost half of the suggestions around transport were based on improving traffic management - on High Road, Hornsey Park Road and Bounds Green Road (37) and implementing cycling lanes and facilities (13).

A few respondents suggested that new and existing stations in the area need step free access (6), as well as more general improvements and expansions (4). Some recommended integrating the bus garage and new Crossrail 2 station (6).

There were a handful of suggestions to increase East-West links to and from Alexandra Palace (6).

There was one suggestion for a Park and Ride for the area (1).



Public spaces 196 comments

+ SUPPORT

Most people support the idea of a new green, pedestrian friendly and well located town square (34), including places to sit, meet and relax (19).

The majority of those viewing the public exhibition supported Option 4 as the best proposal for improving the use of the town centre, and creating unique spaces for people (74).

There was support for a market (14), and most people wanted this to be outdoor (10).

- CONCERNS

A small number of participants highlighted that anti-social behaviour in new and existing public spaces needs to be addressed (3).

A few people mentioned that they do not want a market (5).

There were also a handful of comments expressing concerns about the design of the public spaces within the town centre - e.g not enough emphasis on public areas, design not very distinct. (4).

§ SUGGESTIONS

There were suggestions that these public spaces should be kept clean and well maintained (8), and perhaps be sheltered (9).

Generally, people suggested public spaces with particular street features (15) such as water installations, street furniture, playgrounds, and new iconic landmarks.

There was a suggestion that there should be toilets at Ducketts Common (1).



Retail 143 comments

+ SUPPORT

For the most part, we saw support for replacing Shopping City with an entirely new structure, including the Mall bridge (29). A few people explicitly favoured a street based retail environment (5).

People generally wanted a broader range of shops including markets (17) and small independent businesses (2).

People also supported the rejuvenation and development of the High Road as seen in Options 1 and 2 (13).

- CONCERNS

Others expressed concerns about the plans being too retail-led (4); retail spreading beyond the High Road (1); or Wood Green becoming like Westfield in nature (2).

There was concern over the process of changing the retail offer, such as loss of profit for shop owners (3) and loss of jobs and workplaces in the area (1).

§ SUGGESTIONS

Many suggestions we received about retail, proposing a better balanced mix of use and higher quality shops (27) and retail premises (5). Many comments also suggested a more creative industry with more independent shops (14) and for Wood Green to keep its unique character (4).

i STATEMENTS

Statements about the current state of Wood Green were mostly about the high amounts of low quality shops (17) and partly concerned with the area looking unattractive (3).



Housing 106 comments

+ SUPPORT

There was popular support for the building of new housing proposed in the plans, including the opportunity to re-house existing residents (31).

Some support came for housing in better homes within mixed use areas (3), such as with the Civic Centre and retail (3).

Overall, there was a good response to the housing plans with a number of responses linking the plans to improving Wood Green as a place to live either through quality of life (2), or being affordable and value for money (4).

- CONCERNS

The most frequent concerns around housing were based around housing becoming unaffordable (26).

§ SUGGESTIONS

There were some comments that rehousing should be within the local area only (7). Additionally, people suggested that houses should be both affordable, and good quality (8).



Environment & nature 62 comments

+ SUPPORT

Overwhelmingly, there was support for the East-West Green Link (23), as well as more green public areas generally (24).

- CONCERNS

There was concern over the capacity of options 1 and 2 to improve and increase green space (2). There was also concern over the lack of focus on improving existing green spaces, not just new ones (2).

§ SUGGESTIONS

Some suggestions were made for implementation of community gardens and pocket parks (6), as well as more greenery along the High Road (3).

Other suggestions included green roofs on new buildings (1), and relating the East-West Green Link to the hidden Moselle River (1).



Arts & culture 58 comments

+ SUPPORT

Many supported improving accessibility to Alexandra Palace (14).

Others mentioned that they supported more arts spaces and cultural venues within the plans (9), including the inclusion of the Cultural Quarter in the redevelopment plans to make Wood Green a distinctive culture destination (10).

- CONCERNS

The main overall concern was the risk of Wood Green losing its cultural diversity (2) including the fear of losing two cinemas (1); no reference to the artist community in the plans (1), and no solid plan for a theatre (1).

§ SUGGESTIONS

There was consensus from participants that rent rates in the Cultural Quarter should be affordable (4), and available to local artists and performers as co-working spaces (3).

Some people said that it would be good to have a large communal space at the library available for indoor markets, public performances and community-led projects (5).

Similarly, it was suggested there should be increased council support in supplying suitable spaces for artists from the Cultural Quarter (4).

One suggestion was to use containers as temporary work spaces (1), whilst others recommended setting up an open access print studio (2).

Someone suggested that the new library could be a cultural one-stop shop in Wood Green combining the library with a museum containing the archives of Haringey. (1)



Community uses & facilities

51 comments

+ SUPPORT

There was general support for a new library and the main council offices being moved to the centre of Wood Green (17).

- CONCERNS

There was strong concern for the lack of service provision to cope with the increased population in the area (16).

§ SUGGESTIONS

There were some comments suggesting that more youth services are needed (6). Similarly, people suggested more provision for older people (4).

Specific suggestions included creating an information centre in the area (2), facilitating a community land trust/co-op in the area (1), and combining the library and Civic Centre (1).

A couple of people were interested in the idea of having a large multigenerational cultural centre that would be used at different times of the day and the week (2).



Sports & leisure

48 comments

+ SUPPORT

In this area, we saw support for more space for outdoor activities built within the East-West Green Link (5).

We also saw a number of supportive comments for the development of the Mecca Bingo and Vue Cinema land for a leisure centre (4).

§ SUGGESTIONS

Many suggestions pointed towards a swimming pool and leisure centre (19).

There were also suggestions for the building of public space which could encourage leisure activities such as park gyms (3), as well as spaces for activities for children (3).

Specifically, suggestions for a theatre (2), festival (1), and skateboarding park (1), were mentioned.



Business & work space

26 comments

+ SUPPORT

Frequent comments showed support for the creation of more work space in Wood Green (2), including shared workspaces (2), to bring more employees into the area (2).

Some supported a general increase in investment in the area for work spaces (2), and others supported new workspaces being clustered at Wood Green and Turnpike Lane (2).

- CONCERNS

The main concerns raised were based around the envisioned gaps in the plans. These included lack of business opportunities including engineering and manufacturing (2); lack of balanced uses (1); and benefits to local people, rather than external companies (1).

High price of work space (3) and relocation during the development (1) was a concern for a few participants.

§ SUGGESTIONS

Suggestions were mainly made on the role the council could play in the creation of work spaces in the regeneration. These included keeping rents at current prices (4); using planning tools to keep current studios intact (1); providing support for artists seeking suitable studios (2) and offering alternative accommodation to business who have to vacate (1).



Food & drinks 25 comments

+ SUPPORT

Some people supported the plan's better provision of restaurants and places to meet (2), including a market (3).

Others, liked the improved evening economy provision (3).

- CONCERNS

A small number of people showed concern that a more active evening economy could cause more anti-social behaviour (3). One respondent pointed to Option 1 as an example of a plan without enough cafe provision (1).

§ SUGGESTIONS

Notably, most people suggested the need for an improved diversity of restaurants, cafes and bars (13).



Education & training 20 comments

- CONCERNS

There were a number of respondents who expressed the opinion that there was no need for a new library building (5). A couple of other comments were concerned about the possible Civic Centre demolition (2).

§ SUGGESTIONS

Notable suggestions to improve the education and training prospects in the area included hosting a university or college campus in the area (3), opening up Crossrail 2 apprenticeships to Wood Green's youth (2), and adding a cafe to the library to make it a more appealing work space (1).



Technical services & infrastructure 7 comments

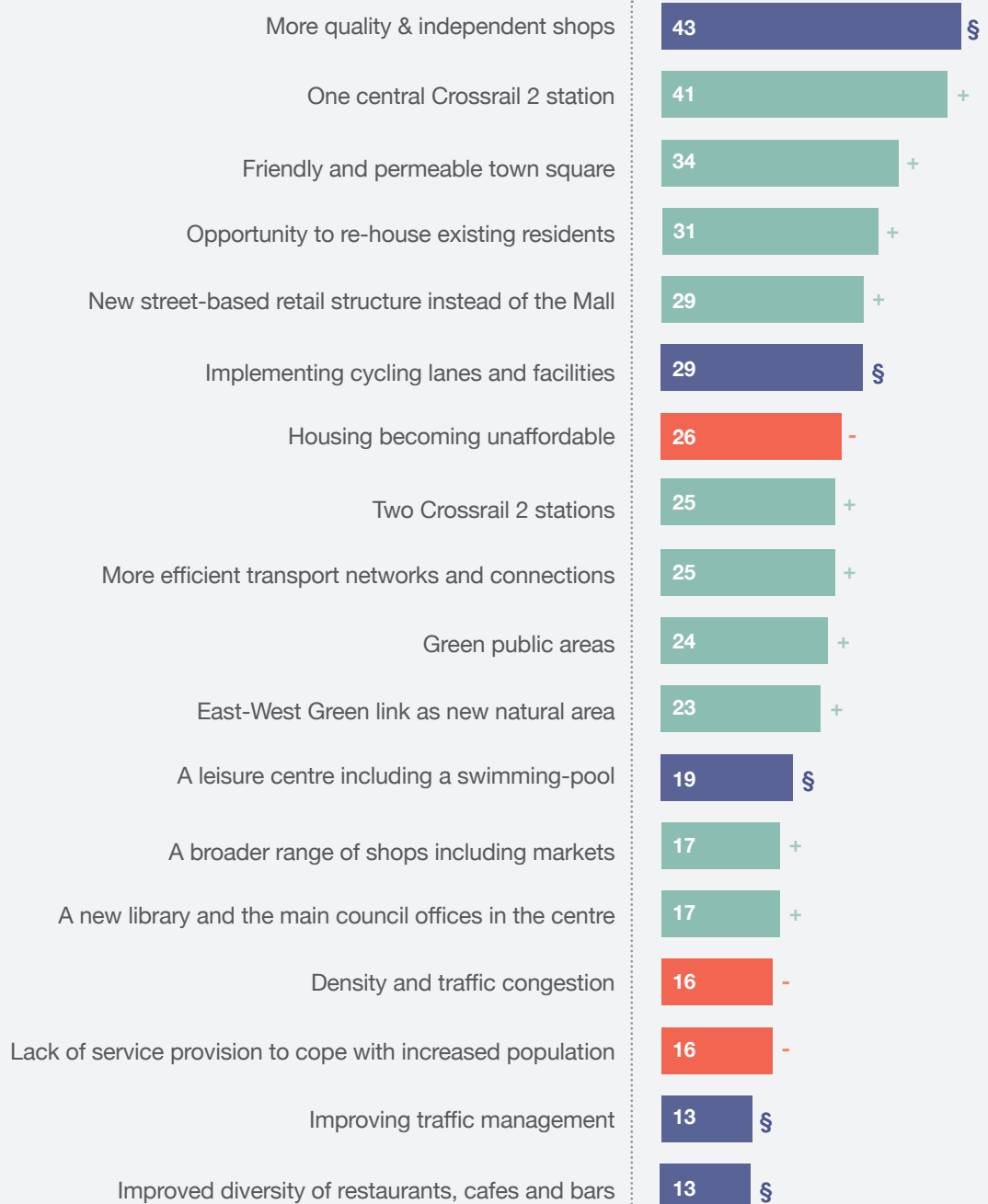
- CONCERNS

Mainly, respondents expressed concerns around litter and rubbish disposal services (4). Others were concerned with drainage and sewage provisions (2).

§ SUGGESTIONS

There was one suggestion of using waste to create cleaner energy (1).

WHAT ARE THE HOTTEST TOPICS ABOUT THE TOWN CENTRE USES?



■ Positive (+)
 ■ Suggestion (\$)
 ■ Negative (-)

Top groupings of community comments on uses (out of 1074 comments)



Manned sessions at the consultation hub



TOWN CENTRE AREAS

Comments by areas

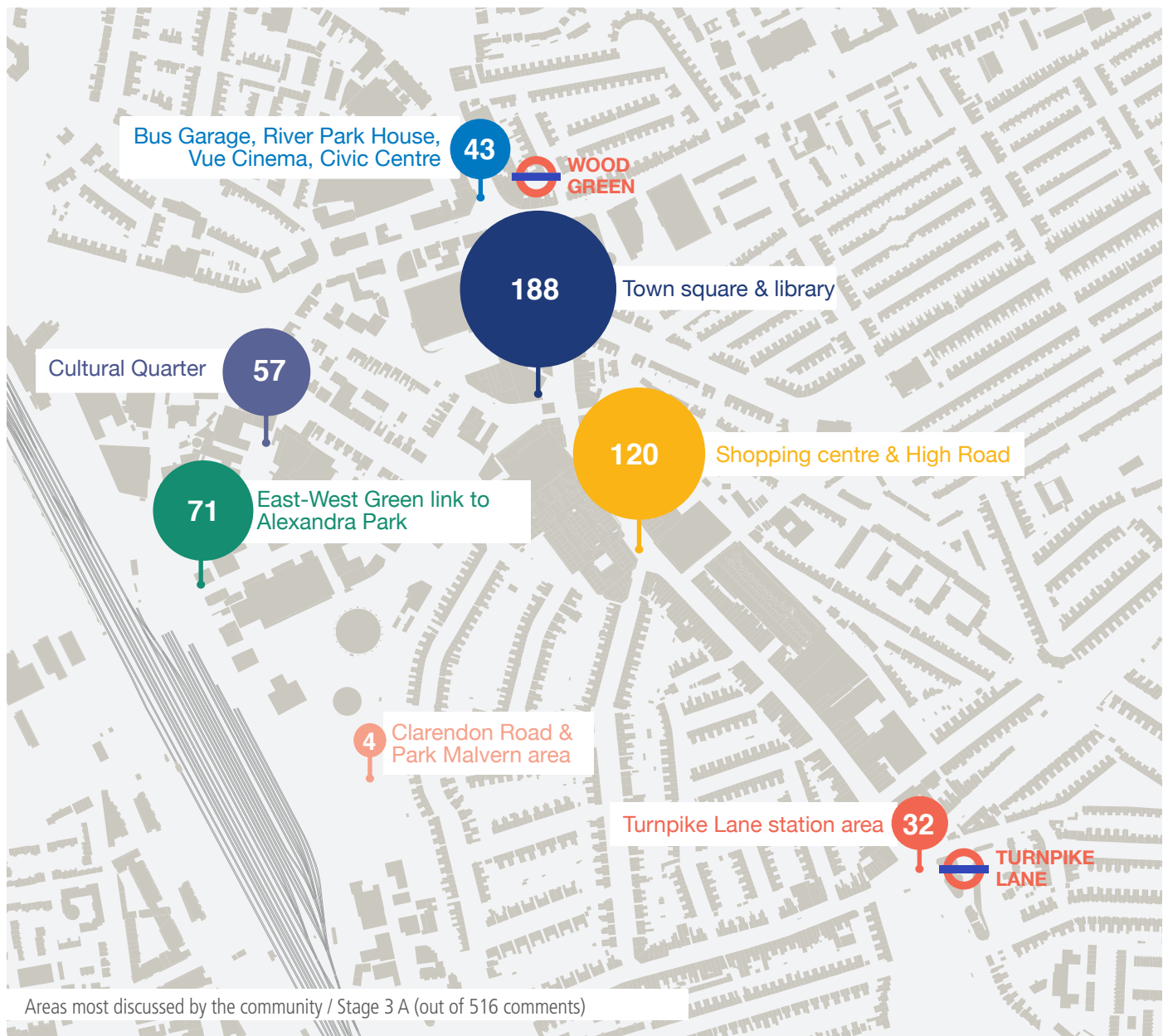
Different areas in Wood Green have been the subject of discussion. On the next pages you will find a summary of comments by areas.

The areas most discussed were:

1. Wood Green Central Area
 - New town square and library
 - New shopping and High Road
 - The link to Alexandra Park
 - The Cultural Quarter
2. Area around Turnpike Lane Station
 - Ducketts Common

- Turnpike Lane Station
 - Turnpike Lane
3. North High Road
 - River park House,
 - Arriva bus garage,
 - Mecca Bingo hall,
 - Vue cinema
 - Civic Centre

WHICH AREAS HAVE THE COMMUNITY MOST DISCUSSED?



Around the new town square & library 188 comments

+ SUPPORT

Many people supported Option 4 as the best option to develop Wood Green as Haringey's capital (68).

There was a strong indication that most people support a Crossrail 2 station in the middle of Wood Green (24).

A lot of responses also strongly supported having a proper, opened up town centre (30) that is green (6) and with the chance for a market (7) or evening activities (4).

Many also liked the redevelopment of the library in a central location (16) and combined with a new Civic Centre and Haringey's customer service (1).

- CONCERNS

Concerns centred on tall buildings creating a dark and over-dense place (6).

There were a handful of comments which rejected proposals for a central Crossrail station (8). Some also were concerned about loss of Sky City (3).

Representatives of the Asian Centre expressed their need to stay central in Wood Green (2).

§ SUGGESTIONS

There were a few suggestions that there should be more places to sit and socialise in the town centre (7).

People also want to see more greenery along the High Road (3).

Concerning the library, people suggested keeping it on the ground floor (1) and creating more community spaces inside (2).

The new shopping centre & the High Road 120 comments

+ SUPPORT

Many supported the idea of replacing Shopping City with a new structure (32).

Lots of residents also supported the proposal of a broader range of shops and restaurants on the High Road (13), and improving the High Street environment more generally (14).

Many supported traffic and road provisions shown in the plan, including wider streets (2), more cycling lanes (2), and The High Road being at least part pedestrianised (2).

A few comments supported the chance for independent retailers (5), markets (4) and improved evening economy (1).

- CONCERNS

Some people did show concerns over losing the Mall completely (14).

A few responses were concerned about having residential areas near the High Road or Mall (5).

§ SUGGESTIONS

Many people wanted to see higher quality shops in any future development of the town centre. (15).

There were a few suggestions to keep a variation on the mall, either refurbished (1), or a new more modern mall (1). There were also ideas about putting Crossrail 2 inside the mall (1) and keeping the Mall's market Hall (1).

A few suggested creating more cycling facilities and lanes on the High Road (4), as well as zebra crossings and more traffic lights (2).

A few people focused their suggestions on keeping Wood Green's retail/High Road character (5).

The link to Alexandra Palace 71 comments

+ SUPPORT

The vast majority of people supported the idea of a new link towards Alexandra Palace (37), and many liked its linear design and park like qualities (9).

In general, people supported a better connection to Alexandra Palace either through sightlines (7), Crossrail 2 (3) or a bridge (3).

- CONCERNS

A few people were concerned by the proposed bridge above Hornsey reservoir as it would be expensive and the access to the Palace from there would still be difficult because the land is very steep (3).

There was a small amount of concern that the East-West Green Link vision seemed unlikely to be achieved because of the housing that would need to be demolished to deliver it (1).

One person didn't want to see better links between Wood Green and Alexandra Park as it would diminish the character of each area (1).

§ SUGGESTIONS

Some people suggested that the link should be pedestrianised (2), or that there should be better transport towards the Palace (1).

There were a couple of suggestions for a cycling path between the Palace and Wood Green (2), as well as more innovative solutions such as a cable car or electric vehicles (2).

The Cultural Quarter 57 comments

+ SUPPORT

A large amount of support came for better access between Wood Green and the Cultural Quarter (14).

Alongside this, many also supported the redevelopment and improvement of the Cultural Quarter and Chocolate Factory (10).

- CONCERNS

There were concerns about the redevelopment of the Cultural Quarter, namely around the price of rents increasing (8), possibly causing vulnerable groups to be priced out (4).

There was also concern that there would be an overall loss of 'messy' studio space in the Cultural Quarter (9).

§ SUGGESTIONS

The main suggestion for this area was that work spaces should be affordable (7).

Specific suggestions included using containers as temporary work spaces (2 comment); improving cycling access in the cultural quarter (1) and more public art and sculpture in the area (1).

i STATEMENTS

The Cultural Quarter was cited as a unique space for artists and musicians (1).

Bus garage, River Park House, Vue Cinema area, Civic Centre 43 comments

+ SUPPORT

There was some support for the idea of moving the bus garage (6) and increasing its capacity (1).

A little support for the redevelopment of the Civic Centre was seen (1), as well as the notion of housing on this site (1).

- CONCERNS

Mainly, concerns focused around housing being built above the bus garage, as it would be very noisy for residents (6).

There were also some concerns that the height of buildings proposed on this site and garage area were too tall (7).

A number of people were against demolishing the Civic Centre (4), and using some of the area for housing developments (1).

§ SUGGESTIONS

We also saw a number of supportive comments for the development of the Mecca Bingo and Vue Cinema land for a leisure centre (4).

A few suggestions were made to demolish River Park House (3).

Suggestions about the bus station included that it should be easily accessible (2) and perhaps integrated into the Crossrail station (1).

Two people suggested replacing the Vue cinema by, for instance, a swimming pool as the cinema is not using land in an optimal way (2).

Some people suggested it would be a good idea to relocate, improve or redevelop the travellers's site next to the Civic Centre (5),

Around Turnpike Lane station 32 comments

+ SUPPORT

Support in this area was focused around the prospect of a Crossrail 2 station here, linking to Alexandra Palace (18).

- CONCERNS

A number of people expressed concerns that without a Crossrail 2 station at Turnpike Lane, this area would become further run down, especially with activity focused more on the centre of Wood Green (4).

People also were concerned at Turnpike Lane's lack of a landmark (3).

§ SUGGESTIONS

Some respondents wanted to see cleaning and enhancing of Turnpike Lane facades in the plans (4).

Similarly, some also wanted to see more investment in the evening economy around Turnpike Lane station (5). Additionally, there was suggestions of further activities available on Duckett's Common (2).

 **Clarendon Road
& Park Malvern area**
4 comments

+ SUPPORT

There was a small amount of support for the plans' integration of Wood Green and Clarendon Road (1).

- CONCERNS

The main concerns from residents were around the impact changes to Clarendon Road would have on traffic and the movement of people in the area (2).

§ SUGGESTIONS

Someone pointed to the need for a clear road layout along Clarendon Road (1).

WHAT ARE THE HOTTEST TOPICS ABOUT THE TOWN CENTRE AREAS?



■ Positive (+)
 ■ Suggestion (\$)
 ■ Negative (-)

Top groupings of community comments out of 516 comments on areas



PLACEMAKING

Comments by placemaking qualities

During the consultation, the four options showed a high-level of possible ideas for Wood Green’s future. Already at this scale, it was possible to distinguish if the plans were creating placemaking qualities.

What is placemaking?

That is the ability - mostly through design - to create places that are good for people, the environment, the economics and the identity/culture of an area.

The following section lists what people have said about each of the qualities that are needed to make a good place.

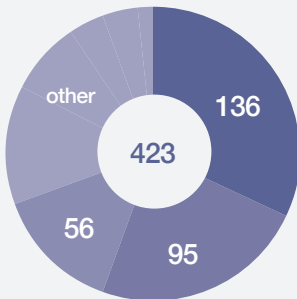
These are very important for the next stage of development of the plan which is called the ‘preferred option’. This will show a more detailed option plan for the area.

For further details see appendix 3.

WHAT ARE THE TOP 3 PLACEMAKING QUALITIES MOST DISCUSSED?

People’s Well-being

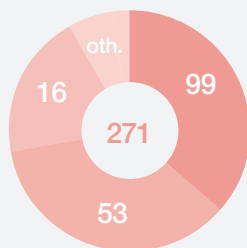
about social qualities



- 136 Walkability & accessibility**
Support for the East-West Green Link, concern about overcrowding, suggestions about disabled and elderly access.
- 95 Human scale & slow city**
Support for the new town square, concern about tall buildings, suggestions about public spaces and features.
- 56 Health**
Concern about pollution and flytipping, suggestions about maintenance and bins provision.

Economic Vitality

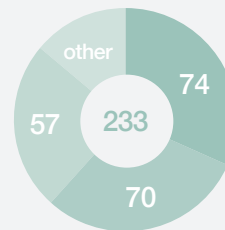
about economic qualities



- 99 Mix of uses**
Support for complementary uses to retail, suggestions of missing activities and buildings.
- 53 Community-based economy & affordability**
Support for affordable housing, works and retail space.
- 16 Generators & flows distributions**
Support for Crossrail 2 arrival to boost the local economy and concern about extra flows management.

Environment Friendliness

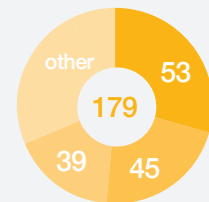
about environmental qualities



- 74 Resource management & clean environment**
Support for trees planting, better waste management and decreasing the traffic.
- 70 Biodiversity**
Support for more public, common and private green spaces and the upgrading of the existing parks.
- 57 Flexible design**
Support for multipurpose facilities and spaces for different people and at different times and suggestions for flexible new work, retail and housing units.

Local Character

about cultural qualities



- 53 Room for local initiatives**
Suggestions on providing space for local talents and giving room for community-led projects.
- 45 Distinctiveness, innovation & wayfinding**
Support for new particular and attractive spaces and facilities and suggestion about a bolder identity and more special elements.
- 39 Visual harmony**
Support for the Mall removal and the renovation of the High Road facades.

Qualities most discussed by the community / Stage 3 A (out of 1097 comments)



CHAPTER 05 FINDINGS ON SHORT-TERM PROJECTS IDEAS

As many of the participants had expressed an interest in short-term projects at the public exhibition in 2015, we allocated a space for these during the second exhibition in spring 2016 which was about testing four broad options for Wood Green's Future plan.

Short-term projects brochure

A brochure (see in appendices) has been developed to show the projects that people chose as either an 'initiator', a person who suggested a project or a 'supporter', a person who backs a proposed project.

The intention is that these participants and others come together to form Wood Green LABs (Local Action Bands). In the spirit of exchange and with permission from participants, we have included contact details with each of the groups projects on page 19 of the brochure.

The ideas that you will find in the brochure are often small-scale, quick-to-realise, low-budget, community-led projects.

For clarity we have grouped the projects into the following headings:

- Sustainable transport (38 interested)
- Incredible food (34 interested)
- Extraordinary events (33 interested)
- Cultural activities (32 interested)
- Distinctive retail (28 interested)
- Making & sharing economy (28 interested)
- Community socials (27 interested)
- Creative links & movement (27 interested)
- Active lifestyle (26 interested)
- Placemaking initiatives (23 interested)
- Playful spaces (20 interested)
- Attractive landmarks (16 interested)
- Housing for all (14 interested)

Please find a selection of the most popular ideas on the next pages.

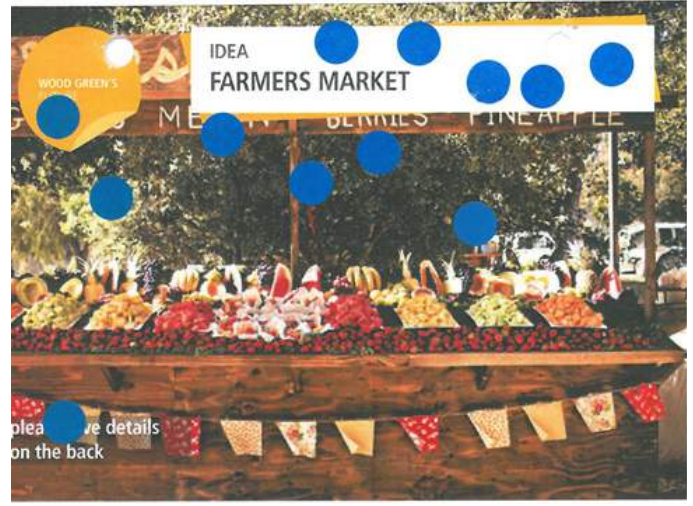


A selection of the short-term projects displayed at the public exhibition



IDEA
CITY CYCLE HIRE STATIONS

please give details on the back



IDEA
FARMERS MARKET

please give details on the back



IDEA
STREET PARTIES

please give details on the back



IDEA
'MADE IN WOOD GREEN' LABEL

please give details on the back



IDEA
ARTIST CAFE

please give details on the back



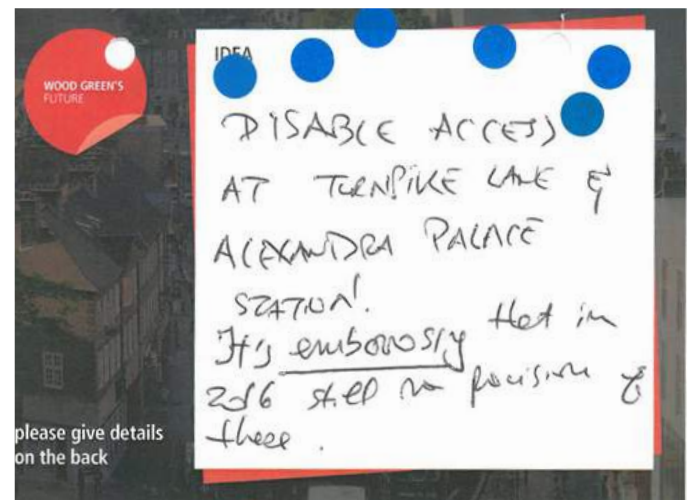
IDEA
MAKERS HUB

please give details on the back



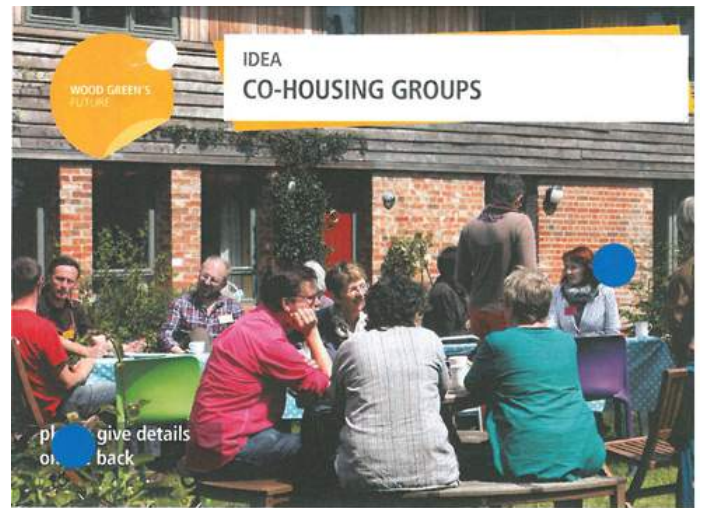
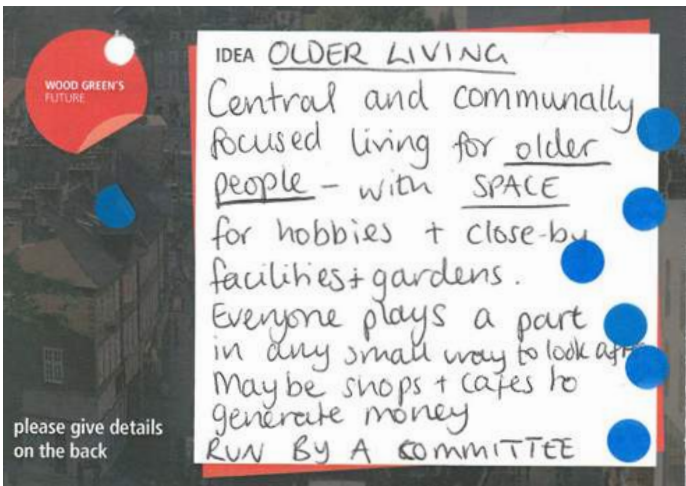
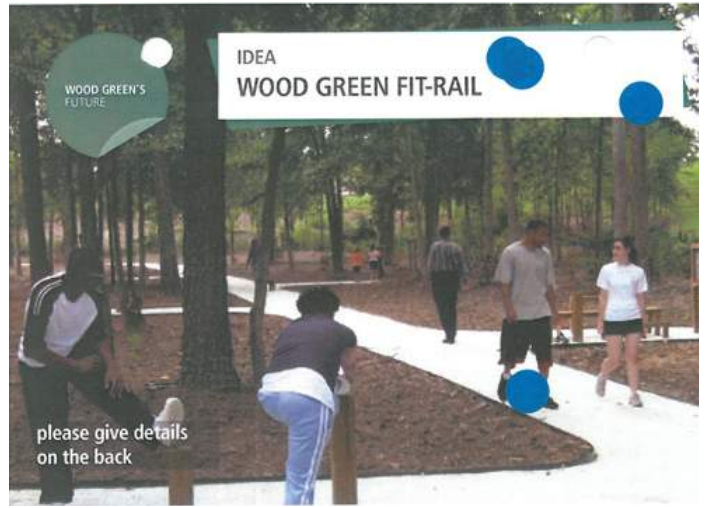
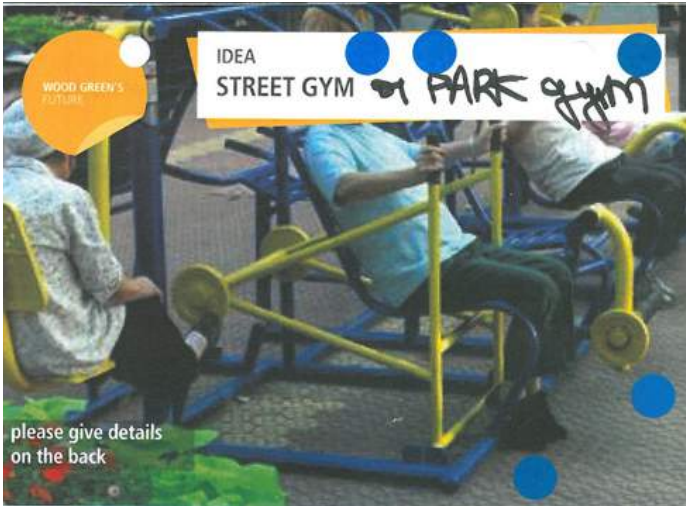
IDEA
URBAN FARMERS

Most popular short-term projects ideas



IDEA
DISABLE ACCESS
AT TURNPIKE LANE &
ALEXANDRA PALACE
STATION!
It's embarrassing that in
2016 still no provision of
these.

please give details on the back





CHAPTER 06 NEXT STEPS

Public consultations

Consultation on Preferred Option (Stage 3B)

Informed by the consultation findings on the four options, the preferred option will be consulted on early in 2017.

Consultation on Proposed Plan (Stage 4)

The findings from the Stage 3 consultation process will be used to adapt and finalise the Wood Green Area Action Plan. The Plan will be published and subjected to public examination before finally being adopted as part Haringey's Local Plan.

Contact us

If you have any questions or would like to receive future updates, please contact the Wood Green Regeneration Team.

@ woodgreenregeneration@haringey.gov.uk

✉ **London Borough of Haringey
Planning Policy**

River Park House
225 High Road
N22 8HQ
London

You can also keep up to date via the web by visiting:

WEB haringey.gov.uk/woodgreen



GLOSSARY

Active frontage - street frontages where there is visual engagement between those in the street and those on the ground floors of buildings.

Area Action Plan - a plan produced to guide development in areas facing significant change, in this instance focusing on Wood Green.

Brown field land - previously developed land often used for industrial or commercial purposes.

Business Improvement District (BID) - a defined area in which a levy is changed on all business rate payers in addition to the business rates bill. This levy is used to develop projects which will benefit businesses in local area.

Character Area - a unique geographical area with a distinct, recognisable characteristic.

Civic services - services provided by the local government such as a register office where civil marriages are conducted and birth, marriages, and deaths are recorded.

Community Infrastructure Levy - is a planning tool for local authorities to help deliver infrastructure to support the development of the area.

Compulsory Purchase Orders (CPO's) - a legal function that allows certain bodies which need to obtain land or property to do so without the consent of the owner.

Convenience retail - stores that sell widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as newspapers.

Comparison Retail - stores that sell goods which consumers purchase relatively infrequently and so they usually evaluate prices and quality levels before purchasing relatively

expensive goods such as a TV, furniture or clothing.

Conservation areas - an area considered worthy of preservation or enhancement because of its special architectural or historic interest.

Controlled Parking Zone (CPZ) - a specific type of UK parking restriction that may be applied to a group of roads

Council back office - facilities accommodating administrative and support services.

Council front office - facilities accommodating the Council's public facing services.

Crossrail 2 - will be an extension to the Crossrail network and either two stations will be provided at Alexandra Palace and Turnpike Lake or one central station at Wood Green on the connection between Seven Sisters and New Southgate.

Cultural Quarter - a designated area within Wood Green that aims to provide employment spaces for small businesses and the creative industries.

Decentralised energy hub - an energy centre that will help reduce Wood Green's carbon emissions by providing an efficient heating and cooling system for all new buildings and potential some existing households.

Democratic services - services that support activities such as public committee meetings or the running of elections and electoral registration.

Evidence-based study - The Council has commissioned a number of studies to provide the evidence in support of the plans - these include:

- Character & Place Making Study
- Community Infrastructure Needs Study

- Circulation and parking needs study
- Local economic vitality study
- Employment Land and Workplace Study
- Decentralised Energy Study
- Council Accommodation Study

East-West Green Link - the idea of a linear park connecting High Road with Alexandra Palace and Park.

Growth Areas - Identified in the London Plan as areas where significant numbers of houses can be built.

Housing mix - the type and range of properties for rent, shared ownership and private sale.

Implementation - the process of putting a decision or plan into effect; execution.

Intensification Areas - these are identified in the London Plan as built up areas with good existing or potential public transport links, which can support redevelopment at higher densities.

Land assembly - The process of forming a single site from several plots of land, possibly from separate landowners, for eventual development or redevelopment.

Listed building - one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest by the Secretary of State.

Locally listed building - one which whilst not listed by the Secretary of State for its national importance, is felt by the council to be a local importance due to its architectural, historical or environmental significance.

London Plan - a strategic plan for London produced by the Mayor setting out an economic, environmental transport and social framework for development.

Metropolitan town centres - the London Plan identifies five broad types of town centre within London: International, Metropolitan, Major, District, Neighbourhood/Local centres.

Micro businesses - businesses with up to or less than 10 members of staff.

Mixed use - a development that blends a combination of residential, commercial, cultural, institutional or industrial uses.

Passive surveillance - created through environments that improve your ability to observe what is going on and reduce the risk of crime by providing good visibility and lighting for example.

Permitted development rights - Certain types of minor changes that can be made to a building without needing to apply for planning permission.

Placemaking - design that capitalises on a local community's assets and potential to create spaces that promote health, happiness, and wellbeing.

Public realm - any publicly owned streets, pathways or accessible open spaces and any public and civic buildings or facilities.

Public Transport Accessibility Level (PTAL) - the measure of an areas accessibility to the public transport network, taking into account walking time and service ability.

Severance - a structure or physical barrier that ends a connection or relationship between two places such as the railway line that separates Alexandra Park from Wood Green.

Site allocations DPD - A document produced by Haringey Council setting out their planning vision and objectives in the period 2011-2026. The DPD identifies a series of significant sites that will need to be developed.

Small and medium-sized enterprises (SME) - businesses which employ fewer than 250 persons and which have an annual turnover not exceeding £37 million.

Social infrastructure - assets that accommodate social services such as schools, healthcare provision and community housing.

Start-up businesses - a company that is in the first stage of its operations often funded by its founding members.

Strategic development sites - areas of land seen as central to realising the plans vision.

Strategic objectives - a series of goals that are central to delivering the plans vision.

Streetscape - the visual elements of a street including the road, adjoining buildings, pavements, street furniture, trees and open spaces that combine to form the street's character.

Sustainable drainage systems (SuDS) - are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses.

Sustainability - Use of resources, in an environmentally responsible, socially fair and economically viable manner, so that by meeting current usage needs, the possibility of its use by future generations is not compromised.

Section 106 agreements - are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific benefits that address improvements of the impacts of development.

Town centre depth - the strategy to extend uses and areas of interest beyond the confines of the High Road towards places such as Alexandra Palace.

Town centre vitality and viability - vitality is a measure of how busy a centre is and viability is a measure of its capacity to attract ongoing investment for maintenance, importance and adaptation to changing needs.

Vacancy rate - number of buildings on the High Street that are vacant or unoccupied at a particular time.

Viability - the ability of a project to be deliverable and not make a financial loss.

Wayfinding - knowing where you are, knowing where your desired location is, and knowing how to get there from your present location.

Wood Green Investment Framework - a spatial development plan (or masterplan) for Wood Green which is underpinned by an economic assessment to ensure viability.





APPENDICES INDEX

APPENDIX 1

Consultation methodology, communication & consultation tools

APPENDIX 2

Consultation materials

APPENDIX 3

Placemaking Qualities (detail findings)

APPENDIX 4

Short-term projects brochure

APPENDIX 5

Statutory consultation, regulations and responses.

APPENDIX 6

Kids drawings

This consultation report has been produced
by Soundings for the Council of Haringey:

