



Haringey Council

Special Planning Sub Committee

MONDAY, 25TH JUNE, 2012 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Solomon

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AGENDA

- 1. APOLOGIES**
- 2. URGENT BUSINESS**

The Chair will consider the admission of any late reports in relation to the item shown on the agenda.

(Please note that under the Council's Constitution – Part 4 Section B paragraph 17 – no other business shall be considered).

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. WARDS CORNER SITE, HIGH ROAD, N15 (PAGES 1 - 248)

Demolition of existing buildings and erection of a mixed use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements and associated Conservation area consent for demolition (HGY/2012/0921).

RECOMMENDATION: Grant permission ref: HGY/2012/0915 subject to conditions and subject to s106 Legal Agreement plus Mayoral Direction. Grant Conservation Area Consent ref: HGY/2012/0921 subject to conditions.

David McNulty
Head of Local Democracy
and Member Services
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Helen Chapman
Principal Committee Coordinator
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Tel: 0208 4892615

Email:

helen.chapman@haringey.gov.uk

Friday, 15 June 2012

Planning Sub-Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**25 June 2012**

Reference No: HGY/2012/0915 and HGY/2012/0921	Ward: Tottenham Green
Date received: 05 May 2012	
<p>Address: : Wards Corner Site, High Road N15</p> <p>Proposal: Demolition of existing buildings and erection of a mixed use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements and associated Conservation area consent for demolition (HGY/2012/0921)</p> <p>Existing Use: Retail and Residential</p> <p>Proposed Use: Mixed Use (C3, A1/A2/A3/A4)</p> <p>Applicant/Owner: Grainger (Seven Sisters) Ltd.</p>	

DOCUMENTS**Title**

Planning Statement

Heritage Statement

Consultation Statement

Management Strategy Report

Energy Strategy

Daylight and Sunlight Report Jan 2008

Noise and Vibration Exposure Assessment Jan 2008

Structural Engineering Report Jan 2008

Contamination Survey October 2007

Economic Impact Assessment

Archaeological Desk Bound Assessment

Construction Management Report

Transport Assessment

Equality Impact Assessment

Plan Number	Plan Title
10153/F/01-01	Survey Drawings
8444/T/01A-06	
8444/T 02A-06	
8444/T 03A-06	
8444/T 04A-06	
8444/T 05A-06	
8444/T 06A-06	
P(00)21B	Site Plan

P(00)00A	Basement Floor
P(00) 01E	Ground Floor Plan
P(00) 02C	Upper Ground Floor Plan
P(00) 03C	First Floor Plan
P(00) 04C	Second Floor Plan
P(00) 05B	Third Floor Plan
P(00) 06B	Fourth Floor Plan
P(00) 07C	Fifth & Gallery level Floor Plan
P(00) 08C	Sixth Floor Plan
P(00)10B	Roof Plan
P(00)100D	Tottenham. High Road and Seven Sisters Road
P(00)101C	Suffield and West Green Road + Int. Corner
P(00)102D	West Green, Suffield + 7 Seven Sisters Detail Elevations
P(00)110C	Elevational Site Sections AA BB and CC
P(00)111D	Elevational Site Section DD and EE
P(00)112A	Kiosk Plans and Elevations

Case Officer Contact:

Jeffrey Holt

P: 0208 489 5131

E: jeffrey.holt@haringey.gov.uk**PLANNING DESIGNATIONS:**

Tube Lines

Conservation Area

Road Network: C Road

RECOMMENDATION

GRANT PERMISSION ref: HGY/2012/0915 subject to conditions and subject to s106
 Legal Agreement..... plus Mayoral Direction

GRANT CONSERVATION AREA CONSENT ref: HGY/2012/0921 subject to condition

SUMMARY OF REPORT:

The application proposes the demolition of all buildings on the site known as Wards Corner and the erection of a modern mixed use development with retail on the ground floor of the Seven Sisters, High Road and West Green Road frontages and flats on the upper floors. Development on Suffield Road will be completely residential.

The application is a revised version of a previous proposal which was refused on grounds that (1) its bulk massing and design would neither preserve or enhance the historic character and appearance of the Conservation Area; and (2) that it would constitute "substantial harm" to Heritage Assets with insufficient justification by the applicant that the development will deliver substantial public benefits that outweigh that harm.

The scheme addresses the first reason by amending certain elements of the design so that building has a more positive relationship with Conservation Area by having a bulk, massing and design commensurate to the character and intensity of activity in this location and sympathetic to the architectural language of the area while retaining the legacy of the Wards Store building through the 'Memory Boxes'.

In respect of the second reason, the significance of the Conservation Area as a single "heritage asset" has been assessed and it is considered that demolition of all buildings on site, while entailing the loss of some buildings of architectural interest, would not result in "substantial harm". This less than substantial harm is considered to be outweighed by the significant physical and economic regeneration benefits of the scheme.

The applicant has robustly demonstrated that the provision of affordable housing would make the scheme unviable. This same conclusion was reached by DVS following their own independent financial appraisal of the scheme. Although no affordable housing is proposed, a significant number of affordable housing units have been consented to elsewhere in the east of the borough.

The applicant has engaged directly with existing residents and business on site, particularly the market traders, and has proposed a package of measures to compensate for their displacement. These measures were proposed following input from the affected residents and traders as well as the recommendations in the Equalities Impact Assessment and those from the GLA. Implementation of these measures will be secured through a s106 agreement.

In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

The detailed assessments outlined in this report demonstrate that on balance there is strong planning policy support for these proposals embodied in the Local Development Plan and backed by Regional and National Planning Guidance. Therefore, subject to appropriate conditions and s106 contributions the application should be approved.

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1.0 PROPOSED SITE PLAN



2.0 IMAGES



View from Broad Lane



View north-west from High Road



Illustrative view of public realm



Illustrative view of podium amenity space

3.0 **SITE AND SURROUNDINGS**

- 3.1 The Wards Corner site is a prominent site located on the Western side of Tottenham High Road and comprises 227 to 259 High Road, 709 – 723 Seven Sisters Road, 1a – 11 West Green Road and 8 – 30 Suffield Road, which are all 2/3 storey Victorian properties. The net site area is 0.65 of a hectare. The site contains the former Wards Corner Department Store and is situated above the Seven Sisters Victoria Line Underground Station and tunnels.
- 3.2 The site comprises retail and commercial floorspace on the ground and first floors on the High Road footage with retail and commercial on the ground floor and residential above on the other two main frontages. Suffield Road is a one way road and is different in character being a relatively quiet residential street. There are currently 33 residential units falling within the boundary of the site.
- 3.3 The front part of the site falls within the West Green Road/Seven Sisters Conservation Area. The Tottenham High Road Regeneration Strategy (2002) and Tottenham High Road Historic Corridor Policy AC3 identifies Wards Corner as a key Regeneration site. The site falls within the Bridge New Deal for Communities Area and is also the subject of the Wards Corner/Seven Sisters Underground Development Brief dated January 2004.
- 3.4 The West Green Road/Seven Sisters shopping area is classified as a District Centre in the Unitary Development Plan. The total retail floorspace on site is currently 3,182sq metres. The existing buildings currently incorporate an indoor market comprising 36 separate units. Currently a significant number of traders are from Spanish speaking backgrounds. The site has a public transport accessibility level of 6 (where 1 is low and 6 is high).

4.0 **PLANNING HISTORY**

- 4.1 HGY/2008/0303 – REFUSED - This application was first submitted in February 2008 and approved in December 2008. In June 2010 the decision was quashed by the Court of Appeal (see Appendix 9). Following the submission of further information from the applicant, the Council re-determined the application with a recommendation for approval but this was overturned by the Planning Sub-committee. A full timeline of events is provided in Appendix 5 Planning History.
- 4.2 HGY/2008/0322 – GRANTED 17/11/2008 - Conservation Area Consent for demolition of existing buildings 227 – 259 High Road

1a,1b and 1 West Green Road N15.

- 4.3 HGY/2008/0177 – NOT DETERMINED – Erection of first floor rear extensions, alterations to rear elevation. Alterations to front elevation, including new bays at first floor level and dormer windows to front roof slope, installation of new shopfront, alterations to 3 storey corner block, internal alterations to create new shops/workshops/offices/cafe (A3) use on ground / first floors and creation of 8 x one bed flats at second floor. The applicant was by the Wards Corner Coalition.
- 4.4 The above application was not determined by Haringey Council and the applicants submitted an appeal to the Planning Inspectorate (PINS) on grounds of non-determination. The appeal was lodged 15 May 2010 but it was not accepted by PINS as the appeal was submitted more than 6 months after the expiry date of the application. However, once an appeal is made to PINS the Local Planning Authority is unable to determine the application.
- 4.5 HGY/2011/1275 – PENDING - External alterations to front and rear elevation including new shopfronts, angled bay windows and dormers, and reinstatement of rear upper floor windows and formation of new windows.
- 4.6 Prior to the above applications, there is no significant planning history in relation to the application site. There have been many small applications in relation to each of the individual buildings, these are not recorded here in the interests of brevity but can be found on the Council's website and in Appendix 1 of the applicant's initial planning statement of January 2007.

5.0 PROPOSAL DESCRIPTION

- 5.1 The proposed development comprises retail on the ground floor of the Seven Sisters Road, High Road and West Green Road frontages. A variety of unit sizes, including provision for an indoor market is proposed amounting in a total 3,693 sq metres of floorspace with access via a secure service road with gated entrance onto Suffield Road. A cafe-bar/restaurant is proposed at first floor level on the High Road frontage. The residential development comprises 196 new homes, the majority of which are at first floor level and above and situated around a communal amenity space at first floor level. This amenity space is accessed via a main foyer facing onto the High Road. The remaining units are 18 family homes with direct access onto Suffield Road. The proposed development would include improvements to the public realm on the High Road and other frontages. The proposal includes the provision of 44 basement car parking spaces (including 3 disabled) and 196 cycle spaces.

6.0 RELEVANT PLANNING POLICY

6.1 The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:

- National Planning Policy Framework
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Draft Haringey Local Plan: Strategic Policies:

Haringey's Local Plan: Strategic Policies (formerly the Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). This EiP commenced on 28th June and an additional hearing was held 22 February 2012 to discuss subsequent amendments and the Sustainability Appraisal.

The Council is currently undertaking a 6 week consultation from 27th April to 13th June 2012 on how the recently published NPPF may affect the content of the Plan. As a matter of law and due to the advanced stage of development, some weight should be attached to the Local Plan policies however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

- Haringey Draft Development Management Policies:
The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

6.2 A full list of relevant planning policies is in Appendix 2

7.0 CONSULTATION

7.1.1 Statutory Consultees

- GLA
- LB Hackney
- LB Waltham Forest
- London Development Agency
- Transport For London Road Network
- London Underground
- English Heritage - London Region
- English Heritage - GLAAS
- Natural England

- Environment Agency
- Thames Water Utilities
- British Waterways – London
- Met Police Crime Prevention Officer - Andrew Snape
- London Fire Brigade - Edmonton Fire Station
- Government Office For London
- Greater London Archaeology Advisory Service
- London Waste Ltd
- Network Rail
- The Highway Agency
- North London Chamber Of Commerce

7.1.2 Internal Consultees

- Building Control
- Transportation
- Waste Management/Cleansing
- Food and Hygiene
- Strategic and Community Housing
- Environmental Health – Noise and Pollution
- Policy
- Housing
- Conservation and Design

7.1.3 External Consultees

- Ward Councillors
- Lynne Featherst
- David Lammy MP
- Tottenham Civic Society
- Tottenham CAAC
- Bridge Renewal Trust

7.1.4 External Consultees

- Ward Councillors
- Tottenham Civic Society
- Tottenham CAAC
- Design Panel

7.1.5 Local Residents

- Consultation letters were sent to the residents of 748 properties
- A Development Management Forum was held on 30 May 2012 attended by approximately 230 local people and businesses. However, due to disruption by some attendees, the forum was closed early. The minutes are attached at Appendix 3

7.2 A summary of statutory consultees and residents/stakeholders comments and objections can be found in Appendix 1. Consultation responses raised the following broad issues:

- The building is too large and the design inappropriate to the character of the conservation area
- The demolition of the buildings on site will result in a loss of character and is not justified by the replacement building
- The displacement of existing residents, traders and businesses will cause harm to livelihoods, community cohesion and local character
- The development will not have a positive economic impact
- The retail units and market are not viable
- The market will not survive temporary relocation
- Local residents will not be able to afford to purchase the flats and local business will not be able to afford to rent the commercial units

7.3 Attendees of the Development Management Forum raised the following broad issues that were relevant to the current application:

- The size of the units in the re-provided market
- The basis for demolition of the buildings on site
- The provision of public toilets
- The type of jobs created by the development
- The terms and conditions for market traders to return to new market
- Compensation for business and residents on site

7.4 Officer's views on these comments are as follows:

- The size of each stall is equivalent to the size of the stalls in the existing market however the overall size of the market is slightly smaller due to a more efficient layout
- The demolition of the buildings is considered to be justified by public benefits brought by the scheme (section 8.15)
- Toilets are provided in the replacement market in the same way as they are provided in the existing market. There is an existing public toilet adjacent to the Clock Tower at Apex House
- Employment opportunities will be provided from the development's construction and its occupant businesses. The applicant's Economic Benefits Report estimates 268 full time equivalent (FTE) jobs created directly by construction and 255 FTE by the occupant businesses, a net increase of 100 jobs (see section 8.4)

- A suite of measures are proposed to ensure existing market traders are given the full opportunity to return to the market (see sections 8.6 and 8.28)
- Residents and business which own their properties will receive compensation through the CPO process and signposted to existing support services of Haringey Council

7.5 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and within the relevant sections of the assessment in section 8.0 of this report.

7.6 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received is likely to rise further after the officer's report is finalised but before the planning application is determined. These additional comments will be reported verbally to the planning sub-committee.

Design Panel

7.7 The scheme was presented to the Haringey Design Panel 31 May 2012. The minutes of which will be reported to the Planning Sub-Committee.

7.8 The panel recognised the overall need for redevelopment, the principle of housing and constraints placed on the site by the Underground Tunnels. The following further points were made:

- Concept of the public square and the design of the podium was supported
- Given the location within a Conservation Area, there is a need for a high quality, landmark building
- A more intricate and detailed approach suggested
- Concern about how the two corner buildings related to the lower building enclosing the square
- The use of glass on for the penthouse floors and their massing was questioned.

7.9 Design is discussed in more detail in Section 8.16 however officers views on these comments are briefly provided below:

- The building is considered to be viable, high quality design which responds to the sever constraints of the site
- The size and massing of the building is commensurate to the size of the junctions and dominance of the High Road in this location

- The simpler approach to detailing is welcomed as it is taken to be a modern interpretation of London street architecture more appropriate to this location
- The use of glass on the upper floors minimises the impression of bulk by appearing lighter in weight and marking a strong delineation with the brick façade below

Applicant's consultation

- 7.10 The applicant has undertaken its own extensive consultation prior to and during the Council's consideration of the first proposal for the Wards Corner site submitted in February 2008.

Prior to 2008 planning application

- Letters to tenants, businesses, stakeholders, Ward Councillors during summer 2007
- Meetings with Tottenham Civic Society, Residents' Associations and NDC
- Exhibition
- Press releases and newsletters

During 2008 planning application

- Leaflets to 10,132 homes, stakeholder and businesses in the Tottenham area
- On-site exhibition
- Permanent exhibition at Marcus Garvey Library from March to November 2008
- Articles in the NDC's "Word" magazine
- Updates on Grainger and NDC websites
- Meetings with GLA and political representatives
- Meeting with market traders representatives
- Presentation to and letters to all market traders
- Independent ICM poll May 2008 of local residents

- 7.11 Changes were made to the scheme following this round of consultation and the scheme was approved by the Council however, in 2010 the permission was ultimately quashed by the Court of Appeal. The Council then re-determined the application. As no changes were made to the scheme, the applicant did not undertake any consultation beyond that of the Council's own statutory consultation. The application was ultimately refused by the planning

sub-committee in 2011.

7.12 The current application seeks to address the committee's reasons for refusal and the applicant considered that additional pre-application consultation was not necessary. However, following submission of the application the applicant promoted the scheme in the following ways:

- 10,000 plus leaflets distributed to households and businesses in the surrounding area
- The project website (now www.sevensistersregeneration.co.uk)
- Adverts in the Haringey Independent and Tottenham Journal in May and June 2012
- Online advertising on the website of the Haringey Independent and Tottenham Journal in May and June 2012
- Letters to all on site residents and businesses
- Letters to all stakeholders

7.13 As part of the current submission, Grainger plc commissioned The Consultation Institute to review the consultation undertaken in 2007/8.

"The Consultation Institute's overall conclusion is that the 2007/8 consultation was structured and delivered in a professional manner. Whilst there are one or two areas where the consultation could have been better, on balance the applicant has demonstrated good practice throughout." (Wards Corner regeneration, Seven Sisters, Review of public consultation in 2007 for GL Hearn by The Consultation Institute, April 2012).

7.14 Full details of the applicant's consultation can be found in their Consultation Statement submitted with the application.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 8.1 Application Background
- 8.2 Regeneration Policy Context
- 8.3 Development Brief
- 8.4 Regeneration and Economic Benefits
- 8.5 Retail Uses
- 8.6 Seven Sisters Market
- 8.7 Residential
- 8.8 Density
- 8.9 Dwelling Mix
- 8.10 Lifetime Homes and Wheelchair Access

- 8.11 Amenity space
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- 8.22 Archaeology
- 8.23 Contamination
- 8.24 Air Quality
- 8.25 Drainage
- 8.26 Noise and Vibration
- 8.27 Environmental Impact Assessment
- 8.28 Planning Obligations/s106 Agreement
- 8.29 Greater London Authority (GLA)

8.1 Application Background

8.1.1 This application is a resubmission of previously refused scheme ref: HGY/2008/0303. The reasons for refusal were:

- The proposed development by virtue of its bulk massing and design neither preserves nor enhances the historic character and appearance of the Tottenham High Road Corridor / Seven Sisters / Page Green Conservation Area. Consequently the proposal is contrary to the aims and objectives of National Planning Policy Statement (PPS) 1: Creating Sustainable Communities (2005); PPS 5, Policies UD3 'General Principles' & UD4 'Quality Design' and CSV1 'Development in Conservation Areas' of the Haringey UDP.
- The proposed development would involve the loss of designated heritage assets as defined in Annex 2 of PPS 5 and would constitute "substantial harm". The applicant has failed to demonstrate that the substantial harm is necessary in order to deliver substantial public benefits that outweigh that harm.

8.1.2 In brief, the current application seeks to address the reasons for refusal in the following ways:

- Reduction in height and bulk
- Simplified corner and elevations
- Revised public realm and greenery

- Inclusion of “memory boxes”
- Re-appraisal of heritage impacts

8.1.3 These issues are discussed in detail in sections 8.15 ‘Conservation’ and 8.16 ‘Design’.

8.2 Regeneration Policy Context

8.2.1 National planning policy is set by the National Planning Policy Framework (NPPF), which was published 27th March 2012 and replaces all previous Planning Policy Statements and Guidance. Within the framework there is a presumption in favour of sustainable development “which should be seen as a golden thread running through plan-making and decision-making” (NPPF para. 14).

8.2.2 The NPPF places great emphasis on the need for the planning system to support sustainable economic growth. This includes the need to identify priority areas for economic regeneration, infrastructure provision and environmental enhancement. The application site is identified as a site for regeneration in the following policies.

8.2.3 Policy AC3 ‘Tottenham High Road Regeneration Corridor’ of the UDP 2006 seeks to promote regeneration through development along the Tottenham High Road corridor. The corridor is considered to be an area where redevelopment will act as a catalyst for regeneration of the High Road. Seven Sisters underground/Wards Corner is identified as being capable of being developed as a landmark mixed use development.

8.2.4 Policy AC4 ‘The Bridge – New Deal for Communities’ UDP 2006 states that the Bridge New Deal for Communities (NDC) aims to improve the quality of life for residents by seeking to change the area so that it becomes a better place to live. The policy identifies Seven Sisters Underground Station/Wards Corner as an important site for redevelopment in the area and states that a development brief advocating mixed use development of the site has been prepared. The Bridge NDC programme closed in 2011 however its regeneration aims have been incorporated into policies within the emerging Haringey Local Plan: Strategic Policies.

8.2.5 Policy SP1 ‘Managing Growth’ of the Haringey Local Plan aims to manage growth by focusing it in the most suitable locations and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The application site is identified in Fig 2.1 Key Diagram and Fig 3.5 Seven Sisters Area of

Change.

- 8.2.6 A number of changes were agreed at the Local Plan's Examination in Public. In particular, the aspirations for the Seven Sisters Corridor under Policy SP1 were amended to state there is an "opportunity for ensuring that the Seven Sisters area and the tube and train station provides land marks/gateways to aid legibility through redevelopment and/or renewal" and that "Wards Corner regeneration should deliver new houses, shops and public realm improvements through redevelopment and/or renewal". It is therefore clear that Policy SP1 seeks to promote significant redevelopment in this location.
- 8.2.7 It is considered that there is strong policy support for comprehensive regeneration on this site.

8.3 Development Brief

- 8.3.1 The Bridge NDC was a regeneration programme funded by the Department of Communities and Local Government (DCLG) as part of a national programme of renewal and regeneration in the most deprived wards in England. The programme began in 2001 and closed in early 2011.
- 8.3.2 The activities of the bridge NDC were led by the Communities Partnership Board. The Board was made up of 23 members, of which 12 were local residents. The Partnership Board was involved in promoting the redevelopment of Wards Corner for five years. The Community Conference day on the 1st February 2003 informed residents of plans for the Wards Corner Project.
- 8.3.3 The NDC sponsored Atis Weatherall study in 2003 was a baseline report and evidence base which then led to the adoption of the Wards Corner Development Brief (See Appendix 10) which was approved in draft for public consultation by the Planning Applications Sub Committee on 7th July 2003. 12,000 households were circulated a summary leaflet, and the Development Brief was adopted in January 2004 by the Executive of the Council. Subsequently the NDC funded a selection competition to find a lead developer on the basis of the brief. Grainger PLC the current applicants were competitively selected in that process.
- 8.3.4 The Council formally adopted the brief in January 2004. The land covered by the brief included Apex House, however the brief focused on the Wards Corner site which is the one which was thought to be most likely to come forward for development. The brief states that the east of Haringey is recognised as a deprived area and that the area around the station is perceived as unsafe and suffers from a high degree of crime.

- 8.3.5 The brief states that the Council is taking a coordinated approach towards development along Tottenham High Road where there has been an overall lack of investment in the building stock. The brief states that the Seven Sisters/Bridge NDC is responsible for the regeneration of the area and the brief site falls within their boundary. The brief also refers to the Borough's Haringey Retail Capacity assessment (Sept 2003) which also identifies Wards Corner as a focus for development to improve the District Centres shopping environment.
- 8.3.6 The vision as stated in the brief is to "Create a landmark development that acts as a high quality gateway to Seven Sisters, providing mixed uses with improved facilities and a safer underground station access".
- 8.3.7 The brief sets out a number of development principles. The first is a reiteration of the vision granted above. A series of urban objectives follow including new development should regenerate and improve the living and working environment, make the best use of the opportunities presented by the site and must enhance the Conservation Area. New buildings shall be of distinctive and modern design and reflect the diversity of the community and improve the public realm and include public art. Development should be designed to reduce the opportunities for crime and improve pedestrian access and safety. Development should be mixed use and the houses lost in Suffield Road should be replaced as part of the scheme. The current application for the redevelopment of the wards Corner site has been submitted in the context of the planning brief. The application must be judged on its merits in relation to National, London and local planning policy and any other relevant material considerations including the criteria set out in the development brief.
- 8.3.8 The brief has been incorporated into the UDP 2006 and is consistent with the emerging Haringey Local Plan. The development brief remains in force and is a material consideration when determining applications for development at Wards Corner.
- 8.3.9 It is considered that the proposal is consistent with the Development Brief.

8.4 Regeneration and Economic Benefits

- 8.4.1 The proposed scheme will result in the comprehensive redevelopment of the site providing a number of physical and economic regeneration benefits for the area.
- 8.4.2 In terms of physical regeneration, the proposed development would result in the expansion and redesigning of the public pavement area in front of the High Road frontage. Existing street clutter would be removed to improve pedestrian flow and the entrance stairs to the

underground Station will be retained and reclad and covered by glass canopies. Two new retail kiosks with historic 'Memory Boxes' (see section 8.16 'Design') will be located next to the existing entrance stairs. The public space is enlarged by recessing the proposed development in the centre of the High Road frontage. A large paved circle will be created and sheltered by a line seven trees. There will also be seven clipped hornbeams arranged along the curved frontage of the building. The space will be provided with high quality cycle parking, street lighting, signage, bus stops, benches and other street furniture.

- 8.4.3 The proposed development would result in the provision of new shops, including trader's market, café bar and restaurant including premises and kiosks for smaller independent retailers. The development will provide high quality facilities for national multiple retailers and expand the retail offer in the area. The proposed development would result in the provision of 196 homes on the site in a mix of dwelling types to appropriate standards of design and layout arranged around a shared roof garden with seating, planting and play space.
- 8.4.4 The applicant's have commissioned a survey by ComRes which in April 2012 interviewed 577 adults in the Seven Sisters Area about their views of Seven Sisters, and how they use local shops and facilities and their views on the proposed development. Briefly, the majority of residents identify investment and change as a key priority with three quarters preferring to see a mix of national and local shops and restaurants as well as flats, new public space and a new market hall.
- 8.4.5 The comprehensive nature of the scheme allows for the delivery of significant physical regeneration that can address a number of varied negative elements in the physical environment and meet the desires and expectations of many local residents.
- 8.4.6 The applicant has submitted an Economic Benefits Analysis report by GL Hearn which estimates the impact of the scheme on the local economy. The development site currently supports an estimated 155 full-time equivalent (FTE) jobs. GL Hearn has estimated the additional direct, indirect and induced economic impacts which can be expected to result from the development scheme:
- Direct creation of 255 FTE permanent jobs from the delivery of new commercial floorspace, a net increase of 100 FTE jobs on existing levels, as well as an additional 20 indirect and induced FTE jobs in the local area;
 - Growth in the resident population of 325 persons which will support indirect and induced permanent employment of around

75 FTE jobs, the majority of which can be expected in the local area;

- 268 temporary construction jobs within the local area over the two year build-out period of the development, as well as an additional 322 indirect and induced jobs through wider supply chains and local spending;
- An uplift in local taxation resulting from the improve quality and quantum of commercial floorspace as well as additional residential units;
- An overall uplift in retail expenditure within the West Green Road/ Seven Sisters District Centre of over £11.3 million per year which will support the vitality and viability of the Centre and long- term sustainable regeneration.

8.4.7 These economic impacts will be of considerable benefit to the area. The GL Hearn report identifies the following regeneration issues within the Tottenham Green Ward, which covers the application site:

- High levels of deprivation;
- High unemployment and worklessness;
- A lack of suitable job opportunities in the local area; and
- An above average crime rate.

8.4.8 According to the Office for National Statistics, the Wards Corner 'Lower Super Output Area 025D' or Wards Corner LSOA is the smallest statistical area covering Wards Corner. According to the Indices of Deprivation 2010, the Wards Corner LSOA is among the 5-10% most deprived neighbourhoods in England and Wales. While it is has fallen consistently within this band since 2004, since 2007, the area's index of deprivation has fallen from 2,846 to 1,805 where a lower number indicates a greater level of deprivation.

8.4.9 Within Tottenham Green Ward 9.2% of working-age residents (aged 16-64) in Tottenham Green Ward claiming Job-Seekers Allowance (JSA) in March 2012. Unemployment, using this measure, is more than twice the London average. Long-term unemployment is also notably above average, with 52% of the 827 JSA Claimants in Tottenham Green Ward in March 2012 having been claiming JSA for over 6 months. Male unemployment is also above average, standing at 11.3% in the ward. JSA Claimants are however only a subset of overall unemployment. Department for Work and Pensions data indicates that there were 2,175 persons of working-age in the ward in August 2011 claiming key out-of-work benefits, representing 24.2% of the working-age population – again above the Borough and London averages.

- 8.4.10 The GL Hearn report states there are likely to be a range of reasons which explain the high levels of unemployment and worklessness in the Borough, including skills and multiple barriers to accessing employment for those who have been out of work for some time. However, the report identifies a lack of local- based job opportunities as one possible factor. National statistics indicate that in 2009 there were just 47 jobs in Haringey per 100 residents of working-age. This compares with 88 jobs per 100 working-age residents across London and 78 nationally.
- 8.4.11 Crime levels in Tottenham Green Ward are above average for Haringey, 18.2 crimes per 1,000 resident population in Tottenham Green Ward compared to an average 10.98 across Haringey according to the Metropolitan Police's crime mapping website (as at March 2012). Haringey has the second highest levels of crime of the Outer London Boroughs.
- 8.4.12 There is therefore a strong need for regeneration in the local area and the proposed scheme will help to deliver its physical and economic regeneration. Although the above analysis was undertaken recently, the positive impacts of a comprehensive redevelopment scheme have been identified before and during the submission of the first scheme on this site. Since then, the need for regeneration is considered to remain the same, if not stronger.
- 8.4.13 The Bridge NDC have previously commissioned reports which assessed the likely impacts the proposal would have on the area.
- 8.4.14 In March 2006 the Bridge NDC commissioned a report by Cushman and Wakefield to assess the likely effect of the commercial floor space in the proposed development on the existing Seven Sisters Centre (it does not deal with the residential proposals or the design). In summary the report states that the problems identified in the development brief appear to persist, and other issues are coming to the fore e.g. competition from other locations. The report concludes that the application represents a potentially beneficial development solution that will address many of these problems, and would conform with local planning policy and should significantly enhance the viability of the district centre.
- 8.4.15 In March 2008 the Bridge NDC commissioned a report by Shared Intelligence which assessed the proposed development in relation to the economic social and environmental well-being of the local area. In summary the report states that in comparison with the existing conditions the proposed development is likely to have positive benefits on all the aspects of social wellbeing assessed, housing, crime and the fear of crime, public transport services, public realm and training and employment.

- 8.4.16 Although these reports were commissioned prior to and during the initial consideration of the first application in 2008, it is considered that their conclusions still hold as the factors identified in the reports are still present.
- 8.4.17 In the first GLA Stage 1 report of July 2008, The London Development Agency (LDA) comments on the scheme were as follows. The LDA supported the principle of development as this is recognised as a gateway location into the Borough, the LDA welcomes the incorporation of retail frontages onto Tottenham High Road, Seven Sisters Road and West Green Road. In addition, the provision of a range of retail accommodation of a size suitable for large national high street retailers, smaller local independent shops as well as a range of complementary facilities is welcomed as it will help to ensure an appropriate balance and mix of retailers is achieved.
- 8.4.18 The LDA welcomed the provision of small retail space suitable for start up businesses in order to support and promote a diverse retail offer on Tottenham High Road. This will support the Economic Development Strategy (EDS) objective to “address barriers to enterprise start – up growth and competitiveness”. The promotion of small retailers can also assist the needs of local business, small and medium sized enterprises (SME’s) and black and minority ethnic businesses which in turn can support the needs of the local community.
- 8.4.19 The GLA’s Stage 1 report in for the previous scheme issued June 2011 states that the GLA continues to welcome the regeneration of the site, particularly the significant improvements to the public realm and the improved quality of retail provision. The GLA’s stage 1 report for the current application will be reported to committee however, the GLA have maintained their support for the scheme historically.
- 8.4.20 Since the first planning application was considered in 2008, a number of regeneration schemes have been approved elsewhere in the east of the Borough. These include the Tottenham Hotspur stadium redevelopment, Tottenham Town Hall and Hale Village at Tottenham Hale. These developments indicate there is a general trend of regeneration in the east of the Borough to which the Seven Sisters scheme will play a complementary role.

8.5 Retail Uses

- 8.5.1 The site lies within the West Green Road/Seven Sisters District Centre. The West Green Road and Tottenham High Road frontages are identified as primary frontages in the UDP. The Seven Sisters Road frontage is designated as secondary.

- 8.5.2 The proposed development will provide 3,693m² of new retail floor space, a net increase of 610m² above the existing provision on the site.
- 8.5.3 The proposed retail element is essentially the same as that proposed under the previous scheme with the size and layout of the shops designed so that the large units intended for multiples are on the High Road frontage and the smaller units are on the West Green Road and Seven Sisters Road frontages. These smaller units are intended for local independent retailers. Tenancy of these units will be subject to approval by the Council to ensure these units are occupied as intended.
- 8.5.4 There is a small ground floor restaurant of 33m² and a first floor restaurant of 320m².
- 8.5.5 The proposed retail floor space includes an 865 sqm market hall to accommodate the existing Seven Sisters Market. The replacement market is slightly smaller than the existing as it has a more efficient layout however it will be large enough to accommodate the same number of stalls with the same amount of space per unit as the existing market.
- 8.5.6 The ComRes survey identified a strong desire for a greater mix of retail in the area, including national and local shops. The proposed development is well placed to respond to this as well as provide a level of retail commensurate to the site's function as a major transport hub and district centre.

8.6 Seven Sisters Market

- 8.6.1 Policy 4.7 of the London Plan 2011 'Retail and Town Centre Development' together with Policy TCR 1 'Development in Town and Local Shopping Centres' of the Haringey UDP sets out that boroughs should work with retailers and others to prevent the loss of retail facilities, including street and farmers' markets, that provide essential convenience and specialist shopping and to encourage mixed use development. A key element of the previous and current schemes is the re-provision of the existing Seven Sisters Indoor Market. This has been identified as shown on drawing no P(00)01 rev E including an illustrative layout for the market, subject to agreement with the market operator.
- 8.6.2 The existing market consists of numerous small retail units arranged in groups allowing visitors to circulate. There are 60 units however many of these have been combined into larger units. Currently there are approximately 40 separate traders. Those units which abut the pavement on the High Road also open out onto the street. The units are occupied by small businesses which trade mostly in retail goods such as clothing, household goods and music. There are also hair

salons, travel agents, money transfer services and a number of cafes. There is a strong Latin American presence noticeable by the names of businesses and goods sold. The retail units are not set up on a daily basis as is usual in a stall-based market. As such, the market is considered to be more a retail hall made up of a series of small shops.

- 8.6.3 The market has been operating in this way since at least 2008 when the Bridge NDC commissioned Urban Space Management to assess the possibility of incorporating the market into the new development. The report considered the market to be a retail hall rather than a day-to-day stall-based market.

Replacement Market

- 8.6.4 The re-provision of the indoor market is a key element of the scheme. The market has a gross floor area slightly smaller than the existing market but this is due to a more efficient layout. However, the actual stall units are the same size as those in the existing market.
- 8.6.5 The market will be re-provided subject to reasonable conditions to ensure that the market is provided for the benefit of the current traders and that it will be successful in the long term.
- 8.6.6 As under the previous scheme, a package of measures is proposed in the s106 agreement to help ensure the market is re-provided successfully.
- 8.6.7 The s106 agreement requires the replacement market to be run by an experienced indoor market operator; this arrangement is to be in place not less than 12 months prior to the due practical completion date of the proposed development; a Market Lease must be in place not less than 6 months prior to the due practical completion date of the proposed development; and the rent will be for open market A1 use.
- 8.6.8 All existing traders will be offered a first right to occupy on an exclusive and non-assignable licence of an equivalent stall in the new market area, on reasonable A1 open market terms. This obligation is designed to offer greater confidence to the existing traders that they will be able to relocate to the site once the development is completed. The replacement market is large enough to accommodate all existing traders.
- 8.6.9 In order to assist with a number of practical issues identified relating to the temporary relocation of the market during the redevelopment of the site, the s106 will require Grainger and the Council to work together:
- to facilitate or fund a specialist facilitator to engage with the traders in order to find and provide temporary accommodation;

- to liaise with those existing Spanish-speaking traders to promote their interests in the temporary accommodation; and
- to engage with and provide appropriate business support and advice to all traders to secure the maximum number of expressions of interest to return to the site.

- 8.6.10 As was proposed under the previous scheme, the above package will be funded by TfL from the land receipt that it will receive from the sale of part of the site to the applicant. Although this sale will not take place until two years from planning consent the applicant will fund the first two years of the package and will be refunded by TfL at a later date. This package is identified in the independent equalities impact assessment as being key to the acceptability of the proposal in equalities terms.
- 8.6.11 The above package (“Market Facilitator Package”) is intended to assist the market to find a temporary location and to continue functioning. This package will run for five years from the granting of consent. This package includes a ‘market facilitator’ to work with traders to identify a temporary location, to work with the Spanish speaking traders to promote their interests in the temporary location and to provide appropriate business support and advice to all traders to secure the maximum number of expressions of interest to return to the site as well funding towards relocation costs and a three month rent free period in the temporary location. The Market Facilitator will also signpost existing businesses and employees towards existing appropriate bodies to assist business to continue trading or individuals to find suitable alternative employment.
- 8.6.12 Via the market facilitator, the market traders will be offered a reasonable opportunity to temporarily relocate to a suitable location for the duration of the construction period at the site. A ‘suitable location’ is defined as a single unit within or in close proximity to a defined town or district centre in a London Borough that provides the same space per trader, for those traders that wish to be relocated. Until timescales of construction emerge, it is not possible to give an indication of a possible location.
- 8.6.13 The applicant has also agreed to provide a minimum notice period of six months to market traders for vacant possession and is offering a compensation payment to assist with relocation expenses. This payment is in the form of £144,000 contribution to a “Trader’s Financial Assistance Sum” (an increase on the sum of £96,650 agreed in 2008). The traders do not have any tenancy rights, therefore this payment is voluntary.
- 8.6.14 In sum, the re-provision of the market in addition to the new retail and restaurant units is in accordance with the Council’s retail planning policy. It is considered that this provision will enhance the vitality and

viability of the District Centre by attracting new retailers to invest in a wider range of new shops both national and local resulting in more choice and a wider range of goods for sale in the local area.

8.7 Residential

- 8.7.1 It is well established that there is a need in Haringey and in London as a whole to provide new housing for a growing population. The NPPF stresses the importance of boosting the supply of housing through the delivery of sustainable development.
- 8.7.2 The site is identified in the UDP in planning policies AC3 'Tottenham High Road Corridor' and AC4 'The Bridge NDC' as a development site for mixed use. The site is also referred to directly under Site Specific Proposal 21 (SSP21) in the UDP as a site for mixed use development. There is therefore no objection in principle to residential use on the site.
- 8.7.3 Haringey Local Plan Strategic Policies SP1 and SP2 continue this approach.

8.8 Density

- 8.8.1 Table 3A.2 of the London Plan sets out ranges of acceptable densities for development according to the accessibility of the site and the scale of local development. This table confirms that higher density development, up to 1,100 habitable rooms per hectare may be acceptable where the proposal site is located within a central area with good public transport accessibility and predominantly comprises flats. The application site is within a defined town centre and has excellent public transport links by train, underground and bus. The proposed residential development is provided in the form of duplexes and flats. Table 3.2 proposes a residential density of between 650 and 1,100 hrph for this type of site.
- 8.8.2 The site is 0.717 ha in area (including half the width of the main road frontage) and the existing density of the site is 119 habitable rooms per hectare (hrph). This is far below the target density and represents an under-utilisation of a highly accessible site.
- 8.8.3 The proposed development proposes a total of 564 habitable rooms resulting in a density of 787hrph, which is a small reduction from the previous scheme but still consistent with the requirements of the London Plan and represents more appropriate level of development for this site.

8.8.4 The proposed density is also in accordance with Haringey Local Plan Policy SP2 'Housing' as this policy is also based on Table 3.2 of the London Plan.

8.9 Dwelling Mix

8.9.1 Policy HSG 10 – Dwelling Mix of the Haringey UDP and Haringey Housing Supplementary Planning Document (SPD) provide advice in relation to new residential development and the dwelling mix that should be provided. The proposed mix of dwellings to be provided is:

5 x studio (2.5%)
48 x 1bed (24.5%)
109 x 2bed (55%)
34 x 3bed (18%)

8.9.2 For private housing, Figure 7.1 of the Housing SPD gives a mix of 1 bed 37%, 2 bed 30%, 3 bed 22% and 4 bed 11%. The residential element of the proposed development is predominantly 2 and 3 bed units. The one-bed units are below the recommended mix and no four-bed units are provided.

8.9.3 The proposed dwelling mix is very similar to that proposed under the previous scheme. In that instance it was considered that due to the district centre location of the proposed development and the commercial nature of the three main frontages it is not considered a suitable location for larger family units. Therefore there are no 4 bed units proposed within the development and the majority of the larger family units are proposed on the Suffield Road frontage, which is a relatively quiet residential location.

8.9.4 Officers hold the same view for the current scheme.

8.10 Lifetime Homes and Wheelchair Access

8.10.1 As was the case in the previous scheme, all units provided will be of Lifetime Homes standard with the exception of the 18 duplexes on Suffield Road, 4 units in Block L and 2 duplexes in Block K as these units have first floor living rooms. However, these could be adapted in the future to include a small entry-level living room and ground floor WC with shower which would enable the Lifetime Homes criteria to be fulfilled.

8.10.2 In accordance with the Housing SPD, 20 flats, 10% of the total, will be fully wheelchair accessible or easily adapted for wheelchair use.

8.11 Amenity space

- 8.11.1 The Council's Housing SPD sets the standard for amenity space under the UDP and the emerging Core Strategy. The SPD would require this development to provide 1010m² of amenity space to meet its standard.
- 8.11.2 The proposal for some 1538m² of amenity space is unchanged from the previous scheme. It is located within a central courtyard at first floor level and overlooked by the surrounding residential units. The amenity space is laid out as a landscape area on two levels and includes ornamental trees and good cover planting, lawn areas, seating, timber decking, ramped access to lower gardens and lighting to the main footways. The provision of amenity space exceeds that required by the SPD and is considered acceptable.
- 8.11.3 As under the previous scheme the amenity area incorporates a children's play space (see section 8.12 below).

8.12 Children's Play space

- 8.12.1 The Mayor's London Plan SPG "Providing for Children and Young People's Play and Informal Recreation" provides minimum standards for the provision of children's play space. Using the formulae set out in that SPG the scheme would have a child yield of 36, requiring 360sqm of play space in association with the development. The development includes a dedicated under 5s play space as part of a "Local Playable Area", designed to meet the needs of children aged 0-11. In addition, Brunswick Road playground is within 400m of the application site and provides play space for older children. This level of provision is considered to be in full compliance with the Mayor's play space guidance.
- 8.12.2 The Haringey Open Space and Recreation Standards SPD sets out the Council's own play space standards under the current UDP and the emerging Haringey Local Plan. Using its formula SPD, the expected child yield would be just under 28 children, 8 fewer than that under the GLA's guidance. Haringey's SPD requires 3sqm of play space. Table 1.1 of the SPD states that children's play provision should be provided at 3sqm per child, equal to 84sqm for the whole development, and that Doorstep Playable Space should be at least 100sqm in size within 100m, Local Playable Space should be at least 300sqm within 400m and Neighbourhood Playable space should be at least 500sqm, within 1000m of home.
- 8.12.3 In the same way as the previous scheme, development is designed to comply with the more onerous standards of the London Plan SPG thereby exceeding the standards in Haringey's SPD. The site benefits from good access to public open space and sports pitches and meets all the criteria in Table 1.1 of the SPD, apart from being within 500m

of an accessible Site of Importance for Nature Conservation, which is the case for the majority of the east of the borough.

8.13 Affordable Housing

- 8.13.1 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. However, such policies should be sufficiently flexible to take account of changing market conditions over time (para. 50).
- 8.13.2 Similarly, The London Plan (2011), policy 3.12 states that Boroughs should seek “the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes”, having regard to their affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances including development viability”.
- 8.13.3 The Haringey UDP (2006) sets out the main objectives for the east of the borough including “greater opportunity for large scale redevelopment to address the area's deprivation” and “greater housing choice” (in addition to access to jobs, improved public space, transport and environment). In particular Policy AC3 “Areas of Change – Tottenham High Road Regeneration Corridor” states that housing must become more mixed and balanced, more sustainable and there must be less (opportunity) for transient homes. Furthermore, it states that new schemes should not exceed 50% affordable elements and where affordable housing is proposed, it should focus on "shared ownership, key worker and sub market homes". This approach is continued in the Haringey Local Plan.
- 8.13.4 In the case of the development of this site the applicants have demonstrated that the costs of bringing the site forward for development are such that it is not possible to develop the site and provide affordable housing. The proposed development is receiving grant funding to allow the regeneration of the site and provision of affordable housing would make the scheme unviable. Further information can be found in the section 8.14 ‘Viability’ below.
- 8.13.5 It should be noted that a number of nearby housing developments which include affordable housing are under construction or have been granted consent recently. These include 542 units at Hale Village, 109 units at Tottenham Town Hall, 22 at Stainby Road, N15, 17 at 596-606 High Road, N17 and 13 at 658 High Road, N17.

8.14 Viability

- 8.14.1 In accordance with national, London and local policy, the applicants have submitted an affordable housing 'toolkit' appraisal to support their case. The applicants submitted a toolkit appraisal when the application was first considered in 2008 and during its subsequent re-determination in 2011. Both appraisals were submitted to DVS, an arm of the Valuation Office Agency (VOA), for independent assessment. DVS agreed with the figures of the appraisal, which remains a confidential document, and concluded that the provision of affordable housing would make the scheme unviable.
- 8.14.2 The applicants have submitted an updated appraisal to accompany the current scheme and as before it has been assessed independently by. DVS have reported that the appraisal is reasonably based. Although there was some disagreement between the applicant and DVS regarding finance costs, both parties have come to the same conclusion that the scheme is not viable if it included affordable housing. The introduction of the Mayoral Community Infrastructure Levy (CIL), has placed a significant financial burden on the scheme and due to the high cost of development on this site and its associated impact on viability, there has been a reduction in some elements of the s106 contributions in financial terms (see section 8.31 'Planning Obligations/s106 Agreement').
- 8.14.3 The Council has entered into a development agreement with Grainger Trust to redevelop the application site (see section 'Development Agreement'). Grainger Seven Sisters Ltd are also bound by this agreement. The agreement requires the Council to provide any affordable housing required to be part of the development to be provided offsite with Apex House as a possible location for such provision. Officers are satisfied that due to the expense of developing the site and the associated implications for viability which have been independently confirmed as set out above, the scheme would not be viable if it included affordable housing. Therefore the provision of affordable Housing at Apex House and/or another suitable site or sites within the Borough is not required.

8.15 Conservation

- 8.15.1 As with the previous proposal the current application proposes the demolition of all buildings on site. The eastern half of the site is covered by the Tottenham High Road Corridor/Seven Sisters/Page Green Conservation Area. Conservation Area Consent (CAC) for this demolition is being sought concurrently to this application.

8.15.2 CAC for the demolition of all buildings on site was granted 17 November 2008 in conjunction with the initial planning permission for the previous scheme. Although that permission was ultimately quashed by the Court of Appeal, the CAC remained extant until its expiration 17th November 2011. As such, the principle of demolition has been accepted previously. However, following the re-determination of the previous scheme in 2011, the application was refused by the Planning Sub-Committee for two reasons, one of which is related to conservation and is set out below:

- *The proposed development would involve the loss of designated heritage assets as defined in Annex 2 of PPS 5 and would constitute "substantial harm". The applicant has failed to demonstrate that the substantial harm is necessary in order to deliver substantial public benefits that outweigh that harm.*

8.15.3 Accordingly, the scheme's impact on the designated heritage assets is reconsidered in this section.

Consultation responses

8.15.4 Several consultee groups and a significant number of local residents have objected to the demolition of all buildings on the site. Conservation issues raised by a number of key groups are briefly summarised below:

English Heritage (EH)

- English Heritage objected to the previous application and object to the revised scheme.
- Notwithstanding improvements to the scheme and the need for economic regeneration, the loss of a substantial part of the conservation area and its replacement with a substantial mixed-use development will cause substantial harm to the conservation area and as such requires justification under paragraph 133 of the NPPF.
- In this instance it is understood that justification is sought through the economic benefits of the proposed mixed-use development.
- It has not been demonstrated that the wider benefits could not be delivered by a more conservation led scheme which better preserves or enhances the significance of the conservation area
- The character of the conservation area is derived principally from the Victorian and Edwardian development of the area as a local civic, residential and commercial centre.

- Whilst it is acknowledged that lack of investment, and poor quality alteration, has eroded some of the aesthetic quality of this part of the conservation area, the area retains the coherent appearance of its Victorian and Edwardian streetscape and there is little to suggest the condition of the majority of buildings prevents all reasonable uses of the site.
- Whilst it may offer other economic benefits, the scale and form of the new development is not considered to preserve or enhance the defined character of the conservation area. Nor can it be considered to enhance or better reveal its significance.
- If the local authority is minded to grant permission for the proposed development we would request that special attention is given to ensuring that the palate of materials for the new development and public realm contributes positively to the setting of the conservation area

Tottenham Conservation Area Advisory Committee (CAAC) and Tottenham Civic Society

- The design is bland and characterless and would not preserve or enhance the conservation area. It is not the high quality landmark building required by the development brief
- The loss of heritage buildings, especially the landmark locally listed Wards Corner buildings would destroy the historic character of the area. It will also create big gap in the High Road Historic Corridor and conflicts with the Council's policy for the High Road as a whole
- The proposal is unlikely to create any regeneration of the area and will result in continued blight and vacant shop units like in other areas of Tottenham
- The future of the site lies in refurbishing Wards Corner, which is basically in sound condition, and having an imaginative scheme which can build on the independent businesses there

8.15.5 Local resident objections to demolition were on similar grounds to those objections made by the above groups

Conservation Policy

8.15.6 The NPPF replaced PPS5 as the national policy document on conservation of the historic environment however the policy approach

is broadly similar to that of PPS5.

- 8.15.7 The application site is partially within the /Seven Sisters/Page Green Conservation Area which encompasses roughly the buildings on both sides of the High Road from Tottenham Town Hall south to railway bridge with a small spur along Broadlane including Page Green Common, Earlsmead Primary and part of Wakefield Road.
- 8.15.8 Conservation Areas are 'Designated Heritage Assets'. As under PPS 5, Annex 2 of the NPPF defines a 'Designated Heritage Asset' as any World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. It is therefore important to note that the heritage asset in this instance is the Conservation Area as a whole and not any particular building within it (except those that are statutorily listed). Therefore, the impact of the proposal is not the impact on the demolished buildings themselves, but the impact of that demolition on the significance of the Conservation Area as a whole. As such, the above reason for refusal is inaccurate as it refers to the loss of "designated heritage assets" where in fact no such loss would occur as only one "designated heritage asset" (i.e. the Conservation Area) would be affected and only part of it would be demolished, not its entirety. The conservation impact of the current proposal is therefore assessed in these terms.
- 8.15.9 Paragraph 129, states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Character Appraisal

- 8.15.10 In March 2009, the Council adopted a completed character appraisal for the Tottenham High Road Historic Corridor (THRHC) which includes the Seven Sisters/Page Green Conservation Area. The THRHC stretches approximately 3.7km between the southern and northern borough boundaries. As a result it is relatively diverse in character and appearance.
- 8.15.11 Amongst the diversity the unifying element of the THRHC is the High Road itself and adjoining development is a response to its historic function as a major arterial road. Accordingly, most of the High Road is lined with commercial premises and is generally characterised by intensively developed, high-density urban environments. This built up frontage is interrupted by a string of historically significant isolated open spaces at Scotland Green, Tottenham Green and Pages Green, and clusters of larger institutional, educational and religious buildings.
- 8.15.12 The Seven Sisters/Page Green Conservation Area was designated 13th July 1998. The appraisal states that in this area the High Road is

at its busiest and most divisive, and the busy junctions with Broad Lane and Seven Sisters Road have a significant influence on the area's character. In addition, the main entrances to the Seven Sisters Underground Station on either side of the High Road add considerably to the volume of pedestrian traffic in this area. Much of this stretch of the High Road is lined with terraced dwellings, which are set back from the Road behind screens of vegetation. This arrangement helps to temper the dominance of the High Road and its heavy traffic. This is most apparent at the southern end of the area where mature London Plane trees screen the properties on Page Green Terrace from the High Road. Conversely, the northern end of the conservation area is dominated by the long unadorned façade of the Tesco building, which has an imposing impact on the streetscene due to its size and proximity to the edge of the pavement.

8.15.13 The appraisal also identifies each building within the Conservation Area and determines whether their contribution is positive, neutral or negative. The table below identifies the buildings on the application site and briefly summarises their contribution.

Building	Contribution	Comments
227 High road (Locally listed)	Positive	- 3-storey former Wards Store - large picture windows - decorative cast iron framework - vacant and in poor state of repair
229-245 (odd) High Road	Neutral	-19 th C red brick terrace - later modifications resulted in utilitarian and run down appearance - poorly designed modern shopfronts
247-249 High Road	Neutral	-19 th C red brick terrace but with later modifications
251-253 High Road	Negative	-19 th C red brick terrace - semi-derelict due to fire damage
255-259 (odd) High Road	Positive	- preserved 19 th C red brick terrace
1a-1b West Green Road (Locally listed)	Positive	-large plate glass windows supported by cast iron framework - balustraded parapet

Applicant's appraisal

- 8.15.14 Paragraph 128 of the NPPF requires the applicant to describe significance of assets affected, including any contribution made by their setting, in order to understand the impact of the development on these assets.
- 8.15.15 The applicant appointed David Lewis, an expert in conservation and restoration of listed and historic buildings, to provide a detailed assessment of the significance of the Conservation Area as a heritage asset. His statement forms part of the application.
- 8.15.16 The statement takes a broadly similar view to the Council's appraisal in that it emphasises that the character of the Conservation Area has been substantially determined by the High Road and the impact of changing transport requirements, land use, social structures and retail facilities. However, the appraisal diverges from the Council's by including the contribution of 20th C buildings and those which are just outside the Conservation Area boundary in the assessment. This is in line with paragraph 128 of the NPPF which states the importance of considering the setting of a conservation area. The submitted statement concludes that the Conservation Area is not now generally characterised by consistency of architectural or townscape style, appearance or quality but is dominated and seriously damaged by the highway structure and its engineering and to a lesser extent the Underground Station.
- 8.15.17 In respect of the buildings present on the application site, the statement takes a more detailed and critical view. The statement demonstrates that the Wards Corner building was built prior to the appearance of curtain walls and that the construction is not steel framed but of traditional masonry construction common to retail buildings and repeated throughout the country. Furthermore, the building has been substantially altered and lost significant elements of its original design which further detracts from any significance it had.
- 8.15.18 The terrace formed by 229 to 259 High Road has also been seriously compromised by alterations and poor quality shopfronts to the extent that the strength of the terrace has been lost as only certain properties have been better preserved than others.
- 8.15.19 No.'s 1A and 1B West Green are considered to be in the same style as the Wards Corner Building but with better preserved architectural integrity. Nevertheless, in the same way as the Ward Corner building, the design is not considered unique and not related to curtain wall construction.
- 8.15.20 The heritage statement concludes that where buildings on site have some architectural interest, the interest is not unique and in any case

has been seriously compromised. Apart from 1A and 1B where a small positive contribution is acknowledged, the buildings on site are considered to provide neutral contribution only.

Degree of Harm

- 8.15.21 The degree of harm is determined from the impact of the demolition of all buildings on site on the significance of the Conservation Area as a single heritage asset. Although there is disagreement between the Council and the independent appraisal over the qualities of individual buildings in the conservation area, there is broad agreement that its character stems from the High Road and the character of the buildings which developed in response.
- 8.15.22 Given the overall character of the Conservation Area, it is considered that the demolition of these buildings, while entailing the loss of some architectural interest, would not harm the character and significance of the Conservation Area as a whole to the extent that “substantial harm” is caused as set out in the NPPF. This is because firstly, the Seven Sisters/Page Green Conservation Area is not characterised by a uniformity of style, quality or appearance and therefore demolition of these buildings would have no significant impact in this sense; secondly demolition would not undermine the essential contribution the High Road and the associated street pattern and layout of development makes to the character of the Conservation Area.
- 8.15.23 Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 8.15.24 As discussed in more detail in sections 8.2, 8.3, 8.4 and 8.8, the proposed development responds to a strong policy context for redevelopment, delivers substantial physical and economic regeneration as well as provides a development at a density which secures the optimum viable use of this highly accessible site.
- 8.15.25 English Heritage has objected to the scheme and argues that “substantial harm” will be caused to the conservation area due to the loss of the buildings on site which are considered to provide a positive contribution to the conservation area. As such, they argue that justification against NPPF paragraph 133 is required.
- 8.15.26 Under paragraph 133, where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial

public benefits that outweigh that harm or loss, *or* all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

8.15.27 Although officers do not agree that “substantial harm” will be caused, it is considered that the substantial public benefits of the scheme do outweigh that harm, thereby satisfying the test under paragraph 133.

8.15.28 The test under paragraph 133 requires the development to meet the 4 criteria above. Although the development is not required to meet this test the applicants have submitted a report which considers variations of the scheme that retain one or more of the existing locally listed buildings on the site. The report refers to a financial appraisal undertaken by Drivers Jonas Deloitte (DJD) which concludes that none of these options were found to be financially viable or deliverable meaning that it would not be possible to deliver the public benefits which the current scheme provides and retain one or more of the buildings. The DJD report has been submitted to DVS for independent assessment and its conclusions will be reported to the Planning Sub-committee.

8.15.29 Following the applicants’ consideration of various conservation based schemes, officers consider the public benefit provided by this scheme could not otherwise be delivered if the buildings were retained.

8.15.30 The setting of the Grade II listed former Barclays Bank at 220-224 High Road is considered to be unaffected by the scheme. It is separated from the site by the expansive High Road/West Green Road/Broad Lane junction and located approximately 70m away. No harm to the significance of this Heritage Asset would arise.

8.15.31 Although English Heritage have objected to the demolition of the site and the proposed design, it is officers’ view that the current application responds to the above reason for refusal by providing a more thorough assessment of the significance of the affected heritage asset in accordance with the requirements of the NPPF and a more detailed appraisal of the economic benefits of the scheme. It is therefore considered that the applicant has sufficiently

demonstrated that the harm to the Conservation Area as the “designated heritage asset” is outweighed by the public benefits of the proposal, in accordance with the NPPF.

- 8.15.32 The demolition of the buildings on site provides an opportunity for a development that better engages with the dominance and intensity of the High Road, thereby reinforcing the pattern of activity which has come to characterise this Conservation Area. This is discussed in more detail in the following section ‘Design’.

8.16 Design

- 8.16.1 One of the two reasons for refusal for the previous scheme was related to bulk, massing and design in relation to the Conservation Area. The reason is set out below:
- The proposed development by virtue of its bulk massing and design neither preserves nor enhances the historic character and appearance of the Tottenham High Road Corridor / Seven Sisters / Page Green Conservation Area. Consequently the proposal is contrary to the aims and objectives of National Planning Policy Statement (PPS) 1: Creating Sustainable Communities (2005); PPS 5, Policies UD3 'General Principles' & UD4 'Quality Design' and CSV1 'Development in Conservation Areas' of the Haringey UDP.
- 8.16.2 Since the determination of that application the national planning policy context with the new NPPF sets out the over-arching policy for design. Paragraph 60 states that planning decisions
- “should not attempt to impose architectural styles or particular taste and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”
- 8.16.3 In addition, paragraph 61 states that high quality and inclusive design goes beyond aesthetic considerations and that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 8.16.4 The proposed scheme is the product of a long development process which received input from the GLA, English Heritage, CABI, Haringey Council Planning, Haringey Design Panel and more recently the design advisor to the Tottenham Taskforce. Like the

previous scheme, the current proposal responds to the severe constraints place on the site by the Underground tunnels and the right-to-light requirements of surrounding buildings. As a result, the overall layout of the building on plan is similar to that previously proposed. However, in response to the above reason for refusal a number of revisions were made to key elements of the scheme.

- 8.16.5 The height and bulk of the building has been reduced by removing a storey from highest element of scheme. This part of the building at the corner of High Road and West Green Road was eight storeys but is now seven. In addition, the detailing of the elevations have been simplified so that above the brickwork parapet the setback upper storeys are completely in glass panelling. The resulting effect is that the building is physically lower but it also has diminished impression of bulk on the High Road frontage due to the greater contrast between the brick face of the lower floors and the glass finish of the penthouse levels. This contrast strengthens the parapet's effect of finishing the building at a certain height with the upper floor receding behind. The previous design had cladding on the upper storeys which gave it a more towering appearance.
- 8.16.6 Significant revisions have been made on the corner of Seven Sisters Road and High Road. Where before there was a prominent contemporary feature treatment on the corner elevation, there is now a seamless sweep curve around the corner connecting the Seven Sisters and High Road frontages. By having the elevation continue around the corner instead of interrupting it with a corner feature, emphasis is placed on the public square as the focus of the development. Having the whole building sweep in this manner reflects the importance of the orientation of the High Road. In this way, the building acts as a gateway by responding to the dominance of the junction and the historic street pattern.
- 8.16.7 The connection to London street architecture is strengthened by the revisions to the shop fronts and elevations. Previously, the shopfronts were framed in steel but are now framed by brick piers between each unit. This gives each shopfront a more traditional brick character and increases the vertical delineation between each unit. This is more in keeping with the tradition of London street architecture. On the upper floors, zinc cladding panels have been replaced with recessed brick panels again to strengthen the links to traditional London street architecture.
- 8.16.8 Seven clipped hornbeam trees have been added to the public square and the previously proposed seven trees will be realigned with the High Road. The hornbeams maintain the vertical delineation given to the brick shopfronts but in a lighter way to better suit the curved glass wall fronting the public square. The seven trees aligned with the High

Road recall the set of trees that once existed here and provides a screen between the public space and the High Road. This layout also continues the prominent pattern London Plane trees that run south along the High Road to the railway bridge. In this way, the development seeks to revive the tree-lined avenue character the High Road once had. Further greenery is provided new green roofs and climbing plants on the south facing elevation of the north east block.

- 8.16.9 The station entrances and adjoining kiosks have been redesigned to include two 'Memory Boxes'. These Memory Boxes are displays that incorporate the distinctive window frames and decorative mouldings of the former Wards Store. These will frame permanent display panels containing a history of the area illustrated with drawings and period photographs. These Memory Boxes make clear the site's historical importance and preserves the most distinctive elements of the former Wards Store building. By combining the Memory Boxes with the kiosks and Underground entrances, the site's history is brought explicitly into the public realm and addresses a particular requirement of the Development Brief to "reflect, and retain, the architectural features of the store, if at all possible".
- 8.16.10 The Suffield road elevation has been amended so that the previous timber and white render treatment is replaced by a brick faced treatment with smaller openings. This gives this elevation a more vertical and residential feel more in keeping with surrounding traditional development. Although it is outside the Conservation Area, Suffield Road forms contributes to its setting and the NPPF identifies the influence of settings on the significance of a heritage asset. As such, the improvements on Suffield Road also serve to improve the scheme's impact on the Conservation Area.
- 8.16.11 The revisions individually seek to improve certain elements of the scheme but together they comprise a different approach to the relating the scheme to the Conservation Area. By removing the corner feature, emphasising the public square, using the language of London street architecture to inform the design of the elevations and by explicitly presenting the history of the site through the Memory Boxes, the scheme has a more direct engagement with the Conservation Area as characterised by the historic street layout and pattern of activity at this major transport junction.
- 8.16.12 This simpler and more direct response to the site better justifies the size and bulk of the building. By being taller than existing development, the scheme successfully manages the dominance and proximity of two major road junctions by providing tall anchors at West Green Road and Seven Sisters Road and balances this massing with a public space in the middle that is sheltered from these

junctions and the dominance of the High Road.

- 8.16.13 The revised scheme was presented to the Haringey Design Panel in May 2012. There was acknowledgement that the site was suited to significant redevelopment but was severely constrained by the Underground tunnels. The general concept of the public square and the design of the podium was supported. Given the location within a Conservation Area, the Panel emphasised the need for a high quality, landmark building. Concern was expressed about the simplified approach to the elevations with a more intricate and detailed approach suggested. There was also concern about how the two corner buildings related to the lower building enclosing the square with perhaps the corner buildings being too high. Furthermore, the use of glass on for the penthouse floors and their massing was questioned.
- 8.16.14 In their objection, English Heritage have stated that whilst there has been improvement to the scheme and that the development may offer other economic benefits, the scale and form of the new development is not considered to preserve or enhance the defined character of the conservation area.
- 8.16.15 Following public consultation, a significant number of local residents in addition to some resident groups have objected to the scheme on grounds that its design, bulk, height and massing is out of keeping and character with the Conservation Area and fails to preserve or enhance its historic character.
- 8.16.16 Officers have noted the comments of the Design Panel and the content of the objections however the revised scheme is considered to be of a sound design. The building is considered to an appropriate size for this location, reinforcing its positive qualities as a major interchange but also addressing its negative qualities of poor quality environment, clutter and lack of quality public space and poor sense of destination. Informed by the Heritage Statement, the building it is considered to be designed more sensitively with regard to the Conservation Area. It has a more direct engagement with the bustling character of this part of the High Road and at the same time, it preserves the legacy of the former Wards Store in a viable way that is more evident than the corner feature proposed in the previous scheme.
- 8.16.17 The scheme is considered to be of a quality design which enhances the character of the conservation area by having a bulk, massing and design which is commensurate to the location and sympathetic to the architectural language of the area. In accordance with NPPF policy, the scheme reinforces local distinctiveness and addresses the

connections between people and places and the integration of new development into the built historic environment.

- 8.16.18 The revised scheme is therefore considered to be sufficiently different from the refused scheme and in a way which addresses the earlier reason for refusal and having regard to the NPPF and Policies UD3 'General Principles', UD4 'Quality Design' and CSV1 'Development in Conservation Areas' of the Haringey UDP.

8.17 Community Safety

- 8.17.1 Crime and fear of crime were identified in the ICM poll as a significant concern for local residents and tackling crime was identified as a priority for many of those surveyed. The Metropolitan Police stated in 2003 when the scheme was first being developed that the site and surrounds suffers from a run-down or unkempt appearance and that this is a factor in attracting crime. Today, the site still suffers from this and it is still considered a contributing factor for local crime and anti-social behaviour.
- 8.17.2 The previous and current schemes were designed with due regard to "Secure by Design" principles. The public square and podium landscaped spaces will be overlooked benefiting from passive surveillance. There will be 24 hour portering / security. An Estate Management Company will be established whose responsibility will be to provide maintenance, refuse collection and control of access and car parking. Residential access to the proposed development will be via the controlled entrance on the High Road with access to each residential block from the podium landscaped area. Vehicle access will be restricted to the gated mews with access from Suffield Road. A barrier operated by a key given to those entitled to use those spaces will limit access to the residential car park.
- 8.17.3 In their consultation response of May 2012, the Metropolitan Police stated that they have no objection to the scheme and have been working with the architect since inception to achieve full Secure by Design Accreditation. A condition will be applied requiring compliance with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and with the aims and objectives of 'Secured By Design' and 'Designing Out Crime'.
- 8.17.4 Regeneration of the site is considered positive as it will counteract the run-down and unkempt appearance identified by the Metropolitan Police, thereby reducing the contribution of this factor to local crime and anti-social behaviour. The scheme is considered to increase community safety.

8.18 Daylight and Sunlight

- 8.18.1 The applicants have submitted a daylight and sunlight assessment in relation to the proposed development based upon Building Research Establishment (BRE) guidelines Site Layout and Planning for Daylight and Sunlight which provides the criteria and methodology for calculation in connection with daylight and sunlight. The report assesses all properties for compliance with the BRE guidelines in relation to daylight and sunlight.
- 8.18.2 The assessment concludes that retained levels of daylight and sunlight are good and in compliance with the BRE guidelines. The assessment also concludes that there are some sunlight losses in excess of the BRE guidelines to the houses in Suffield Road these are small amounts in real terms and are mainly concentrated on winter sunlight where the existing levels are already below BRE guideline amounts.
- 8.18.3 The above assessment was undertaken on the previous design however as the current design is lower in height, there will be an even smaller impact on neighbouring properties.

8.19 Traffic and Parking

- 8.19.1 National Planning Policy seeks to reduce the dependence on the private car in urban areas such as Haringey. This advice is also reflected in the London Plan. Policies M2 Public Transport and M3 locating New Development and accessibility of the Unitary Development Plan require that the proposals put forward take into account the needs of public transport users. Policy M5 seeks to protect and improve pedestrian and cycle routes. The transport impact of the proposed development has been assessed by the Council's Transport and Highways Group and Transport for London. Both have no objection subject to appropriate conditions and s106/s278 obligations.
- 8.19.2 The proposed development is well located in relation to public transport where there is a good level of provision which will result in reduced need for car-use and where travel by other sustainable travel modes can be encouraged. Accordingly, the majority of the scheme is 'car-free'. However, 44 car parking spaces are proposed in the basement to compensate for the loss of the existing 48 car parking spaces on the site and to limit the car parking impact upon nearby roads. Future occupiers of the residential development, with the exception of 12 of the houses to be built in Suffield Road, will not be issued with car parking permits for the surrounding CPZ. TfL have requested the provision of electric vehicle charging points be secured

by condition.

- 8.19.3 196 secure cycle spaces are provided, 1 for each residential unit, however TfL have requested that 234 cycle spaces are provided for the residential component and 11 for the commercial component, in line with London Plan 2011 standards. Public cycle racks will also be provided in the public square on High Road near the entrances to the Underground station.
- 8.19.4 It is considered that the existing public transport infrastructure has sufficient capacity to deal with extra demand created by the proposed development. TfL have requested improvements to the four local bus stops occur as part of the development.
- 8.19.5 Servicing will occur from Suffield Road. Since the previous application was determined, Suffield Road has become one-way. However, the Councils Transportation Group have proposed that the southern end of Suffield Street is returned to 2-way traffic to allow for service vehicles to safely access the site, with the street north of the access point remaining one-way.
- 8.19.6 For the pedestrian environment, development proposes upgrading the public realm on Suffield Road, West Green Road, Seven Sisters Road and the High Road frontages comprising paving, improved lighting and the creation of a new public space. This would cater for the increased pedestrian activities expected at this location. TfL have requested that improvements are informed by a detailed review of the pedestrian environment.
- 8.19.7 The applicants have agreed to submit a travel plan for both the residential and commercial components. Proposed measures will include the appointment of a travel plan co-ordinator, provision of a welcome induction pack containing public transport, cycling walking information, operation of an on site car club scheme, adequate cycle provision, travel card/discounted season tickets to first occupiers, travel information terminals. Where necessary the implementation of the measures discussed will be achieved through the section 106 and section 278 agreements.

8.20 Inclusive Design

- 8.20.1 UDP Policy UD3 “General Principles” and SPG 4 “Access for All – Mobility Standards” seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties. In addition, the London Plan requires all new development to meet the highest standards of accessibility and inclusion; to exceed the minimum requirements of the Building Regulations and to ensure from the outset that the design process takes all potential users of the proposed places and spaces into

consideration, including disabled and deaf people, older people, children and young people.

- 8.20.2 The design takes note of the Disability Discrimination Act 1995, Building Regulations Part M and Haringey Housing SPD and SPG4 in ensuring inclusive access. Tactile paving will mark pedestrian crossings and dropped kerbs will make it easier for wheelchairs and pushchairs to cross. Access to all shops, the restaurant, café and residential units will be level with a lift access provided for all floors. 10% of the residential units will be fully wheelchair accessible or easily adaptable for wheelchair use in accordance with the Haringey Housing SPD.

8.21 Sustainability and Energy

- 8.21.1 The NPPF emphasises the planning system's key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The energy strategy for the development has been developed using the Mayor's 'lean, clean, green' energy hierarchy.
- 8.21.2 The applicant is proposing the application of energy efficiency ('lean'), Combined Heat and Power Plan ('clean') and renewable energy provided by 220 sqm of photovoltaics ('green'). As a result, the development will emit 165 tonnes per annum in regulated carbon dioxide emissions. This represents a saving of 100 tonnes of carbon dioxide per annum (38%) compared to a 2010 Building Regulations compliant development. The energy strategy is supported and is in line with London Plan policy.
- 8.21.3 The development will also achieve Code for Sustainable Homes Level 4.

8.22 Archaeology

- 8.22.1 The site does not lie in an archaeological priority area. Due to the extent of post ground disturbance it is considered that the proposed development will not have any impact upon any archaeological deposits.

8.23 Contamination

- 8.23.1 The applicants have submitted a contamination survey in relation to the proposed development. The survey has identified the possibility of historical sources of ground contamination on the site associated with the present day storage yard and former clothing works. The survey recommends that investigation should be conducted to focus on testing the underlying ground conditions in the south eastern corner of the site. A planning condition concerning this matter has been attached to the recommendation.

8.24 Air Quality

- 8.24.1 The applicants have submitted an air quality assessment associated with the construction and extra traffic associated within completed development in relation to air quality as requested in PPS 23 Planning and Pollution Control.
- 8.24.2 The assessment concludes that the extra traffic associated with the development will not significantly affect air quality.
- 8.24.3 The assessment also concludes that subject to the implementation of a site specific Environmental Management Plan the residential construction air quality impacts will be of limited significance. A condition concerning the submission of an Environmental Management Plan is attached to the recommendation.
- 8.24.4 The overall traffic increase is not considered significant in terms of air quality. The impact of the development taking into account the improvements in vehicular technology would only be of minor significance.

8.25 Drainage

- 8.25.1 The majority of the site comprises hard landscaping and therefore the majority of surface water run off will drain into the main water system. The proposed development will use the existing mains drain and sewer system. The capacity of the system will be reviewed and upgraded where necessary.

8.26 Noise and Vibration

- 8.26.1 The NPPF states that the planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable

levels of noise pollution. The applicants have submitted an Environmental Noise and Vibration assessment for the proposed development including an assessment of the underground train vibration at the site to assess the suitability of the site for residential use. The noise impact of the proposed service road is also assessed. The assessment concludes that provided a suitable glazing specification is adopted for all the properties in the developments, the site is considered suitable for residential and commercial use.

- 8.26.2 The report concludes that the measured level of train vibration is within acceptable limits and that the predicted noise impact from the service road is acceptable provided the ventilation plant emissions are in accordance with the limited sound pressure level given in the relevant section of the assessment.

8.27 Environmental Impact Assessment

- 8.27.1 The proposed development is “schedule 2 development” within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, being an urban development project where the area of development exceeds 0.5 hectares. The Local Planning Authority (LPA) assessed the potential environmental impact of the above development having regard to the selection criteria for screening specified in schedule 3 of the Regulations and the guidance to these regulations set out in Circular 02/99.

- 8.27.2 The LPA first issued a screening opinion on the need for an Environmental Impact Assessment in relation to the previous scheme in 2007 and subsequently issued a second screening opinion during its re-determination in 2011. In both instances it was considered that the proposed development is not likely to have a significant effect on the environment and that an Environmental Impact Assessment is therefore not required.

- 8.28 For the current scheme, the LPA considered the need for an EIA and have concluded that again an EIA is not required. This is due to the fact that the size of the development has been reduced and no other changes have been made which would affect its environmental impact.

8.29 Mayoral Community Infrastructure Levy (CIL)

- 8.30 The development is liable to the Mayoral CIL of £35 per sqm. For this development, the CIL liable is £524,160.

8.31 Planning Obligations/s106 Agreement

8.31.1 Under Section 106 of the Town and Country Planning Act, the Community Infrastructure Levy Regulations 2010 (as amended), the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

8.31.2 Since the previous application was determined, the introduction of the Mayoral CIL has placed a significant financial burden on the scheme and due to the high cost of development on this site and its associated impact on viability, there has been a reduction in some elements of the s106 contributions in financial terms. These are summarised below:

- Removal of £200k education contribution
- No voluntary payment paid to traders equivalent to that under the Landlord and Tenant Act 1954
- West Green Road improvement fund reduced from £250k to £150k

8.31.3 All other s106 contributions proposed under the previous scheme are retained. These are described below.

Indoor Market

8.31.4 The indoor market is to be re-provided as shown on the proposed development drawings on the basis that the applicants undertake to provide a minimum 6 months notice period to the traders for vacant possession and that Urban Space Management and Union Land be employed to assess the opportunities for temporary location for the market as a whole or within an existing market. This re-provision will be subject to four conditions to be contained within the s106 agreements. These conditions are as follows:

- the market must be run by an experienced indoor market operator
- this arrangement must be in place not less than 12 months prior to the practical completion date of the proposed development
- A market lease must be in place not less than 6 months prior to the due practical completion date of the proposed market;
- the rent will be open market rent for A1 use class;

8.31.5 The Market Operator will also be required to have offered a first right to occupy to all existing traders on an exclusive and non-assignable

licence of an equivalent stall in the new market area, on reasonable A1 open market terms.

- 8.31.6 The applicant has agreed to provide a minimum notice period of six months to market traders for vacant possession and is offering a compensation payment to assist with relocation expenses. This payment is in the form of £144,000 contribution to a “Trader’s Financial Assistance Sum” (an increase on the sum of £96,650 agreed in 2008). The traders do not have any tenancy rights, therefore this payment is voluntary.
- 8.31.7 The applicant provides a package (“Market Facilitator Package”) to assist the market to find a temporary location and to continue functioning. This package will run for five years from the granting of consent. This package includes a ‘market facilitator’ to work with traders to identify a temporary location, to work with the Spanish speaking traders to promote their interests in the temporary location and to provide appropriate business support and advice to all traders and businesses to secure the maximum number of expressions of interest to return to the site as well funding towards relocation costs and a three month rent free period in the temporary location. The Market Facilitator will also signpost existing businesses and employees towards existing appropriate bodies to assist business to continue trading or individuals to find suitable alternative employment.

Community Engagement

- 8.31.8 To further monitor the impact of the scheme and to provide further opportunity for mitigations measures to be considered, the applicant, before development can commence, is to submit to LBH a Community Engagement Strategy for our approval dealing with diversity monitoring and participation measures and seeking further inputs concerning potential impacts of the scheme and suggested additional mitigation measures from different sections of the community. The Strategy should include regular monitoring and reports on the engagement process and how representations received have been taken into account.

Improvements to West Green Road

- 8.31.9 The applicant offers to contribute £150,000 to a West Green Road Environmental Improvement Fund which will provide:
- shop/building frontage improvements
 - street decoration and enhancements
 - improvements to vehicle servicing
 - Improvement Strategy for business/markets, open space and parking

Affordable Housing

8.31.10 Planning Policy Statement 3 Housing states that a reduced provision of affordable housing can be agreed if full provision would have implications for the scheme's viability. The Council has commissioned DVS to undertake an assessment of the applicant's financial appraisal and it was found that the scheme would not be viable if it included affordable housing.

Existing residents and businesses

8.31.11 The Council as Housing Authority shall engage in direct dialogue with secure and non-secure council tenants residing on the site regarding their needs and choices for re-housing within the local area, where this is their preference.

8.31.12 The Council as Housing Authority shall offer appropriate assistance to shorthold (i.e. private tenants) and owner occupiers to locate to alternative suitable properties

8.31.13 Haringey Council shall brief the housing association regarding the scheme's progress to ensure adequate time for them to identify suitable alternative provision for affected tenants.

8.31.14 The developer is to undertake a further round of leaseholder and freeholder engagement prior to a Compulsory Purchase Order (CPO) Resolution being considered by Haringey Cabinet (or such other timeframe as may be agreed by the Council).

8.31.15 The developer shall undertake a baseline study and subsequent ongoing monitoring of the business owners and market holders at key points in the progression of the planning application and construction of the development

Education contribution

8.31.16 In line with Supplementary Planning Guidance SPG10c 'Educational Needs Generated by New Housing'. It is appropriate for Local Planning Authorities to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places.

8.31.17 In this case the Local Planning Authority recognises that the costs of bringing the scheme forward are exceptional. The financial appraisal undertaken by DVS demonstrates that the cost of the development is a very high proportion of its value, much greater than would normally be expected for a development to take place and that with additional burden of the Mayoral CIL (£524,160), it has been demonstrated that a contribution is not financially viable. As stated in this SPG "each

application will be considered on its merits on a case by case basis". The Local Planning Authority therefore accepts that in these exceptional circumstances an education contribution is not required.

Memory Boxes

- 8.31.18 The 'Memory Boxes' as described in the planning documents shall be provided in the public realm.

Public Realm

- 8.31.19 Proposed works for the Public Realm including enhancement to transport/station entrance improvements will be undertaken and the applicants will enter into a section 278 of the Highways Act Agreement in connection with the works. Agreement will be reached with the relevant statutory parties and owners in order to carry out the works.

Suffield Road

- 8.31.20 Works to Suffield Road will be required to return part of it to 2-way traffic to facilitate servicing to the development. This will be secured through a s.278 agreement.

Local Employment

- 8.31.21 Provisions will be made to ensure that the recruitment, employment, training and career development arrangements of all contractors and occupiers of the Development reflect the principles and objectives of the Haringey Guarantee Programme;
- 8.31.22 The applicant will use reasonable endeavours to procure that its contractors target the offer of employment 20 individuals (who immediately prior to such employment live in the Tottenham Area) on an apprentice basis during the construction phase of the Development and to liaise with the College of Haringey to secure the offer of those apprenticeship places;
- 8.31.23 Work with the Council to implement measures that aim to secure that all of the new jobs within the development (during construction and following Occupation) are made available in the first instance to residents of the borough of Haringey and to agree with the Council a mechanism for advertising such jobs;
- 8.31.24 Work with the Council to support measures that promote the Tottenham Area as an area for business and the services provided by local businesses;
- 8.31.25 Advertise supply chain opportunities arising from the Development to local businesses in the borough of Haringey; and

Other elements

8.31.26 The section 106 agreement will also include provisions for the following:

- Implementation of Travel Plans for key land uses
- Provision of a central energy centre and reduction of CO2 emissions of up to 11% (over Part L 2010)
- Achievement of at least Level 4 under the Code for Sustainable Homes
- Establishment of a management company that will have responsibility (in perpetuity) for the ongoing site management and security.
- Establishment of CCTV system and central monitoring suite
- Provision of Podium Gardens and Open Space
- Provision and maintenance of Podium Garden and Play space
- No entitlement for occupiers to residents parking permits (except for 12 permits for houses in Suffield Road)
- Contribution of £1000 towards the amendment of the Traffic Management Order (TMO)
- Implementation of Lifetime Homes Standards and 10% wheelchair access (20 flats)
- Letting/marketing strategy for residential units
- Waste Management and Recycling
- A cost recovery charge of 3% of the total value of the s106

8.31.27 Following the Community Infrastructure Levy 2010 Regulations (as amended) coming into force 06 April 2010, the three tests on the use of planning obligations in Circular 05/2005 Planning Obligations were placed into law. The three tests are that planning obligations must be:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

It is considered that the above s106 contributions are necessary, directly related and fairly and reasonably related in scale and kind to the development therefore meeting the above three tests.

8.32 Greater London Authority (GLA)

8.32.1 The GLA's Stage 1 report will be issued and reported to the Planning Committee as an addendum. However, it should be noted that the GLA supported to the previous scheme.

9.0 HUMAN RIGHTS

9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decision of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

10.1 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-

- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it

10.2 The new duty covers the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.

10.3 For the previous scheme, the Council commissioned URS conduct an independent Equalities Impact Assessment. Their report dated June 2011 assessed the likely impacts the development would have on the key equalities protected characteristics, age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

10.4 Following an initial screening opinion, race, disability, sex, religion or belief, age and sexual orientation were identified as the protected characteristics which were most likely to be affected. The Council again commissioned URS to conduct an EqIA for the revised scheme. An updated assessment was made on this basis and the report is attached at Appendix 7. The updated assessment includes the results of a face-to-face survey of affected residents and business owners.

10.5 The assessment considered the potential impacts arising from the planning application for affected people sharing these protected

characteristics. These impacts are grouped under a number of key inter-related themes identified from the review of policy, the screening findings and the review of baseline evidence and consultation evidence. These themes, their associated recommendations for mitigation and the relevant conditions/s106 responses are summarised in Appendix 6.

- 10.6 The earlier report informed the package of mitigation offered in the s106 agreement.
- 10.7 The updated report concludes that the development brings positive and negative equalities impacts and provided that all the measures set out in the S106 agreement are honoured in full and in a timely manner, many of the negative impacts can be mitigated. The assessment recognises concerns expressed by objectors concerning potential impacts and the concerns of those interviewed particularly in relation to market traders and business. The assessment states there is a potential risk of negative equalities impacts on businesses residents if the proposed measures do not adequately mitigate the identified negative impacts.
- 10.8 The development no longer provides an education contribution due to issues of viability following the introduction of the Mayoral CIL (see section 8.14). Without this contribution the development gives rise to a negative equality impact affecting school-aged children.
- 10.9 Whilst the non re-provision of affordable housing on the site is considered to give rise to some negative equality impact, the Valuation Office judgment that the development cannot afford affordable housing is considered to justify this negative impact. High levels of new affordable housing provision in South Tottenham goind forward separately are considered to provide appropriate wider mitigation for this negative impact.
- 10.10 The planning application proposal is identified as giving rise to positive equality impacts in relation to safety and crime, accessible public realm and provision of family housing.
- 10.11 In their Stage I report of June 2011 in respect of the previous scheme, the GLA stated that the provision of the market facilitator and associated package of measures, the re-provision of the market and the provision of local retail in the scheme discharges the obligations of the Council and the GLA under the Equalities Act 2010 provided that the application is conditioned such that the current market cannot be closed until a temporary facility is secured (see Appendix 8). The GLA's updated Stage 1 report will be reported to

Planning Sub-Committee.

- 10.12 The equalities impact of the scheme has been duly considered in accordance with the Council's statutory duties under the Equality Act 2010. As was the case under the previous scheme, it is the officers' view that, on balance, the scheme brings both positive and equalities impacts and where they are negative, that the proposed mitigations measures are sufficient or are balanced by the wider positive regeneration impacts of the scheme.

11.0 PREDETERMINATION

- 11.1 The Council is in a development agreement (see preceding section 'Development Agreement') and owns part of the application site. These facts are not planning considerations and Members must not consider the Council as development partner or land owner when reaching their decision.

12.0 SUMMARY AND CONCLUSION

- 12.1 The application site is located on the west side of Tottenham High Road. It is above Seven Sisters Underground Station and tunnels and contains the former Wards Corner Store as well as mixed commercial and residential Victorian development. The site is identified in planning policy and the planning brief as a key regeneration site.
- 12.2 It proposes the demolition of all buildings on site and the erection of a modern mixed use development with retail on the ground floor of the Seven Sisters, High Road and West Green Road frontages and flats on the upper floors. Development on Suffield Road will be completely residential.
- 12.3 The application is a revised version of a previous proposal which was refused on grounds that (1) its bulk massing and design would neither preserve or enhance the historic character and appearance of the Conservation Area; and (2) that it would constitute "substantial harm" to Heritage Assets with insufficient justification by the applicant that the development will deliver substantial public benefits that outweigh that harm.
- 12.4 The scheme addresses the first reason for refusal by amending certain elements of the design and it is considered that it is of a high quality design which enhances the character of the conservation area by having a bulk, massing and design commensurate to character and intensity of activity in this location and sympathetic to the

architectural language of the area while retaining the legacy of the Wards Store building through the 'Memory Boxes'.

- 12.5 In respect of the second reason, the significance of the Conservation Area as a single "heritage asset" has been assessed and it is considered that demolition of all buildings on site, while entailing the loss of some buildings of architectural interest, would not result in "substantial harm". Rather, the "less than substantial harm" is considered to be outweighed by the significant physical and economic regeneration benefits of the scheme.
- 12.6 The development will deliver the regeneration sought by planning policy and the development brief. It will deliver new quality retail space, including new accommodation for the Seven Sisters Market (following their temporary relocation facilitated by the developer); a substantial number of new dwellings including the provision of family housing built to modern standards; quality amenity space and children's play space; 'Memory Boxes' to commemorate the site's history, improvements to the public realm including a new public square and improvements to West Green Road.
- 12.7 The building will be built to high environmental performance standards with the inclusion of CHP and solar panel technology. The site's excellent access to public transport allows for a high density development with no harm to public and private transport networks. Redevelopment of the area will improve community safety by improving the public realm and overcoming negative perceptions.
- 12.8 The applicant has robustly demonstrated that the provision of affordable housing would make the scheme unviable. This same conclusion was reached by DVS following their own independent financial appraisal of the scheme. Although no affordable housing is proposed, a significant number of affordable housing units have been consented to elsewhere in the east of the borough.
- 12.9 The applicant has engaged directly with existing residents and business on site, particularly the market traders, and has proposed a package of measures to compensate for their displacement. These measures were proposed following input from the affected residents and traders as well as the recommendations in the Equalities Impact Assessment and those from the GLA. Implementation of these measures will be secured through a s106 agreement.
- 12.10 The detailed assessments outlined in this report demonstrate that on balance there is strong planning policy support for these proposals embodied in the Local Development Plan and backed by Regional and National Planning Guidance. Therefore, subject to appropriate

conditions and s106 contributions the application should be approved.

13.0 RECOMMENDATIONS

a) GRANT PERMISSION subject to:

- conditions set out below
- a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended)
- the direction of the Mayor of London; and
- in accordance with the approved plans and documents in the tables below

b) GRANT CONSERVATION AREA CONSENT subject to:

- a condition set out below; and
- in accordance with the approved plans and documents in the tables below

DOCUMENTS
Title
Planning Statement
Heritage Statement
Consultation Statement
Management Strategy Report
Energy Strategy
Daylight and Sunlight Report Jan 2008
Noise and Vibration Exposure Assessment Jan 2008
Structural Engineering Report Jan 2008
Contamination Survey October 2007
Economic Impact Assessment
Archaeological Desk Bound Assessment
Construction Management Report
Transport Assessment
Equality Impact Assessment

Plan Number	Plan Title
10153/F/01-01	Survey Drawings
8444/T/01A-06	
8444/T 02A-06	
8444/T 03A-06	
8444/T 04A-06	
8444/T 05A-06	
8444/T 06A-06	
P(00)21B	Site Plan

P(00)00A	Basement Floor
P(00) 01E	Ground Floor Plan
P(00) 02C	Upper Ground Floor Plan
P(00) 03C	First Floor Plan
P(00) 04C	Second Floor Plan
P(00) 05B	Third Floor Plan
P(00) 06B	Fourth Floor Plan
P(00) 07C	Fifth & Gallery level Floor Plan
P(00) 08C	Sixth Floor Plan
P(00)10B	Roof Plan
P(00)100D	Tottenham. High Road and Seven Sisters Road
P(00)101C	Suffield and West Green Road + Int. Corner
P(00)102D	West Green, Suffield + 7 Seven Sisters Detail Elevations
P(00)110C	Elevational Site Sections AA BB and CC
P(00)111D	Elevational Site Section DD and EE
P(00)112A	Kiosk Plans and Elevations

Implementation

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

Materials

3. Notwithstanding the description of the materials in the application, no development of the relevant part shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area

4. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any of the relevant part of the development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

Hours of Construction

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

Waste storage and recycling

6. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

Disabled Access

7. In order to ensure that the shops are accessible to people with disabilities and people pushing double buggies, the door must have a minimum width of 900mm, and a maximum threshold of 25mm.

Reason: In order to ensure that the shop unit is accessible to all those people who can be expected to use it in accordance with Policy RIM 2.1 'Access For All' of the Haringey Unitary Development Plan.

Shopfront Design

8. Detailed plans of the design and external appearance of the shopfronts, including details of the fascias, shall be submitted to and approved in writing by the Local Planning Authority before any shopfront is installed.

Reason: In the interest of visual amenity of the area.

Secured by Design

9. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the Police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

Parking and Loading/unloading

10. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

11. That details of on site parking management plan shall be submitted to and approved by the local planning authority prior to the commencement of the use of the basement car parking area. Such agreed plan to be implemented and permanently maintained in operation to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

Satellite Aerials

12. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented

and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

Drainage

13. The authorised development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development.

Landscaping

14. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

Landscape/playspace Management

15. That details of a management plan for the management and maintenance of the first floor gardens play space and roof gardens shall be submitted to and approved by the Local Planning Authority prior to the occupation of the residential units such agreed details to be implemented and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that a satisfactory standard of amenity space and play facilities is maintained for the future occupiers of the proposed development.

Environmental Management Plan/Air Quality Assessment

16. That details of a site specific Environmental Management Plan as referred to in the Air Quality Assessment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed plan shall be implemented to the satisfaction of the Local planning Authority during the period of construction.

Reason: In order to ensure that the effects of the construction upon air quality is minimised.

Lifetime Homes

17. That all the residential units with the proposed development with the exception of these referred to directly in the Design and Access Statement as not being able to be compliant shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Councils Standards in relation to the provision of Lifetime Homes.

18. That at least 20 flats within the proposed development shall be wheelchair accessible or easily adaptable for wheelchair use.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings.

Noise

19. That details of the specification of the glazing to be used in connection with the proposed development in relation to reducing noise levels within the residential units shall be submitted to and approved by the Local Planning Authority prior to the commencement of the relevant part of the works. Such agreed

specification to be implemented and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of occupiers of the residential units

20. That the service road ventilation plant noise emissions shall be in accordance with the limiting sound pressure level referred to in the Noise and Vibration Assessment.

Reason: In order to protect the amenity of the occupiers of the proposed development.

Cycle Parking

21. That the proposed development shall provide service covered storage for 234 cycle racks for the residential units and 11 cycle racks for the commercial units, a total of 245 cycle racks to be provided.

Reason: In order to promote a sustainable mode of travel and improve conditions for cyclists at this location.

Commercial Opening Hours

22. That the commercial uses shall not be operational before 0700 or after 0100 hours on any day.

Reason: In order to protect the amenity of adjoining residential occupiers.

Travel Plans

23. As part of the detailed travel plan, a residential travel plan must be secured by the S.106 agreement, with the following measure to be included as part of the travel plan in order to maximise the use of public transport.

- a) The developer must appointment of a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives.
- b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.
- c) Establishment or operate a car club scheme, which includes free first year membership for all new residents.
- d) Adequate residential cycle provision, in line with the 2011

London Plan for the residential development

e) We will also like to see Travel Information Terminals erected at strategic points within

Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport.

24. A commercial travel plan must be secured by the S.106 agreement; the developer must submit the commercial/retail Travel in line with TfL Travel Plan Guidance for the commercial/retail units within six months of occupation.

Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport.

Servicing and Deliveries

25. The applicant/ operator are required to submit a Service and Deliver Plan (SDP) for the local authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing and deliveries will take place including access via the service gate. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce traffic and congestion on the transportation and highways network.

26. The applicant/ Developer are required to submit a construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians on A503 Seven Sisters Road and Suffield Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

Suffield Road Alterations

27. The applicant/ Developer will be required to enter into a S.278 agreement relating to the conversion of a section of Suffield Road highways between Seven Sisters Road and the development site entrance to allow vehicles to travel in both direction and for the

reconstruction of the development access to the site, removal of all redundant crossovers and reconstruct the footways on Suffield Road.

Reason: To facilitate effective access to the development

Climate Change Mitigation

28. Prior to the commencement of development, the applicant shall provide details to be agreed in writing by the Local Planning Authority of measures to reduce CO2 emissions from renewable energy technologies by 6%.

Reason: To be consistent with London Plan Policies 5.2 and 5.3 and UDP Policy UD2 Sustainable Design and Construction.

29. The applicant shall implement energy efficiency measures for the residential to comply with Part L of 2010 Building Regulations.

Reason: To be consistent with London Plan Policies 5.2 and 5.3 and UDP Policy UD2 Sustainable Design and Construction.

Public Realm Improvements

30. Notwithstanding the information shown on the approved drawings the detailed design and materials of the following elements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development:

- Replacement bus stops
- Alterations to Seven Sisters underground station entrances (above ground)
- Footway alterations and improvements to High Road, West Green Road, Suffield Road and Seven Sisters Road and Seven Sisters Road.

Such a scheme shall be to be informed by a Pedestrian Environmental Review System (PERS) audit of the pedestrian facilities in the vicinity of the site in accordance London Plan Policy 6.10.

Reason: To ensure that the proposed development results in improvements to the safety and safe access of pedestrians on the public highway and users of public transport.

Energy Modelling

31. Energy models for the commercial units based on NCM compliant methods shall be submitted to the Local Planning Authority and approved prior to commencement of works to those

units.

Reason: To be consistent with London Plan Policies 4A.1 and 4A.7 and UDP Policy UD2 Sustainable Design and Construction.

Demolition Management Plan

32. Prior to the commencement of the development hereby approved, a demolition management plan detailing the method of demolition, all construction vehicle activity related to demolition works, noise, dust and vibration mitigation measures and suitable measures to enhance the external appearance of the site, including appropriate additional lighting, associated with the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority

Reason: To protect the existing amenity of the surrounding area.

Photovoltaics

33. Notwithstanding the drawings submitted with the application, details and drawings of the proposed photovoltaic equipment shall be submitted to the Local Planning Authority and approved prior to commencement of works. Such approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the development meets the appropriate design and sustainability standards as required by London Plan Policies 5.2 and 5.3 and UDP Policy UD2 Sustainable Design and Construction.

Green Roof

34. Notwithstanding the drawings submitted with the application, details and drawings of the proposed green roof shall be submitted to the Local Planning Authority and approved prior to commencement of works. Such approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the satisfactory provision of the green roof in the interests of sustainability

Piling Method Statement

35. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including

measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

Water Infrastructure

36. Development should not be commenced until Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

Electric Vehicle Charging Point

37. The applicant shall ensure that 1 in 5 parking spaces provide an electrical vehicle charging point (ECVP).

Reason: To encourage the uptake of electric vehicles in accordance with London Plan Policy 6.13.

INFORMATIVES

- A No residents within the proposed developments, with the exception of up to 12 of the proposed houses on Suffield Road will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO for this purpose.
- B The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

- C There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- D There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.
- E With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- F In accordance with Section 34 of the Environmental Protection Act and the Duty of, Care, any waste generated from construction/excavation on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. Waste must be removed by a registered carrier and disposed of at an appropriate waste management licensed facility following the waste transfer or consignment note system, whichever is appropriate.
- G A contribution towards the interchange between rail and underground in order to widen corridors/walkways to the London Underground station may be required. TfL welcomes further discussion about this matter.

CONSERVATION AREA CONSENT Condition:

- 1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of**

the site has been granted for the redevelopment for which the contract provides.

Reason: In order to safeguard the special architectural or historic interest of the building.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

- a) It is considered that the principle of this development is supported by National, Regional and Local Planning policies which seek to promote regeneration through housing, employment and urban improvement to support local economic growth.
- b) The development is considered to be suitably designed in respect of the Tottenham High Road Corridor / Seven Sisters / Page Green Conservation Area and the harm caused by demolition of all buildings on site including those in the Conservation Area is considered to be outweighed by the public benefits brought by the regeneration of the site.
- c) The Planning Application has been assessed against and on balance is considered to comply with the intent of the National Planning Policy Framework, Regional and Local Planning Policies requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, G2 'Development and Urban Design', G3'Housing Supply', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD9 'Locations for Tall Buildings', HSG1 'New Housing Developments', HSG4 'Affordable Housing', HSG7 'Housing for Special Needs', AC3 'Tottenham High Road Regeneration Corridor', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M9 'Car- Free Residential Developments', M10 'Parking for Development', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas', EMP3 'Defined Employment Areas - Employment Locations', EMP5 'Promoting Employment Uses', ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment' ENV5 'Works Affecting Watercourses', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution',

ENV11 'Contaminated Land' and ENV13 'Sustainable Waste Management'

APPENDICES

- 13.1 Appendix 1: Consultation Responses
- 13.2 Appendix 2: Planning Policies
- 13.3 Appendix 3: Development Management Forum Minutes
- 13.4 Appendix 4: Not Used
- 13.5 Appendix 5: Planning History
- 13.6 Appendix 6: Summary of EqlA impacts and Proposed Responses
- 13.7 Appendix 7: EqlA prepared by URS Scott Wilson
- 13.8 Appendix 8: Summary of previous GLA reports
- 13.9 Appendix 9: Court of Appeal Judgement
- 13.10 Appendix 10: Wards Corner/Seven Sisters Underground Development Brief

APPENDIX 1

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
1	The Mayor of London	Stage 1 report will be reported to committee.	
	Transport for London	<p>The development provides 44 car parking spaces, however no information has been provided regarding disabled spaces.</p> <p>As advised with previous applications for this site, given the high public transport accessibility level, there is an opportunity for the development to be car free.</p> <p>Electrical vehicle charging points (EVCP) should be provided in accordance with London Plan policy 6.13. This should be secured by condition.</p> <p>TfL considers the general approach to trip generation and modal split reasonable and in line with London Plan Policy 6.3 "assessing effects of development on transport capacity'. Information on the impact on rail transport should also be included.</p> <p>There should be a total of 234 and 11 cycle spaces for residential and commercial uses respectively. The proposals should also include cycle stands that are conveniently located close building entrances and provide casual spaces for visitors to the commercial uses.</p> <p>A contribution towards the interchange between rail and underground in order to widen corridors/walkways to the London Underground station may be required. TfL welcomes further discussion about this matter.</p>	<p>3 disabled spaces provided</p> <p>Scheme is car-free however parking is provided for family units on Suffield Road.</p> <p>Condition applied.</p> <p>Noted.</p> <p>Condition applied.</p> <p>Informative added.</p>

No.	Stakeholder	Question/Comment	Response
		<p>The four nearby bus stops on Tottenham High Road, Seven Sisters Road and West Green Road should be upgraded to TfL accessibility standards. The GLA transport team welcomes further discussion on these matters.</p> <p>Additional information should be provided on who will be responsible for the monitoring and funding of the plans.. Furthermore targets must be set for the time period 3 and 5 years after occupation. TfL recommends that the travel plan is secured, funded and monitored through the s106 agreement.</p> <p>TfL request a Delivery and Servicing Plan (DSP) is secured with the travel plan.Measures outlined in the transport assessment to manage student arrival and departures areparticularly welcomed. These measures should be incorporated into the DSP.</p> <p>TfL also requests that a Construction Logistic Plan (CLP) is secured by condition. The CLP will need to identify efficient and sustainable measures that will be undertaken during construction of the development.</p>	<p>Included in conditions</p> <p>Included in Travel Plan condition</p> <p>Condition included.</p> <p>Condition Included.</p>
	Environment Agency	No objection	Noted
	English Heritage	Notwithstanding improvements to the scheme and the need for economic regeneration, the loss of a substantial part of the conservation area and its replacement with a substantial mixed-use development will cause substantial harm to the conservation area and as such requires justification under paragraph 133 of the NPPF.	Considered that less than substantial harm caused (see section 8.15)

No.	Stakeholder	Question/Comment	Response
		<p>It has not been demonstrated that the wider benefits could not be delivered by a more conservation led scheme which better preserves or enhances the significance of the conservation area</p> <p>Whilst it is acknowledged that lack of investment, and poor quality alteration, has eroded some of the aesthetic quality of this part of the conservation area, the area retains the coherent appearance of its Victorian and Edwardian streetscape and there is little to suggest the condition of the majority of buildings prevents all reasonable uses of the site.</p> <p>Whilst it may offer other economic benefits, the scale and form of the new development is not considered to preserve or enhance the defined character of the conservation area. Nor can it be considered to enhance or better reveal its significance.</p> <p>If the local authority is minded to grant permission for the proposed development we would request that special attention is given to ensuring that the palate of materials for the new development and public realm contributes positively to the setting of the conservation area</p>	<p>Considered that the benefits are substantial and could not be delivered by a conservation led scheme (see section 8.15)</p> <p>Retaining the buildings would not deliver the benefits of the current scheme (see section 8.15)</p> <p>The development is considered to be sensitively designed and appropriate in scale to the size of the junction and surrounding development (see section 8.16)</p> <p>Condition applied.</p>
	Metropolitan Police	<p>The Crime Prevention Department has no objection to the scheme and looks forward to the regeneration of this key gateway into Haringey. We have already been consulted on the scheme by the architect with a view to achieving full Secured by Design certification. Previously been consulted with the applicant with a view to achieve full Secure by Design Accreditation.</p>	Noted.

No.	Stakeholder	Question/Comment	Response
	London Underground	<p>We are now satisfied that the current scheme takes due account of all the constraints we had previously discussed with them in earlier schemes and thus there should be little difficulty in them satisfying us in this matter assuming suitable design development which we are assured is in hand with competent professionals.</p> <p>I would also note that the provision of canopies and kiosks around the two staircases from Tottenham High Road West side into the station whilst supported in principle may need to change in appearance to meet LU corporate identity standards.</p>	<p>Noted.</p> <p>Noted. Final design to be secured by condition.</p>
	Thames Water	<p>There are public sewers crossing or close to the development. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.</p> <p>With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer.</p> <p>Thames Water recommend the following condition be imposed: Development should not be commenced until: Impact studies of the existing water supply are undertaken and approved by the LPA</p> <p>No impact piling shall take place until a piling method statement has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.</p> <p>Thames Water recommend the following informative be attached to any planning</p>	<p>Informative added.</p> <p>Informative added.</p> <p>Condition added.</p> <p>Condition added.</p> <p>Informative added.</p>

No.	Stakeholder	Question/Comment	Response
		<p>permission: There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes.</p>	
	DESIGN PANEL	See section 7.6-7.8	See section 7.6-7.8
	DEVELOPMENT MANAGEMENT FORUM	See section 7.3-7.4	See section 7.3-7.4
	INTERNAL		
	LBH Transportation	<p>On reviewing this development proposal we have concluded that this development proposal will be required to provide transport infrastructure improvement and travel plan measures geared towards minimising car-dependency. We believe that these measures can be achieved through planning conditions and S.106/S.278 agreement. Consequently, the highway and transportation authority would not object to this application, subject to the following conditions:</p> <p>1) A residential travel plan must be secured by the S.106 agreement, as part of the detailed travel plan. We will however require the flowing measure to be included as part of the travel plan in order to maximise the use of public transport.</p> <p>a)The developer must appointment of a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives.</p> <p>b)Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.</p> <p>c) Establishment or operate a car club scheme, which</p>	<p>Noted.</p> <p>Provision in s106</p>

No.	Stakeholder	Question/Comment	Response
		<p>includes free first year membership for all new residents.</p> <p>d) Adequate residential cycle provision, in line with the 2011 London Plan for the residential development</p> <p>e) We will also like to see Travel Information Terminals erected at strategic points within development.</p> <p>Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>2. A commercial travel plan must be secured by the S.106 agreement; the developer must submit the commercial/retail Travel in line with TfL Travel Plan Guidance for the commercial/ retail units within six months of occupation.</p> <p>Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>3) The applicant enters into a S.106 agreement to dedicate the development as a car free development. The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a resident's parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO.</p> <p>Reason: To mitigate the parking demand generated by the development on the local Highways Network and to reduce car ownership and trips generated by car, and increase travel</p>	<p>Provision in s106</p> <p>Provision in s106</p>

No.	Stakeholder	Question/Comment	Response
		<p>by sustainable modes of transport.</p> <p>4) The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians on A503 Seven Sisters Road and Suffield Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation</p> <p>5) The applicant/ operator are required to submit a Service and Deliver Plan (SDP) for the local authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing and deliveries will take place including access via the service gate. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce traffic and congestion on the transportation and highways network.</p> <p>6). The applicant/ Developer will be required to contribute by way of a S.106 agreement £150,000 (one hundred and fifty thousand) for environmental improvements within the local area surrounding the site, in particular West Green Road.</p> <p>Reason: To provide enhance walking and cycling facilities in</p>	<p>Provision in s106</p> <p>Provision in s106</p> <p>Provision in s106</p>

No.	Stakeholder	Question/Comment	Response
		<p>order to promote travel by sustainable modes of transport to and from the site.</p> <p>7). The applicant/ Developer will be required to enter into a S.278 agreement relating to the conversion of a section of Suffield Road highways between Seven Sisters Road and the development site entrance to allow vehicles to travel in both direction and for the reconstruction of the development access to the site, removal of all redundant crossovers and reconstruct the footways on Suffield Road</p> <p>Reason: To facilitate effective access to the development</p> <p>8). In relation to the proposed landscaping of the section of footway on Seven Sisters Road, the developer will be required to submit the detailed design, including materials to the Highways authority for approval.</p> <p>Reason: To safeguard the transportation and highways network.</p>	<p>Condition applied</p> <p>Condition applied</p>
	LBh Environmental Health Food, Health and Safety	No objection	Noted.
	EXTERNAL GROUPS		
	Tottenham CAAC Tottenham Civic Society	<p>Although reduced by one storey the proposed building is 6 storeys in an area of mainly 3-storey buildings. At more than twice the height of surrounding buildings it will tower over them and cast shadows over them.</p> <p>The proposed building will be a continuous block from Seven Sisters Road to West Green Road and will be out of character in its bulk and massing with the rest of the Conservation Area.</p>	<p>The height of the building is considered to be appropriate to the character of the site at a major junction (see section 8.16). Daylight and sunlight study shows no harmful overshadowing (see section 8.18)</p> <p>The massing is broken up into smaller forms with a break in the frontage for the public square. Development is lower on Suffield Road side in accordance with the lower residential</p>

No.	Stakeholder	Question/Comment	Response
		<p>The design is bland and characterless and would not preserve or enhance the conservation area. It is not the high quality landmark building required by the development brief</p> <p>The loss of heritage buildings, especially the landmark locally listed Wards Corner buildings would destroy the historic character of the area. It will also create big gap in the High Road Historic Corridor and conflicts with the Council's policy for the High Road as a whole</p> <p>The proposed development will add considerably to the population density in the area but will not remove an individuals or families from the Housing List which is badly needed</p> <p>Independent businesses and small traders displaced by the proposed development will not be able to return as increased rents are inevitable. There is no alternative place for them</p> <p>It is very unlikely that significant numbers of local people would be employed either in the construction of the proposed development or in the national chains of shops the developer hopes to attract</p> <p>The proposal is extremely unlikely to create any regeneration of the area and will result in continued blight and vacant shop units like in other areas of Tottenham</p> <p>The future of the site lies in refurbishing Wards Corner, which</p>	<p>development. (see section 8.16)</p> <p>The design is simpler, modern form of London street architecture. The development is considered to enhance the CA by matching the dominance of the High Road. (see section 8.16)</p> <p>The character of the Conservation Area as a whole is preserved. The building engages with the High Road in a positive way with public realm and street planting (see section 8.16).</p> <p>Significant amount of affordable housing delivered elsewhere in the east of Haringey. Affordable housing not viable on this site (see sections 8.13 and 8.14)</p> <p>Units on West Green Road will be for smaller independent business with tenancies subject to Council approval. Businesses will receive support through s106 to help them manage displacement and potential return (see sections 8.5, 8.6 and 8.28)</p> <p>S106 has clauses to ensure employment opportunities from construction and operation are offered to Haringey residents (see section 8.28)</p> <p>The increase in retail floor area reflects the space added that is suitable for national multiple retailers. Smaller units are provided for existing retailers or similar to occupy the site, as they do now (see section 8.5).</p>

No.	Stakeholder	Question/Comment	Response
		is basically in sound condition, and having an imaginative scheme which can build on the independent businesses thriving there despite the recession, the riots and the deliberate policy of the council, TfL and Grainger to allow the properties on site to fall into decay.	Refurbishing Wards Corner will not provide the wider regeneration benefits of the current scheme (see sections 8.4 and 8.15).
	Friends of the Earth	<p>No pre-application consultation</p> <p>Scheme is too similar to the refuse scheme</p> <p>The changes to the scheme do not address the reasons for refusal</p> <p>Does not accord with NPPF paragraph 23 requiring the retention of the market</p> <p>Does not accord with NPPF paragraph 131 requiring positive contribution to local character and distinctiveness</p>	<p>The applicant carried out extensive consultation for the first scheme and consultation was considered necessary for the revised scheme (see section 7.0)</p> <p>The differences apply to key elements of the scheme which are considered to address the reasons for refusal (see section 8.16)</p> <p>See above</p> <p>The market will be temporarily relocated and re-provided in the new development (see section 8.6)</p> <p>The design is considered to satisfy paragraph 131 (see section 8.17)</p>
	Tottenham and Wood Green Friends of the Earth	<p>The development should be built to zero carbon or passivhaus standards</p> <p>Question the lack of solar PV</p> <p>The roof should be a green roof where PV is not viable</p> <p>The scheme should be car-free with only disabled and car</p>	<p>The energy efficiency of the building meets London Plan Policy</p> <p>Solar PV is included</p> <p>Scheme included green roofs</p> <p>Scheme is car-free except for residents on Suffield Road.</p>

No.	Stakeholder	Question/Comment	Response
		club space. Electric charging points should be fitted	Car club and electric vehicle charging points are included
	LOCAL RESIDENTS/BUSINESSES		
	69 responses have been received in objection as of 12:00h 15/06/2012	<p><u>Design</u></p> <p>The building is still too large, incongruous, bland and not in keeping with the conservation area</p> <p>The design quality is not high enough to merit demolition and is not a landmark development</p> <p>The design was not subject to a RIBA competition</p> <p>The massing of the penthouse floors is cluttered</p> <p>Material will not be of a sufficiently high quality</p> <p>The scheme is too similar to the previous scheme</p> <p>Overshadowing to surrounding properties</p> <p>London underground have objected</p> <p><u>Market/Retail/Economy</u></p> <p>Existing businesses should be supported in their current form</p>	<p>Design is considered appropriate to site and brief given the context of the conservation area (see sections 8.15 and 8.16)</p> <p>See above</p> <p>Design was subject to extensive input from CABE, LBH, GLA and Tottenham Task force</p> <p>The stepped-back massing reduces the sense of bulk of the proposal (see section 8.16)</p> <p>Materials subject to further approval</p> <p>Scheme has key differences to previous scheme (see section 8.16)</p> <p>No harmful overshadowing. See section 8.18</p> <p>LUL have withdrawn their objection</p> <p>Although displacement will occur, business will receive support to move and potentially return to the size. See section 8.28</p>

No.	Stakeholder	Question/Comment	Response
		The retail units will be unaffordable to local traders	Units on West Green Road are for local independent retailers. See sections 8.5 and 8.28
		The retail units will be not be let	Units are designed to modern specification and provide space not currently provided. This will attract new retailers. There is interest from national multiples in the area (eg. Sainsburys).
		The retail units will not support local character and will not complete with other local centres	Units on West Green Road are for local independent retailers and market will be reprovided. Latin American identity will be promoted See sections 8.5, 8.6 and 8.28
		The economic benefits are uncertain. Local employment will be temporary	Applicant required to work with Council to ensure permanent job opportunities are provided to local residents. See section 8.28
		Loss of the market	Market will be re-provided at equivalent per-stall size. Provisions in place for temporary relocation
		The existing character of the market will not be retained and will be a loss to the Latin-American community	Latin American identity will be promoted in new market
		The market will be restricted to A1 use which is not suitable for the market to operate as it does now	Rent will be at A1 rate but café and restaurant spaces available
		If insufficient interest for the market is shown, the applicant will not have to build it	The s106 requires the market be provided as per the submitted drawings, subject to conditions
		The replacement market stalls are too small	The units are equivalent in size with the existing stalls
		Jobs provided will only be temporary or low skilled	Permanent jobs will be provided by the occupant businesses. Larger retailers can provide career paths to higher positions

No.	Stakeholder	Question/Comment	Response
		<p><u>Conservation</u></p> <p>Removes a significant portion of traditional buildings of historic character</p> <p>The buildings on site are of architectural and historic merit. Demolition of the buildings would harm the conservation area and the policy tests are not met</p> <p>The submitted heritage statement is inaccurate/incorrect</p> <p>The Wards store and other buildings should be refurbished rather than demolished. They remain in sound condition</p> <p>The Memory Boxes are an inadequate approach to heritage preservation</p> <p>Redevelopment is needed but in a more conservation led way</p> <p><u>Consultation/Process</u></p> <p>Applicant consultation has been inadequate and not best practice</p> <p>No Certificate of Ownership submitted</p>	<p>See section 8.15</p> <p>See section 8.15</p> <p>Officers have taken their own view on heritage. See section 8.15</p> <p>The retention of the buildings and delivery of regeneration benefits of the scheme is not viable. See section 8.15 'Conservation'.</p> <p>The memory boxes retain the most distinctive feature of the Wards Store building. See section 8.16</p> <p>The retention of the buildings and delivery of regeneration benefits of the scheme is not viable. See section 8.15 'Conservation'.</p> <p>The applicant carried out extensive consultation for the first scheme and consultation was considered necessary for the revised scheme. Initial consultation was considered satisfactory by the Institute of Consultation Institute (see section 7.0)</p> <p>These have been submitted correctly. The certificate is withheld from public view as it contains personal information</p>

No.	Stakeholder	Question/Comment	Response
		<p>Perceived bias in favour of the proposal by the Council</p> <p>Submission of this application while the refused application is subject to appeal is inconsiderate of local democracy and opinion</p> <p><u>Equalities/Community</u></p> <p>The EqIA notes that BME businesses will be disproportionately affected. The Council must consider this finding seriously</p> <p>Loss of café bar and indoor market would harm availability of social spaces</p> <p>Loss of the market, business and homes will harm the community and destabilise community cohesion</p> <p><u>Housing/Intensity of development</u></p> <p>No provision of affordable housing</p> <p>The housing will not be affordable to local people</p> <p>Dwelling mix is skewed towards smaller units</p> <p>Increased population density will add further pressure to social services</p>	<p>The application is considered entirely on its merits. See section 11.0</p> <p>The consideration of the current scheme and the appeal relating to the refused scheme are separate matters and it is lawful for these to run concurrently.</p> <p>The Council have commissioned an independent EqIA and the findings of which are considered in accordance with the Council's statutory duty. See section 10.0</p> <p>Market with café is re-provided</p> <p>Existing traders, businesses and residents will receive support as per the s106. See Section 8.28</p> <p>Provision is not viable. See sections 8.13 and 8.14</p> <p>Substantial amounts of affordable housing are being delivered at other sites in the east of the Borough</p> <p>The site is not considered suitable for high numbers of family sized units This impact must be balanced against the economic and physical regeneration benefits of the scheme</p> <p>Apex house is included in the Brief and is subject to</p>

No.	Stakeholder	Question/Comment	Response
		<p>Development should be shifted to Apex House</p> <p><u>Impact from displacement</u></p> <p>Existing residents and business will be displaced and will not be in a position to return, particularly the non-market traders</p> <p><u>Public space and facilities/safety</u></p> <p>The area will feel unsafe during construction</p> <p>The public square will be noisy and polluted</p> <p>No community facilities or amenities offered</p> <p>No public toilets proposed but there are public toilets in the existing market</p>	<p>development in the future</p> <p>The s106 ensures that existing residents and businesses will be signposted to existing support services of Haringey Council and traders are given full opportunity to return to the new market</p> <p>Hoarding and lighting will be subject to further approval</p> <p>The square provides more space and planting than the existing public realm, which is used as an amenity space by local people</p> <p>A new public square is provided and there are improvements to the public realm</p> <p>Toilets are provided in the new market in the same way as they are provided in the existing market</p>
	11 responses have been	The Wards buildings has been empty since 1972 and it is	All points noted.

No.	Stakeholder	Question/Comment	Response
	<p>received in support as of 12:00h 15/06/2012</p> <p>In addition, 102 residents have consented to having their expressions of support on the Grainger website forwarded to the Council</p> <p>A petition of 55 signatures has been submitted in support of the scheme.</p> <p>The Haringey Business Board, North London Business, College of Haringey, Enfield and North East London have all expressed support</p>	<p>unlikely to be occupied and brought into economic use</p> <p>Provides a mix of retail units which the area needs</p> <p>Creation of temporary and permanent jobs</p> <p>Development is key to regeneration of South Tottenham</p> <p>Private market housing will address the housing balance of the area</p> <p>Market traders will have time and support to relocate and return</p> <p>Will complement the Bernie Grant Centre</p> <p>Will capture spending from THFC supporters around Seven Sisters Station</p> <p>Will improve the image of the local area</p>	

APPENDIX 2

Planning Policies

RELEVANT PLANNING POLICY

NATIONAL POLICY

National Planning Policy Framework

REGIONAL PLANNING POLICY

London Plan 2011

- Policy 6.4 Enhancing London's transport connectivity
- Policy 2.14 Areas for Regeneration
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.11 Green roofs and development site environs
- Policy 6.1 Integrating transport & development
- Policy 6.3 Assessing transport capacity
- Policy 6.13 Parking
- Policy 7.2 Creating an inclusive environment
- Policy 7.3 Secured by design
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.8 Heritage Assets and Archaeology

The Mayor's Transport Strategy (May 2010)

The Mayor's Land for Transport Functions SPG (March 2007)

The Mayor's Sustainable Design & Construction SPG (2006)

The Mayor's Culture Strategy: Realising the potential of a world class city (2004)

The Mayor's Ambient Noise Strategy (2004)

The Mayor's Energy Strategy (2004)

The Mayor's Draft Industrial Capacity SPG (2003)

The Mayor's Air Quality Strategy: Cleaning London's Air (2002)

The Mayor's Biodiversity Strategy: Connecting with London's Nature (2002)

The Mayor's Planning for Equality & Diversity in Meeting the Spatial Needs of London's Diverse Communities SPG

The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor and London Councils' Best Practice Guide on the Control of Dust & Emissions during Construction

LOCAL PLANNING POLICY

Haringey Unitary Development Plan (Adopted July 2006; Saved July 2009)

- G1 Environment
- G2 Development and Urban Design
- G4 Employment
- G6 Strategic Transport Links

- G9 Community Well Being
- G10 Conservation
- G12 Priority Areas
- AC3 Tottenham High Road Regeneration Corridor
- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations
- ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
- ENV2 Surface Water Runoff
- ENV4 Enhancing and Protecting the Water Environment
- ENV5 Works Affecting Water Courses
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV11 Contaminated Land
- ENV13 Sustainable Waste Management
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- M8 Access Roads
- M10 Parking for Development
- OS12 Biodiversity
- OS16 Green Chains
- CSV1 Development in Conservation Areas
- CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest
- CSV7 Demolition in Conservation Areas
- CSV8 Archaeology

Haringey Supplementary Planning Guidance (October 2006)

- SPG1a Design Guidance (Adopted 2006)
- SPG2 Conservation and Archaeology (Draft 2006)
- SPG4 Access for All (Mobility Standards) (Draft 2006)
- SPG5 Safety By Design (Draft 2006)
- SPG7a Vehicle and Pedestrian Movements (Draft 2006)
- SPG7b Travel Plans (Draft 2006)
- SPG7c Transport Assessment (Draft 2006)
- SPG8a Waste and Recycling (Adopted 2006)
- SPG8b Materials (Draft 2006)
- SPG8c Environmental Performance (Draft 2006)
- SPG8d Biodiversity, Landscaping & Trees (Draft 2006)
- SPG8e Light Pollution (Draft 2006)
- SPG8f Land Contamination (Draft 2006)
- SPG 8g Ecological Impact Assessment (Draft 2006)

- SPG 8h Environmental Impact Assessment (Draft 2006)
- SPG 8i Air Quality (Draft 2006)
- SPG9 Sustainability Statement Guidance Notes and Checklist (Draft 2006)
- SPG10a Negotiation, Mgt & Monitoring of Planning Obligations (Adopted 2006)
- SPG10d Planning Obligations and Open Space (Draft 2006)
- SPG10e Improvements Public Transport Infrastructure & Services (Draft 2006)
- SPD Housing

Planning Obligation Code of Practice No 1: Employment and Training (Adopted 2006)

Local Development Framework Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011. EiP July 2011)

- SP1 Managing Growth
- SP2 Housing
- SP4 Working towards a Low Carbon Haringey
- SP5 Water Management and Flooding
- SP6 Waste and Recycling
- SP7 Transport
- SP8 Employment
- SP9 Imp Skills/Training to Support Access to Jobs/Community Cohesion/Inclusion
- SP10 Town Centres
- SP11 Design
- SP12 Conservation
- SP13 Open Space and Biodiversity
- SP14 Health and Well-Being
- SP15 Culture and Leisure
- SP16 Community Infrastructure

Draft Development Management Policies (Published for Consultation May 2010)

- DMP9 New Development Location and Accessibility
- DMP10 Access Roads
- DMP13 Sustainable Design and Construction
- DMP14 Flood Risk, Water Courses and Water Management
- DMP15 Environmental Protection
- DMP16 Development Within and Outside of Town & Local Shopping Centres
- DMP19 Employment Land & Premises
- DMP20 General Principles
- DMP21 Quality Design

- DMP22 Waste Storage
- DMP25 Haringey's Heritage
- DMP26 Alexandra Palace
- DMP27 Significant Local Open Land & Development Adjacent to Open Spaces
- DMP28 Ecologically Valuable Sites their Corridors and Tree protection

Draft Sustainable Design and Construction SPD (October 2010)
Haringey's 2nd Local Implementation Plan (Transport Strategy) 2011 – 2031

OTHER DOCUMENTS

CABE Design and Access Statements
Diversity and Equality in Planning: A Good Practice Guide (ODPM)
Planning and Access for disabled people: A Good Practice Guide (ODPM)
Demolition Protocol Developed by London Remade
Secured by Design

APPENDIX 3

Development Management Forum Minutes

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**PLANNING & REGENERATION
DEVELOPMENT MANAGEMENT TEAM**

MINUTES

Meeting : Development Management Forum – Seven Sisters
Regeneration (Wards Corner)

Date : 30th May 2011

Place : Tottenham Town Hall, Moselle Room, Approach Road, N15

Present : Paul Smith (Chair); Applicants, Representatives, Cllr Schmitz,
Lyn Garner, Marc Dorfman and 250 Market Traders/
Residents/ Business Owners

Minutes by : Tay Makoon

Distribution :

1.	<p>Paul Smith welcomed to the Seven Sisters Regeneration Development Management Forum otherwise known as Wards Corner Site. My name is Paul Smith, Head of Development Management for the Planning and I am responsible for processing planning applications that come in Haringey as Local Planning Authority, I do have other colleagues here with me. Are there any members of the Council present at the moment, Cllr Schmitz is present. Is the press present, I would say that members are not here because there are other Council meetings going on at the same time. It is normal for Council members to come to this meeting and listen to what people have to say and that is normal as we know from the two previous forums before in relation to this matter. People from the press please note no recording is allowed. My role tonight is as a facilitator, it means I must remain neutral and my role is to conduct meeting in a manner which fits the meeting of this sort and that is what I intend to do. I will organise the speakers as we go around and everybody will get a chance to speak. The format of the meeting and you do have notes on your seat, this is in a form of an agenda. The way the meeting is run is that we have a presentation from the applicant's agent and after the presentation the body of the meeting is you asking questions of the applicants and they in turn answer the question in the way they wish to give. We use the microphone for that and the reason is to make sure we have a proper record of the meeting and that contributes to the minutes which are attached to the report to Planning Sub-Committee when a decision is made. Planning Sub-Committee before they make a decision are aware what happened at this meeting. We do have a written record but we do rely on the word for word recording for accuracy and the minutes are word for word.</p> <p>Statement from the floor: Hurry up and get on with it!</p> <p>Ans: Paul Smith replied I'm afraid I cannot do that I have to go through the process of opening the meeting if I may and that is quite normal. Excuse me? I am afraid you will have to bear with me tonight and allow me to do this introduction and we will get on with the meeting as soon as possible. I know it is hot and I know sticky and I would prefer for hands not to go up just at this stage because we just will not get on. The meeting is as you know about the applicants making a presentation and you ask questions of them and they in turn answer them. That is the format of the meeting. Excuse me Sir if you continue to interrupt I will ask you to leave the meeting! I will ask and you will leave if you carry on. In order to get through this I got as far as telling you about the Committee, the Committee will take place on the 25th of June and that is where the decision will be made. This is not a decision making meeting therefore we can agree to disagree, we expect the conduct of the meeting to be on that basis and we do not expect anything other than a dialogue between the parties. It is my role to make sure this meeting is conducted in an orderly fashion, there will only be one speaker at a time through the microphone, there will be colleagues who will bring the</p>	Action
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microphone to you and I would ask you to wait and then speak through it. There are rules for this meeting and should and I am optimistic that it won't happen, should the meeting become unruly I will give you three warnings, if after those three warnings the meeting is still considered to be un-conductible then the meeting will cease, we will retire and you will be asked to leave the building. Finally just to say in the case of fire , there are fire exits and you will be asked to go out at the back and follow the fire exits down to the ground floor and out of the building and you will be shepherd ed if that were to occur. There are toilets and you may need to use them, we are not allowing cameras and there are signs up about cameras and recordings all around you. Can I ask you to please turn off your mobile phones? The meeting itself will finish about 9 o'clock; I think we will all be intellectually exhausted by that time and I hope the meeting will have conducted its business by that time. We will aim to finish at that point.

Presentation by Chris Frost – On behalf of the Applicant

My name is Chris frost of ASP and I am the planning consultants for this project, I have been working on this scheme since 2007. I am going to give you a short presentation to give you the facts and changes of the scheme since last time. As I suspect most people here would be aware a planning application for this scheme was refused last summer and that decision is subject to a planning appeal which is scheduled to be heard in October. We have every confidence in the appealed scheme but we also have the opportunity to address the reasons for refusal and the scheme before us now attempts to address those. There are two reasons for refusal by the Council. The first is related to the Bulk, Size and Mass of the proposed scheme and its impact on the Conservation Area and the second is related to the balance between the perceived harm to the Conservation Area and the substantial public benefits of the proposal. Wards Corner is one of the key regeneration site in Tottenham, Haringey Council, David Lammy MP, The Mayor are actively supporting the regeneration of this site, more importantly I suspect the local people want to see this site regenerated and we are here tonight to find a way of regenerating that site.

Statement from the floor – No we don't!

Paul Smith replied – excuse me please let him speak.

I believe that is why you are all here this evening. What Grainger has been asked to do as development partner of the Council on this site is bring forward a way that is deliverable, viable and meets the objectives of the development brief. Just looking at the site constraints those of you that are not aware of it, the site lies above Seven Sisters tube station, the ticket office is marked in green on the plan there is only a metre below the pavement level, there are

escalators which are marked in red on the plan which also sit beneath the centre of the site, there are also four tube tunnels marked in blue on the plan which runs right under the centre of the site. This restricts where the foundations for the building can be located and it increases the construction cost for the scheme. There is also a right to light envelope which restricts where the volume can go on the site and shown on the drawing above. There are numerous ownerships on the site which makes site assembly very difficult and certainly time consuming. The layout of the scheme – the scheme is similar in its ground floor layout in terms of the disposition of the units as with the scheme assessed last time around. There are high street shop units at ground floor fronting on Tottenham High Road, along West Green Road a set of shops specifically aimed at independent traders onto West Green Road and there is a clause within the s106 agreement designed to be marketing these specifically towards local independent traders. On the Western part of the site Suffield road we have family housing onto the street and then the southern part of the site

Disruption in the crowd:

Paul Smith said excuse me sir one more outburst and you are going to leave the meeting.

Presentation continues: is the relocated Seven Sisters market hall. The idea is that the market hall is a like for like replacement. There are the same number of stalls on site and specifically designed as a purpose built market hall which perhaps the current market isn't. There are a number of elements in here to ensure market traders have the opportunity to go back into the site and I will go into more detail later on. As part of the ground floor layout there are also public realm improvements and the public realms have changed rather than from the previous version, the entrance to the residential units above is from the public realm at the front of the site, there is an entrance to the residential, there is also a porters office which adds surveillance and security to the front of the site. One of the changes we made to the scheme relates to the height and bulk of the scheme, the block K which is known which fronts onto the Tottenham High Road was previously 7 storey high that has now been reduced to 6 storeys in height. The next slide shows a drop from one side to the other. I think this is a comment made to us by the GLA and I think we will have to make this amendment to the scheme. One of the other elements you can see relates to the corner building the far slide shows the corner with Seven Sisters Road. We did a lot of work on that corner building there were various options that have been through, we looked at retaining the existing building and extending it, we looked at replacing with a similar replacement copy, the scheme that went to the last planning committee and that is the one shown on the left hand side of the screen. In reviewing this and coming back with a different scheme it was felt

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to be of a more honest approach to carry the proposed scheme, the design around the corner and not make too much effort or special differentia of it on the upper level, but at ground floor work hard to ensure that the entrance to the market was pronounced and that people at street level understood where they could get in and out of the market. The public realm has changed since the previous scheme as well, there are changes to the replanting to the front of the site and it was felt to be useful to bring them along the road the round frontage to set more of a barrier between pedestrian and traffic. There are 7 trees along there, clip trees which are being proposed to be put in along the front elevation of the new shops along the frontage. There has been an idea perhaps re using and salvaging some of the existing windows of the Wards Corner Store incorporating them within the kiosks that sits around the entrance of the tube station. Various slides showing public realm with trees and additional climbing shrubs on the side of Block K and from there. Greening is one of the things that have been suggested as an improvement to the scheme, there has been more green roofs introduced across the site and more greening on the side walls which will grow up to reach the roof at some stage.

Some one asking a question from the floor which was not captured on the recordings:

Ans: This is to Tottenham High Road to the rear looking North East towards the centre of the site.

Back to the presentation: So the additional greening will softens the area for what is currently a hard landscape area of the site at the moment and we are keen to improve that public realm significantly. One other change which ahs been made relates to Suffield Road, the elevation at the top of your screen shows the previous elevation on there, there was no objections as far as I was aware to the design of the scheme previously but on review we have taken the opportunity to change some of the materials, and revert to a brick rather than render finish. The regeneration of Wards Corner is part of the Tottenham regeneration vision. This scheme will deliver 65 million pounds of investment in Tottenham and Seven Sisters, it will generate 11 million pounds of worth of new spend in local shops every year, and support 600 new jobs in the next five years, it will bring back High Street names to Seven Sisters as well as provide new shops for independent businesses, it will provide a new purpose built long term home for the Seven Sisters market and create a safe and active public area and a new focal point for the community.

Questions from the Floor

Paul Smith said he will get round to everybody, please do be patient with me, it is a big meeting and that will take a little bit of time, it won't necessarily be fair because I should just pick people

out at random so just be patient if you can be. I have two colleagues who will be going round with the microphones.

I note that Cllr Schmitz has his hand up, so let's start with him.

Q: I Thank you – I just have a question for the officers of the Council in this matter. Do you accept that your role in the case of the appeal is likely to uphold the decision of the planning committee which refused the scheme and that being the case can you explain why it is when in the past year no major applications but one has been dealt with within 13 weeks of it being submitted. We are now dealing with an application within 6 weeks of it being submitted, does this have anything to do with the fact that if the application goes through and succeeds thereafter the appeal will become mote and therefore for a fully argued procedure which would result in full argument and reason judgement, be non political will be entirely political as is born out that the fact if the last session is to act as a guide the planning committee will be graced by the presence of the Labour Chief Whip.

Ans: Thank you for that question Cllr Schmitz as I said at the beginning of the meeting this is a meeting where the applicants present their scheme and you ask them questions and expect answers from them, you will not expect an answer from me about that at this meeting thank you very much.

Loud speaking from the floor and not able to record what was being said.

Paul Smith replied – excuse me lets not have a break out straight away, excuse me I am speaking, we are having the meeting, excuse me this could be a disruptive meeting, I don't want it to be, excuse me, excuse me I think you have the microphone at the moment sir. Excuse me

Can you give this person the microphone please?

Q:2 It says right that you have to have your say, therefore we are in here but I am a bit concerned for your objections about the questions being asked of you sir.

Ans: Paul Smith said – I did explain to Cllr Schmitz that was not a question that I could answer this evening and I suspect Cllr Schmitz already knows that, the format of the meeting is as I explained before. The format is that individual people here ask questions of the presenter about the planning application and expect to receive an answer and possibly a short dialogue if that ensues through the microphone please one at a time , hands up now please. Thank you. Please no more speaking, this man with the microphone is speaking now, so I am sorry but you will have to

wait until you have the microphone and there is plenty of time for that. Please speak

Q: 3 - We speak Spanish and my wife will translate for me is that ok?

Ans: Paul Smith said yes

Q; 3 My husband has two questions about the presentation. Can I go in - front please?

Paul Smith said - No No you stay there please. Which slide do you want to see again? Excuse me, this is the way the meeting is conducted I am afraid.

Q: 3 in the left hand are supposed to be the market and traders that we are, now it is okay? Ok, so can I know the size of the units please? Are they the same size in square metres?

Lots of people speaking and Paul Smith asked for people to let the presenter speak.

Ans: In terms of the area of the market space I believe it is the area of the market hall in terms of square meterage might be slightly smaller, however it is capable of being laid out flexibly, it is more flexible than the current layout and therefore the same number of units can be fitted into the same layout.

Q3: My question is the size of the unit is the same as what we have now? Is it less the size of the units?

Ans: The units have been designed to be of equal size to the current market.

Q3: Is the units smaller? Can you let me know what is this please? Is this the bin sore? Our units are 75% of this? So this is the same size as where we are going to keep the rubbish. My second question now, this is something that we can see in Edmonton Green Corner, the same building everywhere? I tell you something, we are from Cuba and we are very poor country but we spend all the money to recover the architecture so can you imagine in London the most popular city in the world, you have the plan to destroy the architecture of the original buildings, this is rubbish. No No another one! Can you imagine who I can survive, Costa café, Pasta Express what is that?

Paul Smith asked for the person to go back to the audience as he had moved to the front to address the crowd. That is not a question. Okay, that is enough, next hand up.

Q4: HI I have two short questions, are there going to be any twenty four seven public toilets available as part of the area because I am interested in what public amenities you will actually be creating. Second question, of the jobs you've described being created are they short term construction jobs that has to be paid out of increase rent and retail or are they long term jobs, how are replacing existing shops going to create so many jobs?

Ans: No there aren't any public toilets proposed as part of this scheme, in relation to jobs, the jobs that we have suggested of the 600 jobs over 5 years, some those are construction jobs which would be created on site and some are long term jobs which will maintain following the development of the site.

Q5: Can I ask for a breakdown please of how many are short term construction jobs and how many are longer term.

Ans: I can provide that for you but I do not have the figures in front of me but they are in the submitted documents and I can certainly get that information to you straight after the meeting.

Q6: I understand there is currently a public toilet present in the building but boarded up, so there was a public toilet historically but now facilities are being replaced without any public toilets, we are encouraging shoppers but not providing public toilets, I really do not understand the logic.

Ans: That is correct; there isn't any public toilet as part of the proposed scheme.

Q7: Moaze Monjauni an the Optometrist at 5 Seven Sisters Road, my practice is involved there, I am also here as Chairman of Tottenham Traders Partnership to represent the businesses that are around the West Green Road and the market people and I have been on that site for 30 years in this area servicing my local community of which I am very proud of. My concern is that you have presented a plan which is basically twiggged from the original and presented again. My serious concern is on moral grounds, I really fail to see how you guys can sleep at night, my Councillors, my officers who think you can come and railroad a planning application again, firstly we are not silly okay, we have been living here for a long time and you are going to come here and affect the livelihood of a lot of people now is the Council not listening to its people, Councillors not listening, the officers who are here seem to be wanting to support this, because you have made a contract with this company for a planning application and therefore you want to satisfy them with a contract, you have paid this company 2 million pounds grant money to just give them free of charge, you then sold them property at knocked down prices in that area so they could gain more property there and have a strong hold on that place, how can this be a fair system morally, socially, legally please explain that to me because I do not understand it.

Paul Smith asked the crowd to please calm down a bit, because we need to take the heat out a little bit, excuse me, excuse me, okay one warning, this is the first warning. Excuse me, excuse me I am trying to get you an answer, however most of that was a speech and not a question. Chris do you want to make any comments?

Ans: I am here this evening to try and address the issues this evening in relation to this planning application for this scheme, as

suggested this is an amendment to the previous scheme and we believe the previous scheme was basically very sound, we think it is a very good scheme, we have made amendments to this scheme to try to address the reasons for refusal. We believe we have done that and we believe we have achieved everything we have achieved and we are putting back to the Council's planning committee and hopefully we have done enough this time around.

Q8: Can you guarantee the existing traders are relocated and given long term trading contracts, not just for one year and why have you given them smaller space than they have already got and that is far inadequate for them to trade competitively and you haven't actually answered the question about how many square metres per unit. Can you actually give us the figure? Thank you.

An: I will try and answer all of the questions, in terms of the guarantee what is proposed within the s106 agreement is that all of the existing market traders will be offered a non-signable lease which gives them first refusal when the market re-opens to come back and take their stall. There are various other things being offered to the market traders, there is a voluntary contribution of one hundred and forty thousand pounds towards relocation costs following closure of the market. There is also a market facilitator package which is specifically set to identify temporary locations during the closure of the market, provide business support and three month rent pre-period for that time and additional information and support to enable market traders to be in a position to come back to the market when it is ready for occupation again and Grainger wants the market to work.

Disruption on the floor and Paul Smith said, excuse me that is not showing respect, this meeting has to be conducted in a particular manner and I expect everybody to adhere to that please.

Ans: In relation to the exact floor areas I would have to give you that outside the meeting because I do not have the figures to hand and will have it by the end of the meeting and happy to provide them for you.

Q9: Maly Patel and I work at 1 West Green Road for 30 years and if this plan goes ahead, I am going to be homeless, I will have no home and no work for me as well, I am asking Grainger are you going to give me compensation to me for the value of my business which I have done for 30 years?

Ans: Thank you Mrs Patel, I must confess I probably am not the best person to answer this as it is not my field of expertise.

Crowd very upset and now being very loud and disruptive.

Paul Smith warned the crowd that we are getting very close to the second warning.

The Crowd still very loud and disruptive. Paul Smith asked the crowd to please sit down. Please wait and he will try and answer the question, give him a chance, please sit down, please sit down, you have asked your question, give him a chance to answer. Sit down and wait. You can ask a question but I would rather you stop making comments. Okay, quiet please, quiet please.

Ans: I must confess I am not the best person to answer this; it is not my field of expertise.

The crowd was loud and disruptive and Paul Smith said please be quiet, sir please calm down. If you think you are wasting your time you can leave if you wish to. Okay second warning, the crowd got louder and disruptive with people starting to stand up. The crowd was now getting up and shouting in anger, some people was leaving in a hurry and others shouting and getting out of control. Paul Smith gave the third warning and closed the meeting.

End of meeting

APPENDIX 4

Not Used

Planning History

Planning History

There have been many small applications in relation to each of the individual buildings, these are not recorded here in the interests of brevity but can be found on the Council's website and in appendix 1 of the applicant's initial planning statement of January 2007. However a full timeline of events showing the development of the scheme is provided below.

- 06/02/2008** Planning and associated Conservation Area Consent applications received
- 12/02/2008** Planning Application validated under ref: HGY/2008/0303 and consultation letters sent to statutory consultees, third parties and local residents
- 14/02/2008** Conservation Area Consent application validated under ref: HGY/2008/0322 and consultation letters sent to statutory consultees, third parties and local residents
- 20/03/2008** Development Management Forum held
- 17/11/2008** Planning Committee resolve to approve planning application and Conservation Area Consent application.
- 24/12/2008** Planning decision to approve scheme issued
- 16/06/2009** Judicial Review hearing held
- 14/07/2009** Judicial Review Dismissed
- 05/05/2010** Judicial Review Appeal Hearing
- 22/06/2010** Judicial Review Appeal Allowed: Planning consent quashed

In reaching its decision the Court of Appeal considered that the Planning Committee had not fully discharged its duty under section 71 of the Race Relations Act, 1976 in that it did not have due regard to "the need to promote equality of opportunity and good relations between persons of different of different racial groups".
- 22/12/2010** Following discussion with Haringey officers, supplementary planning information is submitted by Grainger seeking re-determination of the application.
- 19/01/2011** Consultation letters sent to statutory consultees, third parties and local residents
- 01/02/2011** Development Management Forum held

- 20/07/2011** Application taken to Planning Committee with recommendation to approve but the application was refused by the committee
- 09/05/2012** Revised scheme received and validated under HGY/2012/0915. Consultation letters sent to statutory consultees, third parties and local residents
- 30/05/2012** Development Management Forum held
- 31/05/2012** Scheme presented to Haringey Design Panel
- 25/06/2012** Application taken to Planning sub-Committee with recommendation to approve

APPENDIX 6

Summary of EqIA impacts and Proposed Responses

1. Summary of Housing Impacts for Specific Affected Groups

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
Loss of assured shorthold tenancy housing on site; no guarantee of re-provision on site within new private housing.	A wide range of different ethnicity households living in private rental housing Children in affected households	Site includes new market rent housing, likely to include private rental provision. Recommended mitigation of support, particularly to households with children, to identify suitable alternative housing in the locality	Following granting of planning Permission Site preparation phase	N/A	Mitigation secured through s106
Loss of owner occupied housing on site, including family-sized houses; no guarantee of re-provision on site within new private housing.	Minority ethnic households living in owner-occupied housing, including older people Children in affected households	Recommended mitigation of support, particularly to leaseholders/freeholders who also run businesses on the site, to identify suitable alternative accommodation in the locality, negotiation of purchase and appropriate compensation for losses associated with the move.	This is understood to have been ongoing, but should be monitored by the council following granting of planning permission Site preparation phase	N/A	Mitigation secured through s106
Indirect: Onsite loss of affordable	BME households, lone parent	New affordable housing provision planned within	Over timeframe of site preparation and	Re-provision of affordable housing	N/A Significant number of

housing, exacerbating existing barriers to housing	Households (details according to Haringey HNS 2007)	East Haringey at other site resulting in net increase	construction.	judged unaffordable by Valuation Office.	affordable units to be delivered elsewhere in east of the Borough
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2. Summary of Business and Employment Impacts for Affected Groups

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
<p>Business closure/ non-viability of business following permanent loss of existing low-rent market site</p> <p>Potential negative impact for equality and for community cohesion (relations between Latin-American people and other ethnic groups)</p>	<p>Latin- American/Hispanic ownership businesses</p> <p>Other diverse ethnicity ownership businesses</p>	<p>Reprovision of all stalls within reprovided market within new development at open-market rental in improved venue</p> <p>Measures to protect right of return of existing stallholders</p> <p>Identification of suitable alternative venues for Temporary reprovision of market</p>	<p>Following granting of planning permission</p> <p>Site preparation phase</p>	N/A	<p>Reprovision of market with right of return for existing traders secured through s106</p> <p>Temporary relocation provided for in s106</p>
<p>Interim loss of existing market site during redevelopment, affecting temporary operation of business and long term continuation of businesses</p>	<p>Latin- American/Hispanic ownership businesses</p> <p>Other diverse ethnicity ownership businesses</p>	<p>Measures to protect right of return of existing stallholders</p> <p>Identification of suitable alternative venues for temporary reprovision of market</p>	<p>Following granting of planning permission</p> <p>Site preparation phase</p>	N/A	<p>Reprovision of market with right of return for existing traders secured through s106</p> <p>Latin American identity promoted</p>

Potential negative equality impact		Intention to identify single site for all Latin American traders together			in s106 Market Facilitator Package
Break-up of Latin-American market affecting viability of individual stallholder businesses & overall vibrancy. Potential negative equality impact and for community cohesion (relations between Latin-American people and other ethnic groups)	Latin- American/Spanish speaking ownership businesses	Measures to protect right of return of existing stallholders Identification of suitable alternative venues for Temporary reprovision of market Intention to identify single site for all Latin American traders together	Following granting of planning permission Site preparation phase	N/A	Reprovision of market with right of return for existing traders secured through s106 Latin American identity promoted in s106 Market Facilitator Package
Loss of employment due to stall business closure / restructure Potential negative equality impact and for community cohesion (relations between Latin-American people and other ethnic groups)	Latin-American/ Hispanic employees Other diverse ethnicity employees	Indirect benefits of mitigation measures directed at businesses	Following granting of planning permission Site preparation phase	N/A	Reprovision of market with right of return for existing traders secured through s106 Temporary relocation of market provided for through s106 Employment support and business advice to stall traders through s106
Loss of shop / business	Diverse ethnicity	Support	Construction Phase	N/A	Provision of

property on site	ownership businesses and shops	Investment in improvements to West Green Road retail environment. Purchase of leasehold/freehold, compensation, support for identifying suitable alternative.	Site preparation phase / construction phase		independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies
Business closure due to inability to afford new market rate rental/leasehold	BME-ownership shops and Businesses (understood to include Asian, African, Afro-Caribbean and Latin-American owned businesses)	Investment in improvements to West Green Road retail environment. Purchase of leasehold/freehold, compensation, support for identifying suitable alternative. Purchase of leasehold/freehold, compensation, support for identifying suitable alternative.	Construction phase Site preparation phase/construction phase	N/A	West Green Road units intended for local independent traders and promoted as such through s106.
Loss of employment following any closure/restructure of affected shops / businesses	BME Employees	Creation of new jobs as a result of new development, including in larger shops, and generated indirectly from investment. Indirect benefits of support to existing businesses (as above) Creation of construction employment	Construction phase Completed development – recruitment by businesses Construction phase	N/A	Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies. Business and

					employment support to existing businesses in s106
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3. Summary of Goods, Services & Facilities Impacts for Affected Groups

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
<p>Permanent worsening of access to outlets for goods & services specific To race/ethnic/cultural</p> <p>Potential negative equality impact despite proposed mitigation measures</p>	Diverse ethnicity and cultural communities in London	<p>Measures to protect right of return of existing stallholders</p> <p>Identification of suitable alternative venues for temporary reprovision of market – possibly within other local existing markets.</p> <p>Variety of alternative suitable retail outlets within wider Seven Sisters / North London</p>	Site preparation phase	N/A	<p>Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies.</p> <p>Reprovision of market with right of return for existing traders secured through s106</p> <p>Temporary relocation of market provided for through s106</p>
Permanent worsening of access to outlets for goods & services specific to race/ethnic/cultural groups	Latin-American/Hispanic communities in London	<p>Measures to protect right of return of existing stallholders</p> <p>Identification of suitable alternative venues for temporary reprovision</p>	Ongoing from planning permission granted – site preparation - construction phase – completion Following planning	N/A	<p>Reprovision of market with right of return for existing traders secured through s106</p> <p>Temporary relocation of</p>

Potential negative equality impact despite proposed mitigation measures		of market Intention to identify single site for all Latin American traders together	permission granted – site preparation		market provided for through s106
Temporary worsening of access to outlets for goods & services specific to race/ethnic/cultural identity Potential negative equality impact despite proposed mitigation measures	Latin-American/Spanish-speaking ownership businesses	Measures to protect right of return of existing stallholders Identification of suitable alternative venues for temporary reprovision of market Intention to identify single site for all Latin America	Following planning permission granted – site preparation	N/A	Reprovision of market with right of return for existing traders secured through s106 Temporary relocation of market provided for through s106
Increased demand for play spaces and school provision	Children, including amongst future residents of development	New doorstep play space provision within development to meet needs of resident children.	Construction phase No current contribution to educational provision	Haringey Council Community Infrastructure Levy tariff not yet set. It is understood that the development is not considered viable with additional contributions towards social infrastructure.	Playspace provided in development.
Share in benefits of improved public realm and shopping facilities	Disabled people, particularly those with physical or Sensory impairments.	De-cluttered pavements, public realm to latest Access requirements.	Construction phase	N/A	Details of public realm improvement required through a condition

4. Summary of community cohesion impacts for affected groups

Nature of	Affected	Agreed mitigation	Indicative	Reason why	Response to
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Impact	Group	measures (if any)	timeframe for implementing mitigation measures	mitigation measures not possible	recommendation in planning permission
<p>Worsening community cohesion by displacing predominant BME groups amongst existing residents, shop owners, market traders and employees.</p> <p>Potential negative equality impact for relations between groups where mitigation measures prove inadequate to safeguard majority of Latin American businesses</p>	<p>Latin-American / Hispanic community</p> <p>Afro-Caribbean</p> <p>African</p> <p>Other BME communities</p>	<p>All measures set out in Tables 2 & 3 above to protect permanent and temporary viability of market and businesses, including those measures specific to Latin- American stallholders. The effect of such measures on community cohesion would be secondary.</p>	<p>Following planning Permission granted – site preparation continued through to construction and completion</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>	<p>S106 securing reprovion and temporary relocation of market and promotion of Latin American identity.</p> <p>Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies.</p>
<p>Loss to cultural connections and social interaction amongst specific community with shared racial identity</p> <p>Potential negative equality impact for relations between groups where mitigation measures prove inadequate to safeguard majority of</p>	<p>Latin-American, including Spanish-speaking people</p>	<p>All measures set out in Tables 2 & 3 above to protect permanent and temporary viability of market and businesses, including those measures specific to Latin-American stallholders. The effect of such measures on community cohesion would be indirect.</p>	<p>Following planning Permission granted – site preparation, followed through in construction and completion.</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>	<p>S106 securing reprovion and temporary relocation of market and promotion of Latin American identity.</p> <p>Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council</p>

Latin American businesses					control of tenancies.
Threat to ethnic diversity of area associated with multi-ethnic mix of existing market where mitigation measures prove inadequate to enable majority of existing businesses to continue to operate.	All ethnic groups reflecting make-up of existing market stallholders and clientele.	All measures set out in Tables 2 & 3 above to protect permanent and temporary viability of market and businesses. The effect of such measures on community cohesion would be indirect.	Following planning Permission granted – site preparation, followed through in construction and completion.	Measures specifically directed at sustaining community cohesion not identified.	S106 securing reprovision and temporary relocation of market and promotion of Latin American identity. Provision of independent retail units in scheme. West Green Road Improvement Fund in s106 promotes independent trading and gives Council control of tenancies.

5. Summary of crime and safety impacts for affected groups

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
Need to ensure redevelopment contributes to addressing crime levels and fear of crime associated with the site	BME people, women, young people (both men and women), children, older people, lesbian, gay & bisexual people, disabled people.	Active, overlooked frontages in new development. New public realm designed with consideration of security.	Completed development	N/A	Condition requiring details of improvement to public realm Condition requiring compliance with BS 8220 (1986) Part 1, 'Security Of

					Residential Buildings' and with the aims and objectives of 'Secured By Design' and 'Designing Out Crime'
Risk of increased fear of crime / increased opportunities for crime during demolition & construction phase	BME people, women, young people (both men and women), children, older people, lesbian, gay & bisexual people, disabled people.	Recommended best practice measures to enhance external appearance of site, Including appropriate additional lighting. Recommend consult police on appropriate additional security measures e.g. patrolling by police or private security staff	Demolition & construction phase	N/A	Condition requiring suitable appearance and lighting during demolition.

6. Summary of Consultation and Engagement Impacts

Nature of Impact	Affected Group	Agreed mitigation measures (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible	Response to recommendation in planning permission
Effective consultation with affected community, recognising diversity and different interest groups to contribute towards sharing of benefits of	All equality groups, including BME residents, employees & business owners, visitors & customers.	Approach to date has included variety of means of consultation. Recommend urgent revisit of consultation & Engagement approach to respond to criticisms	Following decision on Planning Application – as a matter of urgency	N/A	S106 provision for Community Engagement Strategy to improve consultation with local community following approval

regeneration.		of not listening, quality of consultation and to address long gap in engagement			
Diversity monitoring to understand effects on equality protected groups	All	Haringey Council to monitor consultation and record mitigation impacts for groups sharing protected characteristics	Consideration of planning application Ongoing following granting of planning permission	N/A	S106 provision for Community Engagement Strategy to improve consultation with local community following approval

7. Benefits and how they may be shared

Expected benefit of redevelopment	Affected Group	Barriers to their getting a fair share in benefit of redevelopment	How barrier can be removed or reduced (specific to redevelopment)	Why barrier cannot be removed or reduced	Relevant provision in planning permission
Provision of new housing	BME groups – African, Afro-Caribbean (but also affects low income households from different racial/ethnic backgrounds)	Affordability barriers, related to low income/savings levels	Planned delivery of new affordable housing elsewhere in borough	Valuation Office identifies development as unable to afford inclusion of affordable housing	Assistance for existing council and private residents/owner occupiers provided through s106
Provision of new housing	Single-parent households, disproportionately female-headed	Affordability barriers, related to low income/savings levels Cost/availability of child-care, particularly	National strategies to tackle child care affordability offer some help e.g. child care element of working tax credits.	Valuation Office identifies development as unable to afford inclusion of affordable housing	Assistance for existing council and private residents/owner occupiers provided through s106

		affecting women in low to middle-income employment.	Planned delivery of new affordable housing elsewhere in borough		
Provision of new housing	Children in low income households	Affordability barriers, related to low income/savings levels Cost/availability of child-care, impact on household income, particularly where parents in low- to middle-income employment.	National strategies to tackle child care affordability offer some help e.g. child care element of working tax credits but unlikely to be adequate. Planned delivery of new affordable housing elsewhere in borough	Valuation Office identifies development as unable to afford inclusion of affordable housing	Assistance for existing council and private residents/owner occupiers provided through s106
Public realm and streetscape provision, including decluttering	Older people and some disabled people; women, especially from certain faith groups (e.g. Muslim) or racial groups; children; some young people.	Fear of crime, including hate crime, or antisocial behaviour, may prevent individuals from amongst these groups venturing out or lead them to avoid area, based on past experience/reputation	Planned measures to design out crime likely to be beneficial. Measures to promote new identity for area. Community support officers. Engagement with support groups to identify specific concerns and identify appropriate actions.	N/A	Condition requiring details of improvement to public realm Promotion of Latin American identity Condition requiring compliance with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and with the aims and objectives of 'Secured By Design' and 'Designing Out Crime'
Safety measures to reduce	Older people and some disabled people;	Fear of crime, including hate crime, or antisocial	Effective communication of new	N/A	Community Engagement Strategy in

opportunities for crime and make for safer environment	women, especially from certain faith groups (e.g. Muslim) or racial groups; children; some young people.	behaviour, may prevent individuals from amongst these groups venturing out or lead them to avoid area, based on past experience/reputation	safety measures, effective targeting of communications at key groups		s106
Business opportunities, particularly in retail sector	Latin-American, including Spanishspeaking Afro-Caribbean, African and other BME groups	Existing businesses may not have turnover / robust business model to be able to afford open market rental levels or compete with national chains	Targeted business training / advice Measures outlined in table 12 likely to contribute.	Risk that proposed mitigation measures may not be adequate to achieve sharing of benefits.	Business/employment to existing traders/businesses advice in s106
New employment opportunities	Young people BME people with low skills	Lack of experience/skills Lack of relevant experience/skills	Targeted skills training; apprenticeships; targeted promotion of opportunities	Risk that proposed mitigation measures may not be adequate to achieve sharing of benefits.	Business/employment to existing traders/businesses advice in s106
Transport infrastructure improvements	All groups	No barriers identified	London-wide measures to enable transport affordability likely to be beneficial	N/A	Development and implementation of travel plan in s106
New play space	Disabled children	Construction of non-inclusive play equipment may exclude	Use of inclusive play equipment / construction to London Play standards	N/A	Details of playspace secured by condition

EqIA prepared by URS Scott Wilson

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Seven Sisters
Regeneration at
Wards Corner
Equality Impact
Assessment

Report

June 2012

47063100

UNITED
KINGDOM &
IRELAND



Prepared for:
Haringey Council



REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	01 June 2012	Draft for client review	Nicky Hodges Principal		
2	14 June 2012	Final	Chris Eves Graduate	Steve Smith Associate	Steve Smith Associate
			Anna Hatley Graduate		

URS
 Strategic Sustainability and Climate Change
 6-8 Greencoat Place, London, SW1P 1PL

Telephone: +44(0)20 7798 5000
 Fax: +44(0)20 7798 5001

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Haringey Council commissioned URS to undertake an updated Equalities Impact Assessment (EqIA) of a planning application for Seven Sisters Regeneration at Wards Corner, to support their consideration of the planning application submitted in May 2012.
- 1.1.2 Haringey Council commissioned URS to undertake an EqIA of the new application, in order to support their consideration of the application. This was particularly to enable Haringey Council to fulfil its equality duties in considering the application.

1.2 Background

- 1.2.1 This report builds on an EQIA report produced to support Haringey Council's consideration of a previous planning application HGY/2008/0303.
- 1.2.2 The previous EQIA report was published in June 2011 to support Haringey Council's consideration of the full planning application for the redevelopment of the Wards Corner site, application number HGY/2008/0303. The EQIA report was informed by secondary data analysis as well as the outputs of consultation and engagement activities undertaken. The planning application was considered by the Planning Committee in July 2011. The application was refused on grounds of design and failure to demonstrate delivery of substantial public benefits that outweigh the loss of designated heritage assets¹.
1. The proposed development by virtue of its bulk massing and design neither preserves nor enhances the historic character and appearance of the Tottenham High Road Corridor / Seven Sisters / Page Green Conservation Area. Consequently the proposal is contrary to the aims and objectives of National Planning Policy Statement (PPS) 1: Creating Sustainable Communities (2005); PPS 5, Policies UD3 'General Principles' & UD4 'Quality Design' and CSV1 'Development in Conservation Areas' of the Haringey UDP.
 2. The proposed development would involve the loss of designated heritage assets as defined in Annex 2 of PPS 5 and would constitute "substantial harm". The applicant has failed to demonstrate that the substantial harm is necessary in order to deliver substantial public benefits that outweigh that harm.
- 1.2.3 The applicant submitted a new application [HGY/2012/0915], which was received as valid on 09/05/2012. This new application in 2012 included changes in direct response to the reasons for refusal of the original application given by Haringey Council's Planning Committee in July 2011. The changes made include:
- Simplification of the design of the corner of Seven Sisters Road and the High Road;
 - Removal of one storey from the tallest building on the High Road (Block K);
 - Reconfiguration of the public realm on the High Road, including the introduction of clipped trees on the High Road elevation;
 - Redesign of the kiosks around the tube station entrances using salvaged windows from Wards Store to provide a frame for 'memory panels' celebrating local history; and
 - Replacing the proposed white render on Suffield Road with brick.

¹ SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2008/0303

1.2.4 In support of the new application, a revised S106 Heads of Terms² has been prepared by the applicant for negotiation with Haringey Council.

1.2.5 From April 2011, Haringey Council, as a public body, is subject to a public sector equality duty, as set out in Section 149 of the Equality Act 2010 ('the Act'). The public sector equality duty brings together the previous race, disability and gender duties, and extends coverage to include age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment in full. These are the grounds upon which discrimination is unlawful and are referred to as 'protected characteristics'. The Duty requires public bodies to consider the need to eliminate discrimination, advance equality of opportunity and foster good relations in all their functions.

1.3 Report Structure

1.3.1 The structure of this report closely follows the structure of the previous Wards Corner Redevelopment Equality Impact Assessment Report, URS Scott Wilson, June 2011. It comprises:

- Chapter 1: Introduction
- Chapter 2: Methodology
- Chapter 3: Equalities Legislative and Policy Context
- Chapter 4: Summary of Planning Application and Related Measures
- Chapter 5: The Existing Situation
- Chapter 6: Consultation
- Chapter 7: Appraisal of Equality Impacts
- Chapter 8: Recommendations and Conclusions

² *Wards Corner Section 106 Obligation – Heads Of Terms - Subject To Contract And Without Prejudice*. Grainger PLC, May 2012 Copy provided by Haringey Council.

2 METHODOLOGY

2.1 The approach to review and updating of the EQIA

2.1.1 The Equality Impact Assessment updates the Wards Corner Redevelopment Equality Impact Assessment Report, URS Scott Wilson, June 2011.

2.1.2 The methodology for this previous report was entirely desk-based. It comprised the following stages:

- Screening;
- Review of legislation, evidence on profile of affected population, planning application proposals, evidence on potential nature of equality impacts;
- Appraisal of impacts, informed by consideration of evidence;
- Preparation of recommendations; and
- Review by Haringey council, including their equalities team.

2.1.3 This update involved the following stages:

- Review and update of legislation, profile of affected population, planning proposals and consultation activities commissioned by applicant;
- Design, conduct and analyse a residents survey and business survey;
- Re-appraisal of potential impacts, informed by consideration of updated information, including survey findings;
- Preparation of revised recommendations; and
- Review by Haringey council and finalisation of report.

2.2 Survey design

2.2.1 In order to collect primary data on the opinions of those affected by the proposed Seven Sisters redevelopment two separate surveys were designed. A questionnaire was prepared for residents of homes on the proposed development site. Another questionnaire was produced for those businesses that operate on the site. Business owners who also live on the site were invited to take part in both of the surveys. Copies of these questionnaires can be found in Annex A.

2.2.2 The surveys were of a structured design which captured both quantitative and qualitative information. This combined approach was chosen as it ensured that essential information was collected, whilst also allowing respondents to share their wider views on the proposal.

2.2.3 Questions were drawn from existing, relevant surveys and adapted to the needs and circumstances of this particular study. Diversity questions were based on Haringey Council's online diversity monitoring questions. Details of the S106 measures proposed by Grainger were provided by Haringey Council.

2.2.4 More generally, the construction of the questionnaires adhered to best practice principles of survey design. This included the avoidance of leading and double barrelled questions, careful choice of question wording and type (e.g. closed, open), the application of logical sequencing, and considerations of questionnaire length.

2.3 Conducting the consultation

2.3.1 The consultation was conducted in the area that would be directly affected by the proposed Seven Sisters redevelopment (Figure 2-1). This included businesses and residences along the A10 High Road, A503 Seven Sisters Road, A504 West Green Road, Suffield Road, and within the Seven Sisters Market.

2.3.2 Visits to the survey area took place over a four day period, which encompassed both weekend and weekdays³. This period was chosen as it provided an opportunity to contact business operators during their working hours and residents when they were most likely to be present in their homes.

2.3.3 The questionnaires were conducted by URS staff with prior surveying experience. Answers were inputted directly into the survey online using an iPad. Either the staff member or the survey respondent themselves entered the data, dependent on the respondents wishes.

2.3.4 A Spanish speaking staff member of a Latin American background was included in the survey team so that the views of those in the area with a strongly Hispanic background could be accurately obtained. An interview protocol detailing etiquette and procedure was established and adhered to at all times during the consultation.

2.3.5 In total, 24 person hours were spent in consultation on the survey site. In addition to the time spent conducting the questionnaires, this period included time spent finding addresses and willing respondents. Surveys were conducted on a door-to-door basis. Repeat visits to those who were busy or unavailable were made whenever possible. For further details of the level of coverage attained please see Table 2-1.

Type	Total No.	No. vacant / unable to locate	No. available to survey	No. interviewed	No. closed / no answer	No. unwilling / unable
Residences	43	16	27	8	9	10
Market Stalls	39	0	39	27	6	6
Shops / Businesses	19	1	18	9	6	3
TOTAL:	101	16	85	44	22	19

Table 2-1: Summary of survey coverage levels

³ Friday 18/05/12; Saturday 19/05/12; Sunday 20/05/12; Monday 21/05/12

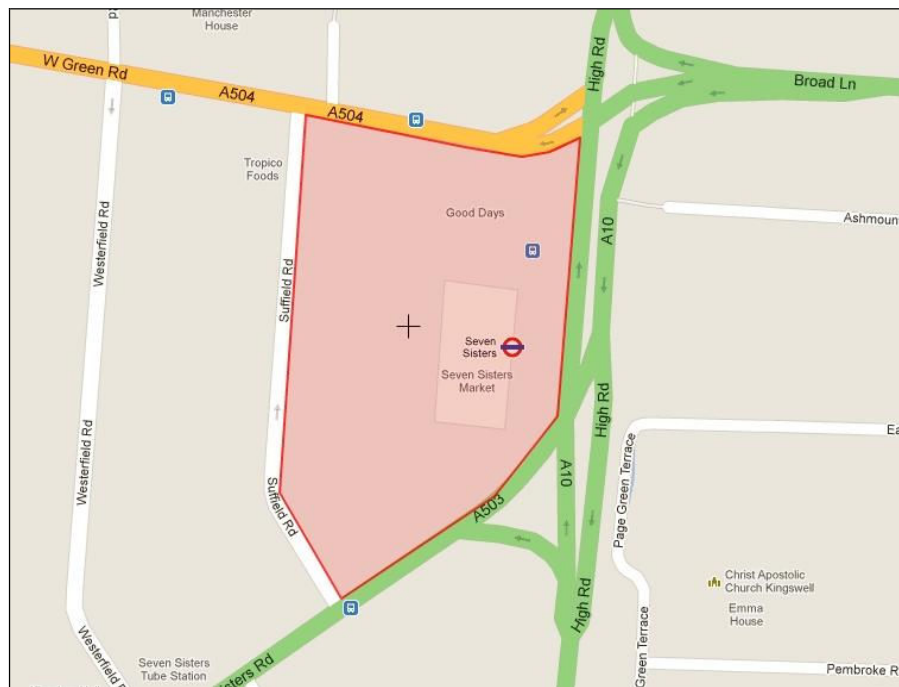


Figure 2-1: The area directly affected by the proposed Seven Sisters redevelopment

2.4 Limitations and constraints

2.4.1 Whilst efforts were made to ensure that the consultation was as comprehensive as possible, it is subject to a number of unavoidable limitations and constraints. These include the following:

- **Limited time frame:** There was a limited available time frame for the conduct of the survey. This was to enable the Council to determine the application within the statutory timeframe. This prevented pre-testing of the survey.
- **Survey coverage:** It was not possible to contact a representative from all businesses and residencies during the available survey period. A number of residents and business owners declined to participate in the survey. The size of the sample obtained will to some extent restrict the depth of the analysis.
- **Misinterpretation:** Despite care taken in the explanation of the surveys purpose and the meanings of the questions involved, some degree of misinterpretation by respondents cannot be discounted. The interviewers took care to ensure respondents understood what they were being asked, without providing leading responses.

3 EQUALITIES LEGISLATIVE AND POLICY CONTEXT

- 3.1.1 The equalities legislative context remains unchanged, with the Equality Act 2010 being the relevant legislation setting out the Public Equality Duty to which Haringey Council is subject in carrying out all its functions, including its consideration of planning applications.
- 3.1.2 Those subject to the equality duty must, in the exercise of their functions, **have due regard to the need to:**
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
- 3.1.3 These are sometimes referred to as the three aims or arms of the general equality duty. The Act explains that having due regard for advancing equality involves:
- Removing or minimising disadvantages suffered by people due to their protected characteristics.
 - Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
 - Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.
- 3.1.4 The Act states that meeting different needs involves taking steps to take account of disabled people's disabilities. It describes fostering good relations as tackling prejudice and promoting understanding between people from different groups. It states that compliance with the duty may involve treating some people more favourably than others.
- 3.1.5 The new duty covers the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 3.1.6 Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status. This means that the first arm of the duty applies to this characteristic, but that the other arms (advancing equality and fostering good relations) do not apply.
- 3.1.7 The new London Plan was adopted in 2011. The Plan includes strategic and planning policies to encourage equal life chances for all, in recognition of social inequalities existing within the city. A number of policies outlined in the Plan relate to equalities and the protection of disadvantaged groups, specifically:
- Policy 3.1 'Ensuring Equal Life Chances for All' requires that development proposals should protect and enhance facilities that meet the needs of particular groups and communities. The plan does not support proposals involving loss of these facilities without adequate justification or provision for replacement.
 - Policy 3.2 'Improving Health and Addressing Health Inequalities' is also relevant, requiring due regard to the impact of development proposals on health inequalities in London.
 - Policies 3.17 – 3.19 concern the provision of social infrastructure, including health and social care, education, sports and recreation facilities.

- Housing policies 3.3 – 3.16 concerning housing provision, affordable housing provision, mixed and balanced communities, housing choice and provision of associated play facilities, are all relevant to equal opportunities.

3.1.8 Equal Life Chances for All⁴, the Mayor's equality strategy sets out priorities for achieving equality across a range of dimensions, with emphasis on addressing the needs of disadvantaged people; supporting deprived communities, vulnerable people and promoting community cohesion; supporting the development across the London economy of diverse markets, workforces and suppliers, including through Responsible Procurement programmes; increasing the levels of employment of excluded groups; and decreasing the difference in income between the equality groups and others from deprived communities and the wider community.

3.1.9 The Haringey Local Plan Strategic Policies⁵ include planning policies which are relevant to promoting equality and tackling existing disadvantage.

3.1.10 Other relevant local policy documents include an updated equal opportunities policy and corporate equality objectives, adopted by the Council in light of the Equality Act 2010 and in conformity with a specific equality duty which fell due on 6 April 2012. Relevant equalities objectives are set out in the following documents:

- Wards Corner/Seven Sisters Underground Development Brief 2004
- Haringey's Equal Opportunity Policy (March 2012)⁶ and Corporate Equality Objectives (March 2012)⁷ and Sustainable Community Strategy 2007 – 2016
- Haringey Strategic Partnership Community Cohesion Framework Update 2010

⁴ Equal Life Chances for All! (2009), GLA, Mayor of London

⁵ http://www.haringey.gov.uk/local_plan-_strategic_policies_-_formerly_the_cs-updated_04-12.pdf2010

⁶ http://www.haringey.gov.uk/index/council/how_the_council_works/equalities/equaloppspolicy.htm

⁷ http://www.haringey.gov.uk/appendix_a_corporate_equality_objectives_2012-2016.pdf

4 SUMMARY OF PLANNING APPLICATION AND RELATED MEASURES

4.1 Introduction

4.1.1 This Chapter seeks to summarise the related proposal and planning application for the redevelopment of Wards Corner. The content of this Chapter relies heavily on the *Wards Corner Regeneration EqIA report*, URS Scott Wilson, 2011 which referenced documents submitted by the Applicant, Grainger Seven Sisters Ltd in December 2010. This information had been updated, using documents submitted in May 2012, in particular the Planning Statement 2012. It also draws on the S106 Heads of Terms document prepared by the Applicant, which was provided to us by Haringey Council. The chapter includes relevant detail on the existing site conditions.

4.1.2 The 0.71 ha site proposed for redevelopment is located in a highly accessible public transport area and comprises a group of two/three storey late Victorian and inter-war commercial buildings along Tottenham High Road, further commercial units along Seven Sisters Road and West Green Road and residential properties and parking to the rear along Suffield Road. Part of the site lies within the Seven Sisters Conservation Area. None of the buildings on the site are statutorily listed, although two have been 'locally listed' by the Council.

4.1.3 In response to the prior refusal of the scheme, revisions to the proposal have taken place. The applicant states that the bulk and mass of the proposed development have been reduced, and the design and appearance of the buildings and the public realm have been amended. Heritage aspects have been revised and reassessed, and the package of public benefits enhanced.

4.1.4 The revised proposal and proposed S106 agreement address some of the recommendations made in the URS Scott Wilson, 2011 EqIA report.

4.2 Current planning application and related measures

4.2.1 The following is a review of the planning application and related measures as they currently stand. In addition to these measures, the applicant will be statutorily obligated to pay the Mayor's Community Infrastructure Levy liability contribution to Crossrail. Based upon gross increase of built floor space at 35/m², this will amount to £524,160.

4.2.2 Haringey council has not yet set a Community Infrastructure Levy tariff for community infrastructure required by the Council, such as for education.

Housing provision

4.2.3 The existing 33 residential units, comprising predominantly a mixture of owner-occupied and private rented accommodation would be demolished prior to redevelopment of the overall site .

4.2.4 The replacement scheme proposes a total of 196 residential dwellings in a mix of studio, one, two and three bedroom units, as follows:

- Studio – 5 (1%)
- 1 Bed – 48 (8%)
- 2 Bed – 109 (56%)
- 3 Bed – 34 (26%)
- This equates to a net increase of 163 dwellings.

4.2.5 According to the Applicant, the proposed mix has been developed to take into account the particular circumstances of the site. With the exception of Suffield Road, the main street frontages are bustling retail areas, with high footfall and busy road traffic. Generally the site is not ideally suited for families, with the exception of the Suffield Road frontage, where the majority of the family units are to be located.

4.2.6 The proposed dwellings will be built to Lifetime Homes standards. Furthermore, 10% of the proposed new homes will be designed to be wheelchair accessible.

Affordable housing

4.2.7 An independent assessment by the Valuation Office undertaken in June 2008 concluded: "I do not consider that the provision of affordable housing is viable on this development site." This supports the view of the Applicant that the particular circumstances of the site mean that it is not possible to provide affordable housing, even with grant funding towards the regeneration of the site. A 2011 financial appraisal was also subject to an independent assessment by the valuation office, which concluded that the provision of affordable housing was not viable.

4.2.8 According to the Applicant, a fresh appraisal has also concluded that based upon current costs and values, the development site cannot support the inclusion of affordable housing. The report remains confidential. This appraisal will be independently assessed by the Valuation Office as part of the consideration of the application.

4.2.9 Also, according to the Applicant, even without affordable housing in the scheme, forecast figures indicate that affordable provision within Haringey is likely to meet or exceed London Plan targets.

Public realm and streetscape provision

4.2.10 In terms of overall scheme design, the Applicant has stated that the redevelopment proposal is of the highest quality in terms of design, as is demonstrated in the Design and Access Statement. One of the elements central to the proposal is creating a new public square, corresponding to the Underground entrances and bus stops.

4.2.11 The scheme is to also provide residents with private and shared outdoor space, including podium gardens, open space, play space, and their maintenance. The applicant will also seek to make improvements to the footways on West Green Road and Suffield Road, and aspects of the public realm proposed for the entrance of Seven Sisters underground station, through highways agreements.

Safety measures – natural and 'hard'

4.2.12 The new public realm seeks to provide a safe and secure environment. This includes reducing the opportunities for crime and providing for the safety of users.

4.2.13 Footway lighting will be provided to improve the security and safety of the new public realm, whilst also reducing the ground level clutter.

4.2.14 The public square on the High Road will be fully overlooked, as will the podium gardens. The entrance to the service road and the car park will be gated. The car park itself will be designed to avoid dark corners and blind spots.

Decluttering

- 4.2.15 All existing street clutter is to be removed. Elements that will remain are the mature London Plane tree and the two entrance stairs to the Underground station, which will be re-clad and covered by glass canopies. There are no changes to the Underground station itself as they are not included in the redevelopment, although the design allows for the future installation of lift access to the ticket hall. Two new retail kiosks are to be located next to the stairs.
- 4.2.16 High quality paving, street lighting, signage, bus stops, benches and other street furniture will be provided to avoid physical or visual clutter, and to keep clear routes and lines of sight along the High Road.
- 4.2.17 The existing building line to the High Road will be carved out to give more space to the public realm and to create a curved public place at the centre of the site.

Public art investment

- 4.2.18 A work or works of public art is to be incorporated into the fabric of the buildings. This will comprise redesign of the kiosks around the tube station entrances using salvaged windows from Wards Store to provide a frame for 'memory panels' celebrating local history.

Business, retail and market floorspace

Removal of existing market and temporary relocation

- 4.2.19 In order to assist with relocation costs a S106 agreement will provide £144,000 as a "Traders' Financial Assistance Sum" (an increase on the sum of £96,650 agreed at the time that the application was considered by the Planning Committee in 2008). This sum is equivalent to statutory compensation. It is noted that as licensees, the Market Traders do not have any legal entitlement to compensation.
- 4.2.20 Both the Applicant and the Council will be required by the s106 to employ an appropriate organisation to assess the opportunities for the temporary relocation of the market as a whole, or within an existing market. Continued discussions between the Applicant and the Market Traders are required in order to manage the short term relocation issues, to secure the long term success of the indoor market, and to undertake the following tasks:
- to facilitate or fund a specialist professional facilitator to engage with the Traders in order to find and provide temporary accommodation;
 - to liaise with those existing Spanish-speaking traders to promote their interests in the temporary accommodation to be found and provided; and
 - to engage with and provide appropriate business support and advice to all Traders with the objective of securing the maximum number of expressions of interest to return to the site. Funding will also be provided towards relocation costs and a three month rent free period in the existing location.

4.2.21 The Applicant will employ Urban Space Management and Union Land to assess the opportunities for temporary locations for the market as a whole, or within an existing market. They will also undertake to provide a minimum 6 months notice period to Traders for vacant possession.

Proposed floorspace provision by use type

4.2.22 The Applicant wants to create a high quality retail floorspace, appropriate to the scale, character and function of the existing centre. The inclusion of appropriate convenience retail, coffee shop and restaurant units within the proposed scheme is intended to complement the retail offer. It is intended that the new development will provide improved premises for smaller independent retailers, including the existing indoor market. The retail offer includes re-provision of the Seven Sisters Indoor Market.

4.2.23 The proposed scheme replaces 3,182m² of floorspace, found within the existing retail accommodation and the indoor market, with 3,792m² of new floorspace. The net increase of retail floorspace is 610m². The mix of unit types within the proposed scheme is devised to ensure space for local traders, shops and businesses on the West Green Road and Seven Sisters Road frontages, along with larger units that would be attractive to national retailers on the Tottenham High Road frontage.

4.2.24 For the units located on West Green Road, a Marketing and Letting Strategy will be developed and promoted through the S106 agreement. The first lettings of these units would need to be approved by Haringey Council and prior approval will need to be given for the amalgamation of any of the units to form larger units.

Reprovision of Seven Sisters Market

4.2.25 A floor plan of the Seven Sisters Market provided by the market office indicates that the current market comprises 60 retail units, with approximately 39 shops/units, and a few vacant units. A study undertaken by Urban Space Management (USM) commissioned by the Bridge NDC reported that current rental and service charges, estimated at £31/ft² per year, are below open market rate, reflecting the poor condition of the existing building⁸. The building is leased by a market operator, with market traders holding licenses with a 4 week break clause and a clause that vacant possession may be required for the purposes of redevelopment.

4.2.26 In a letter to all market traders dated 6th November 2008 from Grainger Plc, advice on the likely future rent payable by market traders was stated as around £90/ft² per year.

4.2.27 The newly submitted planning application revised ground floor plan shows provision of 50 small units for the re-provision of the Seven Sisters indoor market, fronting onto Seven Sisters Road and Tottenham High Road, including spaces for cafes and re-provision of a toilet within the market area.

4.2.28 The proposed S106 agreement sets out conditions for re-provision of the market:

- The market must be operated by an experienced indoor market operator;
- This arrangement must be in place not less than 12 months prior to the proposed practical completion date of the Development;
- A market lease must be in place not less than 6 months prior to the proposed practical completion date of the Development;
- The rent will be open market for A1 use class.

⁸ This data is reproduced from previous EqIA report, in absence of updated data.

- To offer a first right to occupy to all existing traders on an exclusive and non-assignable licence of an equivalent stall in the new market area, on reasonable A1 open market terms.

Temporary Market Relocation

- 4.2.29 To provide a 'Market Facilitator Package' to assist the market to find a temporary location and to continue functioning. This package will run for five years from the grant of planning consent. This package includes a 'market facilitator' to work with traders in order to:
- identify a temporary location for the market;
 - promote the interests of Spanish speaking traders in the temporary location; and
 - provide appropriate business support and advice to all traders to secure the maximum number of expressions of interest to return to the site as well as funding towards relocation costs and a three month rent free period in the temporary location.
- 4.2.30 The market facilitator will also signpost existing businesses and employees towards existing appropriate bodies to assist businesses to continue trading or individuals to find suitable alternative employment.
- 4.2.31 To provide traders with no less than 6 months' prior notice of closure of the existing market.
- 4.2.32 To pay to the Council the sum of £144,000 (the 'Traders' Financial Assistance Sum'), which equates to the aggregate rateable value of the existing market.

Existing residents and businesses

- 4.2.33 Under the proposed S106 agreement, the Council as the local housing authority shall engage in direct dialogue with secure and non-secure council tenants residing on the Site in order to establish their needs and choices for re-housing in the local area, where this is their preference.
- 4.2.34 The Council shall also offer appropriate assistance to short-hold (i.e. private tenants) and owner occupiers to locate an alternative suitable property. The Council will brief the housing association regarding the progress of the scheme, so that there is adequate time for them to identify suitable alternative provision for affected tenants.
- 4.2.35 The applicant shall undertake further leaseholder and freeholder engagement. It shall also undertake a baseline study, to be followed by ongoing monitoring of business owners and market stall holders at key points in the progression of the planning application and construction of the development.

Community engagement

- 4.2.36 The applicant will submit for approval a community engagement strategy as part of the proposed S106. This will provide:
- Regular diversity monitoring regarding the impact of the Development;
 - Reports on the engagement process and how representations from third party stakeholders have been taken into account

Investment in street improvements

West Green Road Environmental Improvement Fund

- 4.2.37 There will be financial contributions to create a West Green Road Environmental Improvement Fund of £150,000, to provide for:
- Shop/building frontage improvements
 - Street decoration and enhancements
 - Servicing improvements that allow vehicle and pedestrian traffic to have improved access and servicing
 - An Improvement Strategy for businesses/markets, open space and parking.

Security / Public Safety

- 4.2.38 The proposed development will include 24 hour porterage/security, based in an office overlooking the new public square, towards discouraging criminal activity, to the benefit of both the future occupiers of the development and the local community.

Improvements to transport infrastructure

Bus stops

- 4.2.39 From the proposed ground floor plans for the scheme, a bus shelter will be located on the corner of West Green and Tottenham High Roads.

Station improvements

- 4.2.40 The proposed ground floor plans show two tube station entrances on Tottenham High Road.

Cycle parking

- 4.2.41 As shown on the proposed ground floor plans, the scheme includes 197 cycle storage spaces for the residential units via a pedestrian gate with controlled access. Public bicycle racks will also be provided in the public square on the High Road, near the entrances to the Underground station.

Car club

- 4.2.42 There will be the submission and implementation of Travel Plans for key land uses, including details of an agreement with a car club operator for the provision of car club facilities on the site.
- 4.2.43 No entitlement to residents parking permits for residential occupiers, with the exception of up to 12 permits for the houses to be built in Suffield Road.
- 4.2.44 A limited number of parking spaces for the residential units will be provided, numbering 44, including 3 disabled spaces. £1000 will be paid towards an amendment to the traffic management order, which establishes a Controlled Parking Zone in the area within which the site is located.

Employment creation

- 4.2.45 As part of the S106 agreement for the site a Construction Training and Local Labour Agreement is proposed, and an undertaking to secure the procurement of goods and services from local businesses and the recruitment of local people, and to promote employment amongst under-represented groups.
- 4.2.46 The completed development is calculated by the Applicant to give rise to an estimated 140 jobs, a mix of full-time and part-time jobs. The existing businesses on the site are estimated to employ 111 people, in a mix of part-time and full-time jobs.

Amenity Space and Play Space

- 4.2.47 The proposed scheme is to provide approximately 1,538m² of amenity space within an open landscaped central courtyard.
- 4.2.48 360m² is identified as being 'play space' within the proposed development. The Wards Corner scheme is identified by the applicant as having an expected child occupancy of 27 resulting in an overall requirement of 270m² of play space for the development⁹. However, Haringey, for the purposes of estimating school places, calculate an expected child occupancy of 57, which would result in an overall recommended requirement of 570 m².
- 4.2.49 The applicant states that 'a lack of boundaries between the spaces will make for a more transient relationship between the open space and playable space, thus creating a larger overall area for recreation'. , meeting the requirements of the Mayor's '*Providing for Children and Young People's Play and Informal Recreation Supplementary Planning Guidance*' (SPG).
- 4.2.50 The proposed play space provision is considered to be appropriate for the size of the development, considering that the proposed development is within a 400m walk of the Brunswick Road Open Space, which includes recently upgraded play facilities for children aged 0-16.SPg guidance

⁹ GLA's Play Space Supplementary Planning Guidance (SPG)

5 THE EXISTING SITUATION

5.1 Overview of updates to this section

5.1.1 This section presents evidence on the existing population living in the local area which includes the Wards Corner site of the Seven Sisters regeneration. It updates evidence prepared for the previous EqIA report. In this report 'Wards Corner local area' refers to local super output area E01002069 which includes the proposed site. The baseline profile draws on:

- E01002069 LSOA demographics - Wards Corner – compiled by Haringey council
- Tottenham Green Ward Profile – compiled by Haringey council
- Tottenham profile – compiled by Haringey council
- Wards Corner Redevelopment Equality Impact Assessment Report, URS/Scott Wilson, June 2011
- Business and household surveys undertaken by URS 18 – 21 May 2012

5.2 Profile of potential affected groups sharing protected equality characteristics

5.2.1 This chapter presents baseline evidence concerning the local population and directly affected residents, business owners and employees, in relation to protected characteristics.

Age

5.2.2 Tottenham has a young age profile, with 27.8% of the population aged under 20, compared to the rest of Haringey 20.6%, Haringey as a whole 23.9%, London 23.9% and England 23.8%.

5.2.3 Conversely, the proportion of residents aged over 65 in Tottenham is low with only 8.9% compared with the rest of Haringey 10.1%, Haringey as a whole 9.5%, London 11.5% and England 16.6%.

5.2.4 64% of 0–19 year olds in Haringey are from ethnic minority backgrounds (2001 Census), with approximately 160 languages spoken by children in the borough (2007 School Census).

Disability

5.2.5 Wards Corner LSOA has higher rates of people with a limiting long-term illness, at 18.7% of the population, as compared to Haringey and London averages of 15.5% (Census 2001).

5.2.6 For 75 people in Tottenham Green ward, disability was the main reason for claiming out-of-work benefits in 2010^{10 11}. This represents 0.8% of the working age population, slightly higher than the average rate in Haringey (0.7%) and in line with the London-wide rate of 8%.

5.2.7 There are more than 1,700 people who are registered as either blind or with severe sight problems in Haringey¹².

¹⁰ <https://www.nomisweb.co.uk/reports/lmp/ward/1308625542/report.aspx> [Accessed 13/04/2011]

¹¹ NOMIS - Working-age client group - key benefit claimants (August 2010):

<https://www.nomisweb.co.uk/reports/lmp/la/2038431864/report.aspx?town=haringey#tabwab>

¹² Haringey Strategic partnership Community Cohesion Framework 2010 Update:

http://www.haringey.gov.uk/index/council/how_the_council_works/equalities/community_cohesion.htm

Race

5.2.8 Haringey borough is one of the most ethnically diverse boroughs in the UK¹³. This is reflected in the make up of the Wards Corner LSOA, as shown in 2001 Census data, presented in Table 5.1 below. This shows there are sizeable numbers of people of Afro-Caribbean and African heritage in the local area.

Specific Ethnic Group (%)	Wards Corner LSOA	Tottenham Green ward	Haringey LB	London
White: British	30.6%	29.7%	45.3%	59.8%
White: Irish	3.0%	3.7%	4.3%	3.1%
White: Other White	17.1%	16.2%	16.1%	8.3%
Mixed: White and Black Caribbean	1.5%	1.8%	1.5%	1.0%
Mixed: White and Black African	0.4%	0.8%	0.7%	0.5%
Mixed: White and Asian	1.0%	1.1%	1.1%	0.8%
Mixed: Other Mixed	0.8%	1.4%	1.3%	0.9%
Asian or Asian British: Indian	3.4%	2.3%	2.9%	6.1%
Asian or Asian British: Pakistani	1.3%	1.1%	0.9%	2.0%
Asian or Asian British: Bangladeshi	4.2%	2.3%	1.4%	2.1%
Asian or Asian British: Other Asian	1.8%	2.0%	1.5%	1.9%
Black or Black British: Caribbean	15.2%	15.9%	9.5%	4.8%
Black or Black British: African	13.2%	15.2%	9.2%	5.3%
Black or Black British: Other Black	1.1%	1.9%	1.4%	0.8%
Chinese or Other Ethnic Group: Chinese	3.0%	1.5%	1.1%	1.1%
Chinese or Other Ethnic Group: Other Ethnic Group	2.4%	3.2%	2.0%	1.6%

Table 5-1: Break down of ethnic groups in Wards Corner LSOA, Tottenham Green ward

5.2.9 Since the 2001 Census, considerable change in the population size of Haringey wards has been observed. For example, the population of Tottenham Green ward has increased by 4% from 2001 to 2005, and Seven Sisters by 32%. In Haringey as a whole, the largest growth between 2001 and 2007 was among the Pakistani community (38%), followed by Chinese (30%) and Bangladeshi (22%). More recent estimates from the Office for National Statistics are currently under revision and therefore unavailable.

5.2.10 The Haringey Joint Strategic Needs Assessment¹⁴ identifies the largest ethnic groups amongst school pupils in Haringey in 2007 as: 20% White British, 18% Black African, 13% Black Caribbean, 10.5% 'White other', 6.8% Turkish and 3.2% Kurdish. This ethnic diversity is also reflected by the large number of languages spoken among Haringey school children: approximately 130 in total.

In 2001, 50.4% of the Wards Corner LSOA population was born in the UK¹⁵. The wide variety of countries of origin of residents of the area indicates the high ethnic diversity amongst residents, with 9.3% of residents born in Africa, 14.8% in Asia and 8.9% from North America (including the Caribbean). The existence of pockets of different ethnic groups is indicated by high proportions of residents of the Wards Corner LSOA sharing a particular country of birth, including Turkey, Jamaica and other Caribbean/West Indies nations, as shown in

¹³ Haringey Community Cohesion Framework (2010 Update)

http://www.haringey.gov.uk/index/council/how_the_council_works/equalities/community_cohesion.htm

¹⁴ Haringey Joint Strategic Needs Assessment (Ch.2) <http://www.haringey.gov.uk/index/council/hsp/ourplace.htm>

¹⁵ 2001 Census: Country of Birth (UV08) <http://www.neighbourhood.statistics.gov.uk/dissemination/>

5.2.11 Table 5-2.

Country of Birth %	Wards Corner LSOA
UK	50.4
Republic of Ireland	3.2
Turkey	4.1
Other European countries	5.9
African countries	9.3
Jamaica	5.5
Other Caribbean & West Indies	3.0
Bangladesh	3.2
Other Asian countries	11.6
All Other Countries	3.8

Table 5-2: Country of Birth (2001 Census data) for residents in Wards Corner (due to rounding, may not sum exactly to 100%)

5.2.12 A report on the Seven Sisters Market by USM notes that since the 1990s, London has received a major influx of Latin American migrants.

Race/ethnic identity of affected groups

5.2.13 A business survey conducted by URS in May 2012 identified that over 50% of the business survey respondents identified themselves as belonging to Latin American/Hispanic background, with 21% of respondents identifying themselves as belong to other backgrounds, including Cuban, Colombian, Mediterranean, Turkish / Turkish British and Iranian backgrounds. 14% of respondents identified themselves as from Asian backgrounds, whilst 8% of respondents identified themselves as either Black African or Black Caribbean.

5.2.14 The business survey also identified considerable ethnic diversity amongst employees of the businesses on the site. The largest group represented are those of Latin American/Hispanic background (55.6%) followed by 'other ethnic groups (28%), which includes Colombian, Venezuelan, Iranian, Turkish/Turkish-British, Mediterranean and Romanian. Indian and other Asian backgrounds comprise 20% of employees identified in the survey, whilst other employees are identified as Black African, Black Caribbean or mixed race backgrounds..

5.2.15 A resident's survey conducted by URS in May 2012 identified that people from a diverse range of ethnic backgrounds live in existing housing on the site. Precise data was collected, but due to concerns about confidentiality of personal information, a more detailed breakdown of ethnic identity is not reported here.

Religion or belief

In Wards Corner, 52.6% of the population consider themselves Christian, compared to 53% in Tottenham Green ward, 50% in Haringey, and 58% in London. For Muslims, the equivalent figures were 16% for Wards Corner, compared to 16%, 11%, and 9%, for Tottenham Green, Haringey, and London, respectively. Less than 5% of the population belonged to each of the other religions

listed in table 6.2, while 15% had no religion (compared to 15%, 20%, and 16% in Tottenham Green, Haringey, and London, respectively). The question of religious belief is voluntary in the census. Absolute figures are detailed in Table 5-3 Table 5-3: Religious belief in Wards Corner, Tottenham Green ward, Haringey LB and London (person count). Source: Census 2001 data.

5.2.16

Religion	Wards Corner LSOA count	Tottenham Green ward	Haringey LB	London
Total people in area	1,578	11,966	216,507	7,172,091
Christian	830	6,342	108,404	4,176,175
Buddhist	30	171	2,283	54,297
Hindu	46	234	4,432	291,977
Jewish	6	91	5,724	149,789
Muslim	248	1,876	24,371	607,083
Sikh	0	21	725	104,230
Any other religion	9	68	1,135	36,558
No religion	252	1,834	43,249	1,130,616
Religion not stated	157	1,329	26,184	621,366

Table 5-3: Religious belief in Wards Corner, Tottenham Green ward, Haringey LB and London (person count). Source: Census 2001 data.

5.2.17 Just under 60% of respondents to the business survey conducted by URS identified themselves as Christian.

Sex

5.2.18 In Wards Corner LSOA the population was estimated at 1,541 in 2010, of which 50.5% were male, and 49.5% female. Figure 5-1 shows the age-sex structure for Haringey: in 2006, 31.1% of females and 36.1% of males were aged less than 25 years (a difference of 5%), whilst 11.9% of females and 9.1% of males were aged over 65 years¹⁶.

5.2.19 In recent years, the male population has increased slightly more than the female population¹⁷, a trend that may continue given the higher proportion of males aged under 25 in 2006.

¹⁶ Haringey Joint Strategic Needs Assessment (2008): <http://www.haringey.gov.uk/index/council/hsp/ourplace.htm>

¹⁷ *Ibid.*

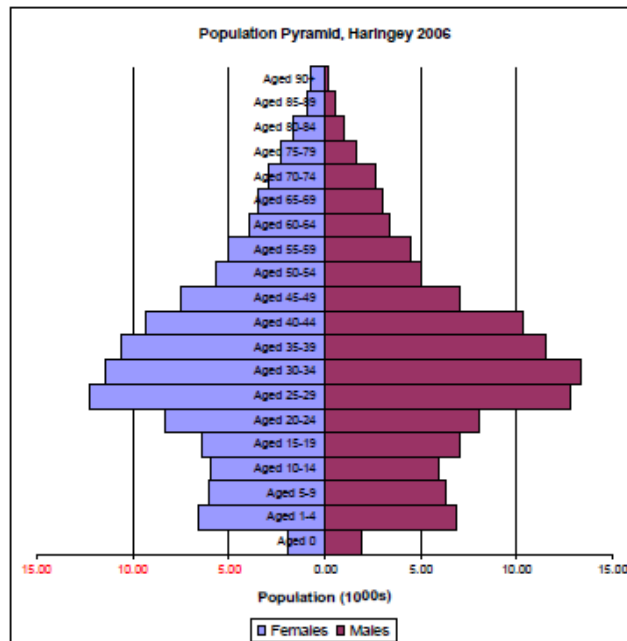


Figure 5-1: Population pyramid for Haringey in 2006, showing age-sex structure¹⁸

Sexual Orientation

- 5.2.20 ONS Integrated Household Survey (IHS) Data, using recently introduced questions on sexual orientation, indicate that across the UK, 95 per cent of adults identified themselves as heterosexual/straight, 1 per cent of adults identified themselves as gay or lesbian, and 0.5 per cent of adults identified themselves as bisexual, while a further 0.5 per cent identified themselves as 'Other'. London as a region had the largest proportion of adults identifying as Lesbian, Gay, or Bisexual (LGB) (2.2 per cent). Estimates are not available at borough level or below due to small sample size¹⁹.
- 5.2.21 The GLA records a positive increase in the number of lesbian and gay people who believe that Londoners are tolerant of different sexual groups²⁰.
- 5.2.22 The residents' survey did include respondents who identified themselves as gay, though the numbers were very small.

Employment & business ownership

- 5.2.23 The most recent data available describing employment in the area is from the ONS Annual Population Survey for October 2009 to September 2010, available at local authority level. 67.9% of Haringey borough residents aged over 16 were economically active in October 2009 – September 2010; this was lower than in London (74.7%) and Great Britain (76.3)²¹. 'Economically active' includes all residents that were employed or in employment at the time of the survey.

¹⁸ Haringey Joint Strategic Needs Assessment (2008): <http://www.haringey.gov.uk/index/council/hsp/ourplace.htm>

¹⁹ Joloza, T., Evans, J. & O'Brien, R. (2010) 'Measuring Sexual Identity: An Evaluation Report', Office of National Statistics (ONS)

²⁰ Source: Annual London Survey, GLA 2002 – 2007 [Accessed 12/04/2011]

²¹ ONS Annual Population Survey, via NOMIS <https://www.nomisweb.co.uk/reports/lmp/la/2038431864/report.aspx?town=haringey>

- 5.2.24 As shown in Table 5-4, unemployment levels amongst Haringey residents are higher in Haringey (11.4%) than in London (8.9%) and Great Britain (7.7%), whilst self-employment levels in Haringey are in line with London-wide levels (10.8%).
- 5.2.25 Table 5-5 compares economic activity among the male and female populations of Haringey in 2009/10. Employment rates were higher among males than females in all regions, but there was a more marked gender difference in employment rates in Haringey. The rate of female unemployment in Haringey is above that in London (12.1% compared to 8.8%), whilst the rate of male unemployment in Haringey is below that in London (6.8% compared to 9.0%).
- 5.2.26 Economic inactivity rates among Haringey residents are significantly higher than rates recorded across London (32.1% compared to 25.3% in London (Table 5-5). Economic inactivity while 'Not wanting a job' was much more common among women (31.7%) than men (17.7%).

	Haringey (numbers)	Haringey (%)	London (%)	Great Britain (%)
All people				
Economically active	111,600	67.9	74.7	76.3
In employment	101,400	61.6	68	70.4
Employees	82,500	50.5	56.8	60.9
Self employed	18,300	10.8	10.8	9
Unemployed	13,100	11.4	8.9	7.7
Males				
Economically active	62,800	74.8	82.2	82.6
In employment	58,500	69.6	74.7	75.4
Employees	45,500	54.5	59.5	62.1
Self employed	12,400	14.4	14.8	12.8
Unemployed	4,300	6.8	9	8.6
Females				
Economically active	48,800	60.6	67.2	70.1
In employment	42,900	53.2	61.3	65.4
Employees	37,000	46.2	54.1	59.7
Self employed	5,900	7	6.8	5.3
Unemployed	5,900	12.1	8.8	6.5

Table 5-4: Breakdown of economic activity, employment and unemployment Haringey borough, London and Great Britain (October 2009 – September 2010)²².

²² ONS Annual Population Survey, via NOMIS <https://www.nomisweb.co.uk/reports/lmp/la/2038431864/report.aspx?town=haringey>

	Haringey (numbers)	Haringey (%)	London (%)	Great Britain (%)
All people				
Economically inactive	52,200	32.1	25.3	23.7
Wanting a job	12,400	7.6	6.3	5.7
Not wanting a job	39,800	24.5	18.9	18
Males				
Economically inactive	21,000	25.2	17.8	17.4
Wanting a job	6,300	7.6	5.2	4.9
Not wanting a job	14,700	17.7	12.7	12.4
Females				
Economically inactive	31,200	39.4	32.8	29.9
Wanting a job	6,100	7.7	7.5	6.5
Not wanting a job	25,100	31.7	25.3	23.5

Table 5-5: Breakdown of economic inactivity among male and female residents of Haringey borough, London and Great Britain (October 2009 – September 2010)²³.

5.2.27

Data from 2012 shows that among unemployed residents in Wards Corner LSOA, long term unemployment (those claiming for over 12 months) was higher than in Haringey, London and England both amongst men and women (Table 5-6).

% Long-term unemployment (2001)	Wards Corner LSOA	Tottenham Green Ward	Haringey LB	London
Unemployed males	30	155	2000	38650
Unemployed females	15	100	1120	23425

Table 5-6: Long-term unemployment among unemployed residents, April 2012²⁴.

²³ ONS Annual Population Survey, via NOMIS <https://www.nomisweb.co.uk/reports/imp/la/2038431864/report.aspx?town=haringey>

²⁴ 2001 Census (UV41) <http://www.neighbourhood.statistics.gov.uk/dissemination>

- 5.2.28 The most recent data available regarding Jobseekers Allowance (JSA) claimants is from March 2011, collated by the ONS via Jobcentre Plus records²⁵. At this time, a total of 10,300 people were claiming JSA in Haringey borough, representing 6.4% of residents aged 16-64; this was higher than in London (4.1%) and Great Britain (3.8%). The rate was higher among males than females, with 6,587 males claiming in Haringey compared to 3,713 females; a similar pattern existed for London and Great Britain.
- 5.2.29 Table 5-7 shows JSA claimants broken down by age group and duration of the claim. Haringey residents have higher claimant rates across all three age groups (18-24; 35-49; 50-64) than London. Young people in Haringey have a higher claimant rate than other age groups, reflecting regional and national patterns.
- 5.2.30 The majority of claims were for a shorter duration (less than 6 months), except for older residents, among which claims over 12 months were almost as common as those under 6 months. This differs from London and Great Britain, for which the majority of claims were less than 6 months among *all* age groups. The rate of claims over 12 months among older residents in Haringey was 2.0% compared to 0.8% in London and 0.4% in Great Britain.

	Haringey (number)	Haringey (%)	London (%)	Great Britain (%)
Aged 18 to 24				
Total	2,085	10.1	6.8	7.3
Up to 6 months	1,695	8.2	5.7	6
6 – 12 months	295	1.4	0.9	1
over 12 months	95	0.5	0.2	0.3
Aged 25 to 49				
Total	6,635	6.3	4.1	3.9
Up to 6 months	3,620	3.4	2.5	2.5
6 – 12 months	1,325	1.3	0.8	0.7
over 12 months	1,695	1.6	0.8	0.7
Aged 50 to 64				
Total	1,530	5.3	3.1	2
Up to 6 months	675	2.3	1.6	1.2
6 – 12 months	285	1	0.7	0.4
over 12 months	570	2	0.8	0.4

Table 5-7: Jobseekers Allowance (JSA) claimants by age group and duration of claim, March 2011. Percentages represent the number of JSA claimants as a proportion of the resident population of the same age

- 5.2.31 Data describing JSA claimants by gender is available for April 2012 for the smaller output area of Haringey 024B ('Wards Corner LSOA'), as shown in Table 5-8. Two thirds of the JSA claims were made by the male population (67%) with a third accounted for by females (33%).

²⁵ NOMIS: 'Total JSA claimants (March 2011)' <https://www.nomisweb.co.uk/reports/lmp/la/2038431864/report.aspx?town=haringey>

JSA claimants (%)	Wards Corner LSOA	Haringey LB	London	England
Male	67	67	66	72
Females	33	33	34	28

Table 5-8: JSA claimants by age group and gender, as a proportion of claimants in August 2009²⁶.

5.2.32

With regard to JSA claimants by ethnicity, the smallest area for which data is available is local authority. The proportion of JSA claims in Haringey borough between October 2008 and September 2009 was lower for 'White' and higher for 'Black or Black British' and 'Chinese or other' than in London or England (Figure 5-2).

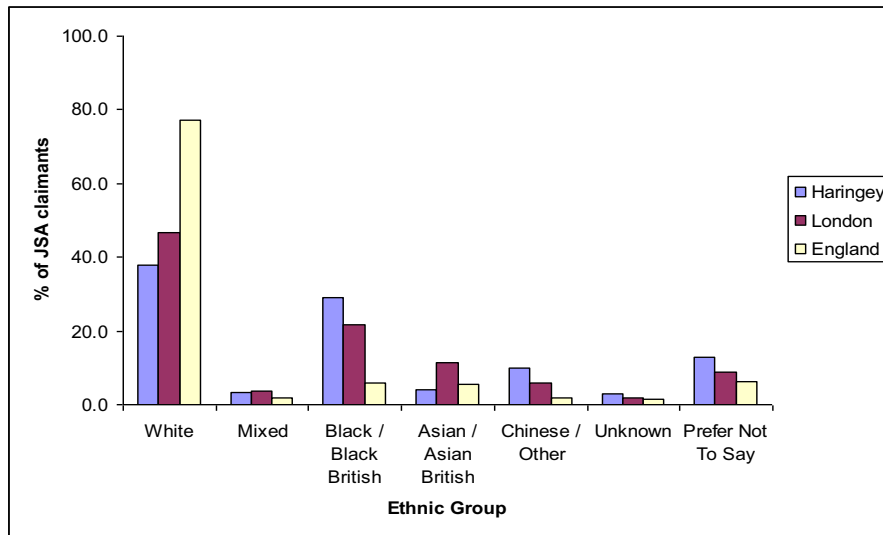


Figure 5-2: JSA claimants by ethnic group in Haringey, London and England for the period October 2008 to September 2009

5.2.33

Regarding all key benefits claimed in Wards Corner LSOA in 2011, Table 5-9 provides details of the main reason for / type of benefits claimed, as well as the age and gender of all people claiming a key benefit. The proportion of claimants for incapacity benefits in Wards Corner LSOA was notably higher at 11% of the working population, than in Haringey (8%) and London (6%), (see also 'Disability' section above).

% of working age population (16-64) for corresponding geography		Wards Corner LSOA	Haringey LB	London
All People Claiming a Key Benefit		28	20	15
Main reason for claiming a key benefit	Job Seekers	11	6	4
	Incapacity Benefits	11	8	6
	Lone Parent	3	4	3
	Carer	1	1	1

²⁶ JSA Claimants 2009, Department of Work & Pensions via <http://www.neighbourhood.statistics.gov.uk/dissemination>

	Others on Income Related Benefits	1	1	1
	Disabled	0.4	1	1
	Bereaved	0.4	0	0
	Unknown	0	0	0
Gender	Male	15	10	7
	Female	13	10	8
Age group	Aged 16-24	4	3	2
	Aged 25-49	15	12	9
	Aged 50 and Over	9	5	4

Table 5-9: Benefits data indicators: reason, gender and age for key benefits claimants in 2009²⁷

- 5.2.34 Data for 'New Deal' starts in Haringey borough in 2008 show that for 'New Deal Young People' and 'New Deal Lone Parents', the ethnic group with the highest proportion of starts was 'Black or Black British' (33.0% and 42.9% respectively), compared to London (25.7%, 28.5%) and England (6.7%, 8.1%)²⁸.
- 5.2.35 As shown in Table 5-10, the proportion of residents in Haringey 16-64 with no qualifications (16.0%) was higher than in London (11.8%) and Great Britain (12.3%), whilst there is also a sizeable proportion of residents in Haringey educated to degree level.

	Haringey (numbers)	Haringey (%)	London (%)	Great Britain (%)
NVQ4 and above	69,500	43	39.7	29.9
NVQ3 and above	86,800	53.8	53.2	49.3
NVQ2 and above	101,800	63.1	64.5	65.4
NVQ1 and above	111,300	69	74	78.9
Other qualifications	24,300	15.1	14.3	8.8
No qualifications	25,700	16	11.8	12.3

²⁷ ONS 'Benefits Data Indicators: Working Age Client Group' for Haringey LB: <http://www.neighbourhood.statistics.gov.uk/dissemination>

²⁸ Department for Work and Pension, via ONS 'New Deal Programme: Starts by Ethnic Group, 2008'
<http://www.neighbourhood.statistics.gov.uk/dissemination>

Definitions:

NVQ 1 equivalent: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent

NVQ 2 equivalent: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent

NVQ 3 equivalent: e.g. 2 or more A levels, advanced GNVQ, NVQ 3, 2 or more higher or advanced higher national qualifications (Scotland) or equivalent

NVQ 4 equivalent and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent

Table 5-10: Total numbers of people who are qualified at a particular level and above in 2009²⁹

5.2.36 Regarding business ownership in Wards Corner, a survey of the Seven Sisters Market was conducted by USM in 2008 which found of the 36 traders leasing stalls in the market, the majority (64%) originated from Latin America and were mainly Spanish speaking. The remaining 36% traders were mainly English speaking, from a mixture of racial backgrounds, including Afro-Caribbean, African, Asian and White³⁰.

5.3 Housing

5.3.1 Wards Corner LSOA³¹ experiences very high comparative levels of housing deprivation in terms of the sub-indicator for overcrowding, homelessness and housing affordability, according to CLG's Indicators of Deprivation 2010, which mainly use data from 2008.

5.3.2 The evidence cited in Haringey's newly adopted corporate equality objectives³² identifies that:

- Almost 50% of people in priority housing need are lone female parents
- 40% of people in priority housing need are young people aged 16-24
- 34% of people in priority housing needs are Black or Black British – three times their size in the local population

²⁹ NOMIS 'Qualifications (Jan 2009-Dec 2009)' <https://www.nomisweb.co.uk/reports/imp/la/2038431864/report.aspx?town=haringey>

³⁰ 'Seven Sisters market Report' Urban Space Management, 2008. Available via Consultation Response #154 at:

<http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=173237>

³¹ <http://data.london.gov.uk/datastorefiles/datafiles/employment-skills/id-2010-for-london.xls> for LSOA E01002069 [Accessed 30/05/2012]

³² http://www.haringey.gov.uk/appendix_a_corporate_equality_objectives_2012-2016.pdf

- 5.3.3 There are 31 existing homes on the site on Suffield Road and the first floor on Tottenham High Road, Seven Sisters Road and West Green Road. The existing housing stock is a mixture of owner-occupied, private-rented accommodation and social housing units. The existing dwelling stock comprises 3 studio flats, 14 x 1-Bed, 5 x 2-Bed and 9 x 3-Bed units³³.
- 5.3.4 Within the South Tottenham (N15) area, 268 social housing units were completed in 2011/12, representing just under 60 per cent of social housing completions across Haringey. A further 444 units are in progress for period 2012 – 2014³⁴. This represents over 80 per cent of affordable in progress new builds across Haringey. In 2010/11, 44% of completions were affordable housing, against a target of 50% affordable housing. The annual monitoring report notes that a notional London Plan annual target of 820 new homes (of which 50% should be affordable) for the next 10-12 years will be challenging to achieve³⁵.

5.4 Access to services and facilities

- 5.4.1 There are two primary schools in the Tottenham Green ward – Earlsmead and Wellbourne. The School Place Planning Report 2011 identifies existing and projected trends for growing demand for school places. The report identifies a large number of housing developments in the area. The proposed development as generating need for 57 school places, on the basis of 196 new units^{36,37}.
- 5.4.2 Haringey PCT identifies 56 GP practices within the borough. The PCT also identifies 10 dental practices providing NHS services within the South East Haringey area. Strategic planning of health services is currently the responsibility of the PCT, although greater control of service commissioning by GP practices due to NHS reforms may influence future provision of health services and facilities for residents of the development in the future.
- 5.4.3 The existing shops are understood to include a mix of local food, convenience and other retail outlets. The overall local retail mix is understood to include a Tesco store, but otherwise no national chain stores.

5.5 Public realm, transport, safety

- 5.5.1 Current access provision at Seven Sisters underground station includes facilities for the visually impaired or blind; assistance dogs welcome; facilities for the mobility impaired (escalators); facilities for hard of hearing people; induction loop; staff assistance available and alternative wheelchair accessible service available. The station does not have lift access³⁸.
- 5.5.2 Seven Sisters railway station has staff help; accessible ticket machines and induction loop. However, no part of the station has step free access, there is no disabled parking and no other facilities for wheelchair users of people with mobility impairments³⁹.
- 5.5.3 Numerous bus routes and bus stops serve the Wards Corner site. All London buses are low floor and include at least one wheelchair space. Transport for London has also improved accessibility at bus stops.

³³ Based on 'best estimate' information provided by Cluttons 10/05/2011

³⁴ Data provided by Haringey council 24/05/2012

³⁵ 2010/11 Annual Monitoring Report, London Borough of Haringey, 2011 [Accessed 12/06/12]

³⁶ http://www.haringey.gov.uk/school_place_planning_report_2011.pdf [Accessed 30/05/2012]

³⁷ Educational Contributions with 7sisters values.xls, in email from Jeffrey Holt 12/-6/2012

³⁸ <http://www.directenquiries.com/> & <http://www.tfl.gov.uk/gettingaround/stations/1000201.aspx> [Accessed 12/04/2011]

³⁹ <http://www.nationalrail.co.uk/stations/svs/details.html> [Accessed 12/04/2011]

- 5.5.4 Online crime mapping for the Wards Corner LSOA (E01002069) reports total notifiable offences in April 2012 as above average (26.65), with a higher rate than for the Tottenham Green ward (13.54), and the overall Haringey rate (9.24)⁴⁰. According to figures available from the Metropolitan Police, overall crime in Haringey decreased between 2010 and 2011. However, there is proportionately more crime in Tottenham Green than Haringey overall, and 2010/11 saw a dramatic increase in crime in the area⁴¹.
- 5.5.5 Evidence for Haringey's newly identified corporate equality objectives identified that 'People aged 17 - 20 are more likely than others to be victims of crime especially as a percentage of the local population'⁴².
- 5.5.6 Hate crime or harassment is any behaviour that is perceived by the victim or any other person to be motivated by hatred of the group to which the victim is believed to belong. In 2007/08 there were 192 racist offences. Haringey had the 6th lowest rate of racist offences in London in 2007/08 for the number of racist offences and lowest amongst its 'Most Similar' and neighbouring boroughs. Haringey has the 10th highest number of faith hate offences in London and 7th highest number of homophobic offences⁴³.

5.6 Community cohesion and relations between different groups

- 5.6.1 Community cohesion is strongly identified as a priority in Haringey council policy. The achievement of 'A place of diverse communities that people are proud to belong to' is emphasised in their SCS, Single Equality Scheme and community cohesion framework, which aims towards ensuring equality of opportunity throughout the borough.
- 5.6.2 The updated community cohesion framework identifies the eastern wards of Haringey, including Tottenham Green ward, as tending to be home to higher numbers of BME groups, newly arrived migrants, refugees and asylum seekers, people from diverse faiths and people who have limiting long-term illnesses⁴⁴.
- 5.6.3 The framework furthermore recognises the diversity of the borough's population, as well as the existence of a large number and variety of voluntary and community based organisations serving different sections of the population.
- 5.6.4 A Community Cohesion Forum was established in 2008 to bring together a vision of common belonging and shared vision. The forum includes groups who work with residents of different ages, genders, disabilities, ethnic backgrounds and cultures, religions, those with no religion, and people from lesbian, gay bisexual and transgender communities.

⁴⁰ Rates for April 2012, for sub-ward area E01002069, <http://maps.met.police.uk/> [Accessed 29/05/2012]

⁴¹ http://www.haringey.gov.uk/2011_tottenham_green_ward_profile.pdf

⁴² http://www.haringey.gov.uk/appendix_a_corporate_equality_objectives_2012-2016.pdf

⁴³ http://www.haringey.gov.uk/jsna_chapter_3_social_and_environmental_context_-_towards_jsna_in_haringey.pdf [Accessed 12/04/2011]

⁴⁴ http://www.haringey.gov.uk/community_cohesion_framework_update_2010.pdf [Accessed 12/04/2011]

6 CONSULTATION

6.1 Introduction

6.1.1 This section presents findings from the residents and business surveys conducted by URS with directly affected residents and business owners or representatives. It includes summary details of consultation undertaken by Haringey council and by the applicant, both in relation to the current application and the previously submitted application. It includes a summary of the findings from an independent review of the consultation conducted in relation to the previous planning application.

6.2 Findings of the residents and business surveys

6.2.1 The following is a breakdown of the results from the surveys conducted with businesses and residents within the area affected by the proposed Seven Sisters regeneration. Please note that where the survey recorded zero responses to an option, it is not listed in these findings.

6.3 Survey of affected residents

6.3.1 In total the survey achieved eight responses from residents. A number of occupiers could not be contacted, or did not wish to take part in the survey, whilst other residences were vacant or could not be located. For further details of the attempts made to contact residences, please see Table 2-1.

6.3.2 All Haringey Council homes have now been vacated, or are being rented on an Assured Short Tenancy (AST) basis. The majority of housing association social housing is also being provided as AST.

Household composition

6.3.3 Residences were found to be primarily home to more than one occupant, with just one address recorded as being single occupied. Four of the residences were home to children. None were home to anyone over 65 and none of the household members were expecting a baby, or had a baby in the last 12 months. The length of time respondents have spent in their homes varied, with responses indicated an fairly even spread of short, medium and long term occupancy.

6.3.4 Two of the respondents indicated that a household member had a long-standing illness, disability, or infirmity⁴⁵ which limited their activities in some way. In both cases, the illness, disability, or infirmity in question did not make specially adapted accommodation necessary, with current accommodation considered suitable.

Property type & ownership

6.3.5 The majority of respondents live in flat accommodation. All of those contacted during the survey rented their property. Five rented their accommodation from a private landlord or letting agency, whilst the remaining three rented through a housing trust or registered social landlord. Two of the residences were home to someone who owns a business at Wards Corner.

⁴⁵ Long-standing illness, disability, or infirmity was defined as: anything that has troubled him/her for a period of at least 12 months or that is likely to affect him/her over a period of at least 12 months.

Preferences in the event of scheme approval

- 6.3.6 *Rents from housing trust / registered social landlord:* In the event of the planning application being approved, the three affected parties spoken to during the survey would seek to be re-housed either within Haringey, within Haringey or Islington, or in the wider London area. One of the respondents currently has a garden, which could affect the type of re-housing required.
- 6.3.7 *Rents from private landlord / letting agency:* Of the four respondents who would have to vacate their property in the event of scheme approval, three would look to find new accommodation in the immediate neighbourhood⁴⁶. One person would seek new accommodation elsewhere in London. When asked what might affect the type of new home they would look for, all considered it unlikely that they would be able to afford the rent for other housing in the local area. Two would want to apply for affordable housing (council or new affordable rent).

Additional comments from respondents

- 6.3.8 Survey respondents were invited to put forward any additional comments they might have about the development proposal.
- 6.3.9 The following is a summary of these responses:
- Concern was expressed about the disruption to work and home life that might occur due to the development, and the effect this may have on single parent families. The affordability of rent in the area and the availability of a school locally were highlighted as being valued.
 - A lack of information on the scheme was considered to be an issue, with little done to highlight the effects the development would have locally. It was felt that this reduced the opportunity for those affected to have an input.
 - Support was shown towards the scheme due to its potential to regenerate the area through improved shopping and community facilities. It was believed that this could result in a safer area, with reduced levels of crime.
 - Those who own businesses in Wards Corner seek appropriate compensation to cover their losses. There is concern that if the development goes ahead it will not be possible to buy and maintain similar properties elsewhere in London.
 - It was felt that the [older] age and [limited] skill set of some business owners could make it difficult for them to re-establish their business or find suitable new employment, and to maintain their current levels of security. Related concerns include problems obtaining mortgages in the future and the loss of the local support structures that currently aid older residents.
 - Disappointment was expressed that the new development will not include allocation of affordable housing. There was also concern that the value of investments made to properties in the expectation of living there in the long term will be lost.

⁴⁶ Immediate neighbourhood was defined as: being within approximately 10 minutes walk of their address

Diversity of respondents

- 6.3.10 The sample of residents surveyed included a slightly higher proportion of males. The majority were in the age ranges 35-44 and 45-54, with two respondents under 35. A diverse range of ethnicities was recorded, consisting of seven separate groups. The primary beliefs documented were Christianity, Islam, and no religion. The majority of respondents were heterosexual, but gay members of the community were recorded.

6.4 Survey of affected businesses

- 6.4.1 The survey obtained a total of 36 responses from businesses. Some of the business addresses targeted by the survey could not be contacted or did not wish to take part in the survey. A number of the businesses were vacant or could not be located. For further details of the attempts made to contact businesses, please see Table 2-1.

Nature of the businesses

- 6.4.2 Table 6-1 describes the relationship of the respondents to the businesses they are represented in the survey. Table 6-2 details the types of business operated by those contacted during the survey. Figure 6-1 provides further information on the nature of these businesses. Finally, Table 6-3: Length of time that businesses have operated in the proposal area
- 6.4.3 illustrates the length of time that businesses have operated in the proposal area.

Questions	Options	% Respondents
What is your position within the business:	I own the business [sole or joint]	66.7%
	I am an employee	22.2%
	Other (please specify ⁴⁷)	11.1%
Response Rate:	Answered Question	36
	Skipped Question	0

Table 6-1: Relationship of the respondents to the businesses they represented in the survey

Questions	Options	% Respondents
Is the business:	A market stall within Seven Sisters market?	72.2%
	A shop or other retail unit on High Road, Seven Sisters Road or West Green Road?	19.4%
	Other (please specify ⁴⁸)	8.3%
Response Rate:	Answered Question	36

⁴⁷ Those choosing 'other' specified their position as being a friend or family member to someone involved in the business, or were the manager of the business

⁴⁸ The nature of the responses given by those stating 'other' are such that all can be regarded as being businesses potentially affected by the proposal

	Skipped Question	0
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Table 6-2: The type of businesses operated by those surveyed

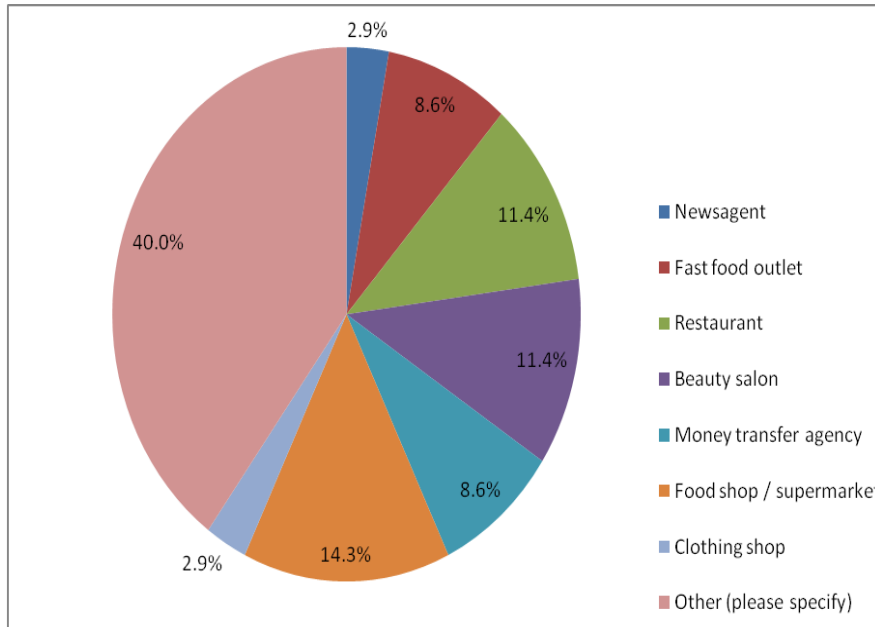


Figure 6-1: Nature of the businesses surveyed. (Answered Question: 35; Skipped Question: 1)

6.4.4

The 'other' businesses specified by those in Figure 6-1 are: barber shop; general store; bed linen store; office; arts and photography; indigenous jewellery; estate agent; Latin-American library; clinical practice; shisha bar; off licence; butcher; semi-precious stones and minerals.

Questions	Options	% Respondents
How long has the business operated in this location:	Less than 12 months	8.6%
	More than 12 months but less than 2 years	11.4%
	More than 2 years but less than 5 years	8.6%
	More than 5 years but less than 10 years	48.6%
	More than 10 years	22.9%
Response Rate:	Answered Question	35
	Skipped Question	1

Table 6-3: Length of time that businesses have operated in the proposal area

Customers & employees of the businesses

6.4.5

Table 6-4 provides information on the number of people that the businesses surveyed employ full-time on a regular basis, whilst Table 6-5 gives the part-time figures. Table 6-6 describes the groups that employees of the surveyed businesses belong to. Figure 6-2: The main customer groups of the businesses surveyed. (Answered Question: 36; Skipped Question: 0) illustrates the main customer groups of the businesses.

Questions	Options	% Respondents
How many people does your business employ full-time on a regular basis:	One person only	28.6%
	Two to five people	64.3%
	More than five people	7.1%
Response Rate:	Answered Question	28
	Skipped Question	8

Table 6-4: The number of people that businesses employ full-time on a regular basis

Questions	Options	% Respondents
How many people does your business employ part-time on a regular basis:	None	44.1%
	One person only	8.8%
	Two to five people	35.3%
	More than five people	11.8%
Response Rate:	Answered Question	34
	Skipped Question	2

Table 6-5: The number of people that businesses employ part-time on a regular basis

Questions	Options	% Respondents
To the best of your knowledge, to which of these groups do the employees of this business belong:	Asian Indian	8.3%
	Asian Other	5.6%
	Black African	5.6%
	Mixed White and Black African	2.8%
	Asian British	5.6%
	Black Caribbean	2.8%

	Mixed White and Black Caribbean	2.8%
	White British	2.8%
	Latin American / Hispanic	55.6%
	Other (please specify)	27.8%
Response Rate:	Answered Question	36
	Skipped Question	0

Table 6-6: Groups to which employees of the businesses belong

6.4.6

The 'other' groups specified by those in Table 6-6 are: Columbian; Iranian; Turkish; Turkish-British; Mediterranean; Romanian; Venezuelan.

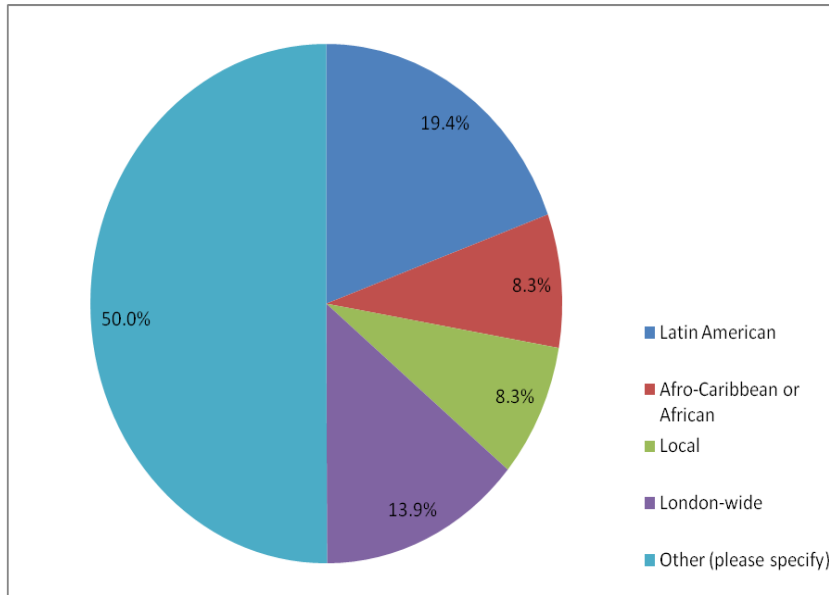


Figure 6-2: The main customer groups of the businesses surveyed. (Answered Question: 36; Skipped Question: 0)

6.4.7 The 'other' groups specified by the respondents in Figure 6-2 are: multi-cultural; all groups; mixed.

6.4.8 Respondents were asked whether any of the employees of the business, including themselves, had a long-standing illness, disability, or infirmity⁴⁹. All of those surveyed answered this question, with four replying yes. Of these, three considered this disability or impairment to affect their own, or their staff members, daily life.

Opinions on proposals

6.4.9 Respondents were presented with a list of business-related project measures and additional measures proposed in the S106 Heads of Terms to support affected businesses. Respondents were asked for their views on the likely effect of these on their business.

6.4.10 The results of this enquiry (Table 6-7 & Figure 6-3) revealed a significant level of scepticism/pessimism, or uncertainty, regarding the likelihood of these measures supporting their business to continue.

- Proposal 1 to reprovide the market in the new development was considered unlikely or highly unlikely to support business to continue to operate by 75% of respondents (9/12 respondents)
- Proposal 2 for open market rental run by experienced indoor market operator was considered highly unlikely to support business to continue to operate by 43% of respondents, whilst 36% were unsure how it would affect their business (total 14 responses)
- Proposal 9 (Traders Financial Assistance Sum of £144,000 paid to Council) was regarded as being unlikely to support businesses to continue. This result must be interpreted with some scepticism, as interviewees may not have understood that the sum was intended to then be used to support traders;
- Proposal 5 to promote the interests of Spanish-speaking traders in a temporary location, proposal 6 to provide appropriate business support and advice to all traders, and proposal 14 for further engagement with leaseholder and freeholder businesses were identified more frequently than other proposals as potentially supporting businesses to continue;
- Across many of the proposed measures, a high number of responses express uncertainty over how they will affect their business. This suggests that there is widespread uncertainty regarding what the impacts of these proposed measures will be in practice. It may also reflect limited understanding of the nature of the planned measures amongst respondents.

6.4.11 Those surveyed were also asked whether they thought their business would be able to afford to operate within the new development. The results of this question are shown in Table 6-8 and reveal a significant concern over affordability and a large amount of uncertainty.

⁴⁹ Long-standing illness, disability, or infirmity defined as: anything that has troubled him/her for a period of at least 12 months or that is likely to affect him/her over a period of at least 12 months.

Measures Proposed	Highly likely to support business to continue to operate	Likely to support business to continue to operate	Unlikely to support business to continue to operate	Highly unlikely to support business to continue to operate	Unsure how will affect business	No. Responses
P1. Reprovide market within new development	0% (0)	16.7% (2)	16.7% (2)	58.3% (7)	8.3% (1)	12
P2. Open-market rental, run by experienced indoor market operator	7.1% (1)	7.1% (1)	7.1% (1)	42.9% (6)	35.7% (5)	14
P3. First right to occupy to all existing traders of an equivalent stall	10.5% (2)	5.3% (1)	5.3% (1)	52.6% (10)	26.3% (5)	19
P4. Market facilitator to work with traders to identify suitable temporary location for market	6.7% (1)	0% (0)	13.3% (2)	53.3% (8)	26% (4)	15
P5. Promote interests of Spanish-speaking traders in temporary location	29.5% (5)	0% (0)	5.9% (1)	29.4% (5)	35.3% (6)	17
P6. Provide appropriate business support and advice to all traders	13.3% (2)	20% (3)	6.7% (1)	33.3% (5)	26.7% (4)	15
P7. Funding towards relocation costs & 3 month rent free period in temporary location	7.7% (1)	15.4% (2)	7.7% (1)	38.5% (5)	30.8% (4)	13
P8. Provide minimum 6 months notice of closure of existing market	13.3% (2)	0% (0)	13.3% (2)	40% (6)	33.3% (5)	15
P9. Traders Financial Assistance Sum of £144,000 paid to Council	0% (0)	0% (0)	20% (3)	53.3% (8)	26.7% (4)	15
P10. Provision of 6 new retail units suitable for local shops	0% (0)	7.1% (1)	21.4% (3)	50% (7)	21.4% (3)	14
P11. £150,000 payment towards shop building frontage, street decoration, vehicle servicing, improvement strategy, open space & parking West Green Road	6.3% (1)	6.3% (1)	12.5% (2)	43.8% (7)	31.3% (5)	16
P12. Creation of new jobs, including in larger retail units.	12.5% (2)	0% (0)	12.5% (2)	56.3 (9)	18.8% (3)	16
P13. Local procurement of goods and services / local labour agreement for construction	6.7% (1)	13.3% (2)	6.7% (1)	26.7% (4)	46.7% (7)	15
P14. Further engagement with leaseholder and freeholder businesses by developer	21.4% (3)	0% (0)	7.1% (1)	28.6% (4)	42.9% (6)	14

Table 6-7: Views on the effect that the expected benefits and proposed additional measures of the application will have on the respondents business

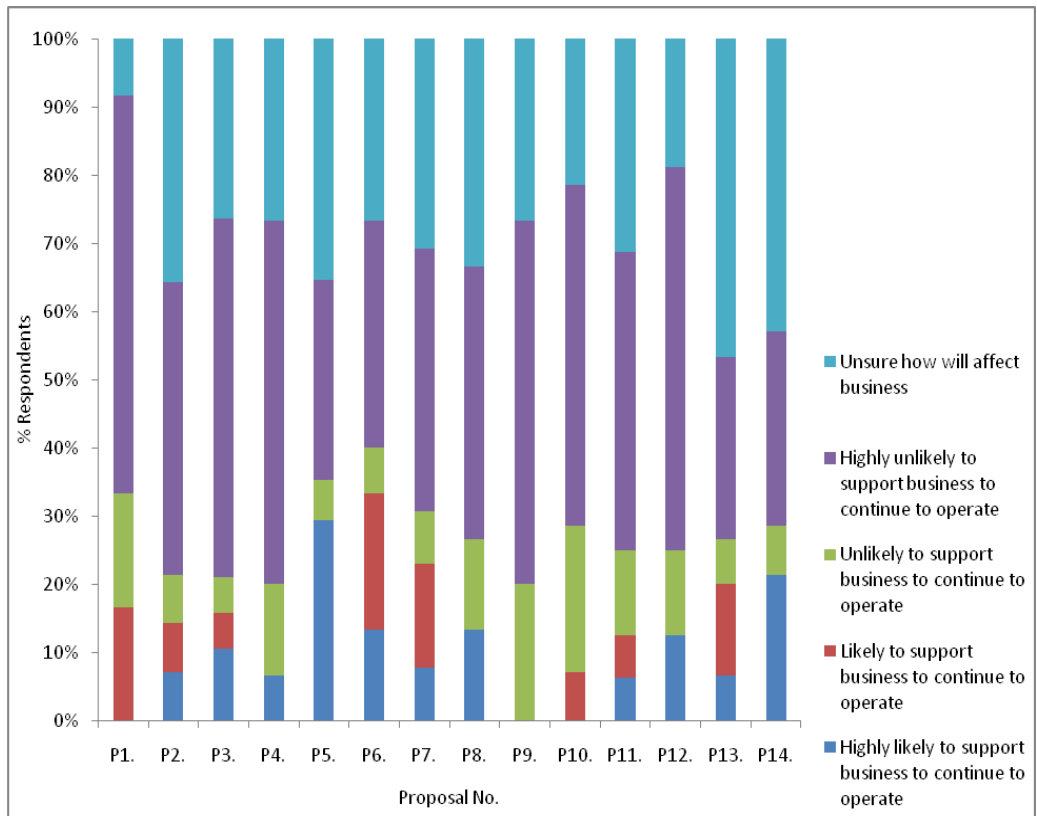


Figure 6-3: Views on the effect that the expected benefits and proposed additional measures of the application will have on the respondents business

Questions	Options	% Respondents
Do you think the business will be able to afford to operate within the new development:	Very confident can afford	5.7%
	Quite confident can afford	5.7%
	Not certain	40%
	Slightly concerned won't be able to afford	2.9%
	Very concerned won't be able to afford	45%
Response Rate:	Answered Question	35
	Skipped Question	1

Table 6-8: Views of respondents on whether their business would be able to afford to operate within the new development

6.4.12 Those contacted in the Seven Sisters Market were asked what additional measures, if any, would be needed so that their business could continue to operate during reconstruction. They were also asked for any additional comments they might have on the proposed measures for the permanent relocation of the market.

The following is a summary of their responses:

- There was some uncertainty amongst respondents about how businesses could be supported during reconstruction. Fears were expressed over the negative effect on business that any period of closure could have.
- Some considered relocation as an option, especially in the local area, but there were reservations about whether a replacement site could provide similar transport links, parking, and street access. The lack of suitably sized local venue to provide all with their current level of space was another concern. It was felt that relocation to more than one site would divide the community.
- Others opposed relocation on the basis that they would be unable to afford to return post-development. There was uncertainty over what the cost of new stalls in the future market, and in other locations, would be. Concern was expressed over the affordability of other locations.
- Two years notice of the closure of the existing market was a measure proposed. Another considered a significant increase in compensation as being necessary, due to the number of traders that it would be divided amongst and the length of the reconstruction period.
- The payment of the businesses rent for the entire reconstruction period was also proposed, whilst others considered the maintenance of current rent levels to be an appropriate measure.

6.4.13 All of those contacted during the market and shop business survey were asked what additional measures, if any, would be necessary for their businesses to be able to operate in the long term.

The following is a summary of their responses:

- Opposition to the development in general was recorded from a number of respondents, with concerns including loss of customers, local identity, diversity, and community contact with friends and family. Some felt that the redevelopment plans would cause money to be lost from the local economy due to an increased number of larger chain stores.
- There was strong support for the renovation of the existing building, particularly through an alternative, community led plan. The historic nature of the building and the relatively low cost of such an approach were highlighted.
- The ability of the current businesses to make improvements to the building and surroundings was mentioned by a number of respondents. A lack of outside support and the uncertainty brought about due to past and current development proposals were cited as being barriers to improvements and investment.

- Fair compensation for the value of businesses lost due the redevelopment was considered necessary by a number of respondents. Some felt that the levels of compensation offered so far have been too low.
- The affordability of open market rents in the new development is believed to be an issue, with some considering it unlikely that they would be able to continue their business.
- Complaints about a lack of information were recorded, with some considering the information so far provided to be too vague to allow for informed decisions to be made. Some reported that they had so far received no information and a lack of engagement from Grainger and the Haringey Council was cited.

6.4.14 The business representatives contacted during the survey were asked whether they had any comments regarding the effects of the proposed development on their customers.

The following is a summary of their responses:

- Some of the survey respondents believe that improvements to the area through the proposed development could help in attracting new customers, or that they would no effect.
- A number feel that the proposed development would have more negative effects on their current customers. A potential loss of services was cited by several respondents, with local shops considered to be particularly adapted to the community's needs at present. There was concern that new businesses would make some important products unavailable or unaffordable.
- It was also felt by some that the development proposal would result in a loss of community that would affect their customers. The market area is regarded by some as an area of congregation and socialising for Latin American and other ethnic groups, with strong links to cultural identity.
- The breaking of long term relationships between businesses and clients was highlighted as an issue. This was particularly felt to be the case with the elderly, who are said to rely on a local support structure which provides them with social contact in addition to shopping.
- The loss of accessibility for local customers was highlighted by a number of those surveyed, with the current transport links considered to be particularly good. There was concern about how customers would locate current businesses again should the development go ahead, with advertising suggested as a potential solution.

6.4.15 Those contacted during the course of the business survey were asked whether they had any comments regarding the effects of the proposed development on their employees.

The following is a summary of their responses:

- Many of the respondents expressed concern that the new development will lead to job losses and unemployment amongst their staff, with knock on effects on the families that

these workers support and the wider community. It was suggested that higher rents could result in businesses employing fewer staff.

- Some believed that their current employees would not be able to find work in the new development. Others felt that more jobs may become available, but they are likely to be lower skilled and lower paid. There was concern amongst some that they would not be able to find a similar job and so would have to start again on a low salary.
- A qualitative difference between being a business owner and an employee was highlighted, with a respondent stating that they couldn't now work for someone else. There was also concern about the stress placed on employees due to the uncertainty surrounding the development proposal.
- There was a strong belief amongst respondents that job losses, or reductions in pay or hours available, could have a significant impact on the level support some employees could offer to their families and friends abroad.

Diversity of respondents

6.4.16 Table 6-9 specifies the age and sex of those who responded to the business survey. Figure 6-4 illustrates the ethnic groups that the business survey respondents feel they belong to. Table 6-10 details the religious beliefs of those surveyed.

Questions	Options	% Respondents
What is your sex:	Male	71.4%
	Female	28.6%
Response Rate:	Answered Question	35
	Skipped Question	1
What is your age group:	18-24	3.2%
	25-34	29%
	35-44	32.3%
	45-54	19.4%
	55-64	16.1%
Response Rate:	Answered Question	31
	Skipped Question	5

Table 6-9: The sex and age of respondents to the business survey

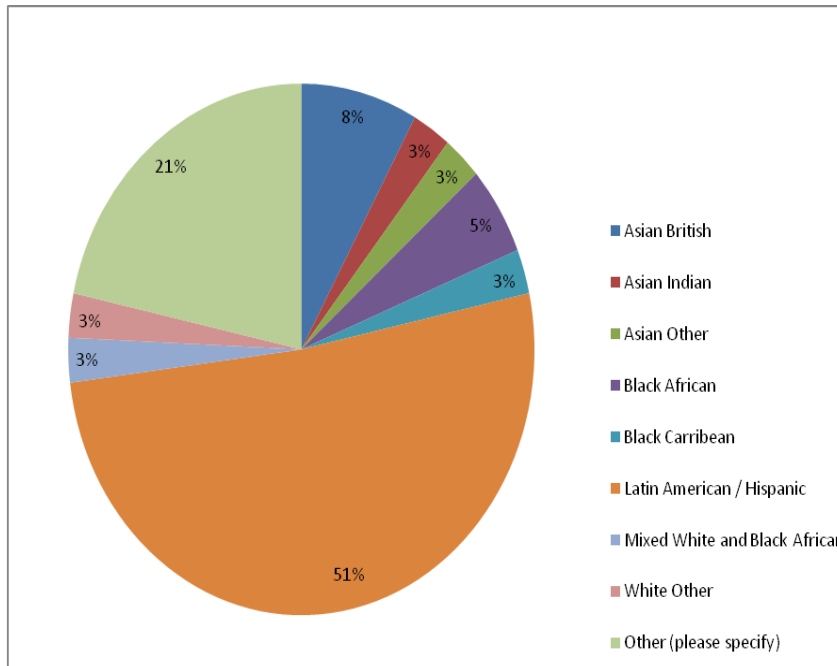


Figure 6-4: The ethnic groups that business survey respondents feel they belong to. (Answered Question: 29; Skipped Question: 7)

6.4.17 The ‘other’ groups specified by the respondents in Figure 6-4 were: Iranian; Columbian; Cuban; Turkish; Turkish-British; and Mediterranean.

Questions	Options	% Respondents
What is your religion:	Christianity ⁵⁰	59.4%
	Hinduism	9.4%
	Islam	9.4%
	Sikhism	3.1%
	Yoruba	6.3%
	No Religion	12.5%
Response Rate:	Answered Question	32
	Skipped Question	4

Table 6-10: The religion of those who responded to the business survey

⁵⁰ Includes two respondents who identified themselves as being Catholic

6.5 Formal consultation by Haringey council

6.5.1 The Council has undertaken its own statutory consultation following receipt of the application. Consultation responses received are summarised in 'Appendix 1 – Consultation Responses' of the Committee Report.

6.6 Planned consultation by the applicant

6.6.1 The applicant reports that it will promote the submission of the new application through a range of tools including⁵¹:

- 10,000 plus leaflets distributed to households and businesses in the surrounding area
- The project website (now www.sevensistersregeneration.co.uk)
- Adverts in the Haringey Independent and Tottenham Journal in May and June 2012
- Online advertising on the website of the Haringey Independent and Tottenham Journal in May and June 2012
- Letters to all on site residents and businesses
- Letters to all stakeholders

6.7 Public survey of residents in the Seven Sisters area about potential redevelopment of the Wards Corner site

6.7.1 The applicant commissioned a public survey conducted in April 2012. They interviewed 577 adults in the Seven Sisters area of Tottenham, using a face-to-face, door-to-door interview methodology. The survey included quotas to reach at least 150 residents from the postcode areas that begin with N15 4, N15 5 and N15 6. Interview shifts were spread across daytime, evening and at the weekend. Data was weighted to be demographically representative of Haringey borough adults by age group and gender, as well as to 33% for each of the three postcode regions. The survey sought to canvas the views and opinions of residents in the area on the services available, areas for improvement and the development plans for the site.

6.7.2 A majority of residents (63%) use shops and services in the area more than once a week, while one in three (35%) say that they use the Seven Sisters Market this frequently.

6.7.3 Seven Sisters residents are most likely to say that increasing the amount of investment in the area (68%) is one of their top three priorities from the list given. Apart from this, increasing the availability of housing (64%) and increasing the range of shops (53%) are seen as a priority by more than half of residents.

6.7.4 Within the area, micro-geographical differences exist, with the attitudes and priorities of local residents varying considerable from one postcode to another. N15 4 postcode area residents (53%) are almost twice as likely as either N15 5 (25%) or N15 6 postcode area residents (30%) to use Seven Sisters Market more than once a week.

⁵¹ *Seven Sisters Regeneration Consultation Statement*, May 2012, GL Hearn

6.7.5 Younger people are more likely than older people to currently use Seven Sisters Market. 41% of 18-34 year olds use the market more than once a week, compared to just 26% of people aged 55 or over.

6.8 Consultation and engagement 2003 – 2011

6.8.1 Consultation undertaken in relation to the previous application during the period 2003 - 2011 was reported on in the previous EqIA report⁵². The previous EqIA report included consideration of the adequacy of the consultation and engagement processes in terms of effective and wide-ranging engagement. It considered that community consultation and engagement undertaken in relation to the development brief by Haringey council and in relation to the planning application by the Applicant, the Bridge NDC, and Haringey Council had included measures to engage widely with different sections of the affected population. It noted, however, that objections to the planning application included criticism of the adequacy and effectiveness of the consultation process in engaging with the local community.

6.8.2 The previous EqIA report found that consultation responses and survey results identified concerns about potential negative impacts. These particularly related to equal opportunities for local BME residents, for Latin American, Afro-Caribbean and other ethnic minority market traders and local shop owners, as well as to community cohesion for the Latin American community and the local multi-ethnic community.

6.8.3 The previous EqIA report identified that limited diversity monitoring of consultation responses limited the availability of evidence regarding the impacts specific to groups of people sharing protected characteristics.

6.8.4 An updated report on the consultation was provided by the applicant in support of the new application⁵³. This provided details of consultation undertaken up until 2011 as well as setting out planned further information provision and consultation. The report includes a summary of a review of previous consultation undertaken, reproduced below:

“The Consultation Institute’s overall conclusion is that the 2007/8 consultation was structured and delivered in a professional manner. Whilst there are one or two areas where the consultation could have been better, on balance the applicant has demonstrated good practice throughout.”⁵⁴

6.8.5 The review by the Consultation Institute identified the following strengths and weaknesses in the previous consultation:

- The Consultation Statement set out clear objectives. However, these were met in most respects rather than all. In meeting these objectives the following principles were adhered to during the consultation:
 - Communicate and inform early
 - Consult widely and deeply
 - Work to ensure all those who wish to take part are able to
 - Report back the outcome of any consultation activities to the community in a timely manner

⁵² Wards Corner Redevelopment Equality Impact Assessment Report, URS/Scott Wilson, June 2011

⁵³ Seven Sisters Regeneration Consultation Statement, GL Hearn, May 2012

⁵⁴ Wards Corner regeneration, Seven Sisters, Review of public consultation in 2007 for GL Hearn by The Consultation Institute, April 2012

- Consider the feedback and seek to amend where appropriate and feasible
 - Communicate the final scheme so everyone is in no doubt of how the plans have progressed
- During the consultation the following principles were not clearly adhered to:
 - Set out the programme, the constraints, when and how people can engage and what the anticipated outcomes may be
 - Communicate how the proposals have been influenced by the programme and where they have not and why not
 - The consultation questions represented good practice.
- The language used, accessibility, availability and transparency of approach were strengths in terms of information provision. However, the detail of additional information available was a weakness, and the distinction between the three public space options was not clear enough.
- The response rate was felt to be low.
- Whilst the changes made to the proposed scheme were clearly reported, explanation of how these changes emerged and the 'fate' of the comments received was not communicated.
- The level of analysis and approach to feedback were considered appropriate, although further reference to stakeholder comments would have been beneficial.
- The consultation provided sufficient time for concerns to be voiced.
- The consultation met the seven best practice principles (integrity, visibility, accessibility, transparency, disclosure, fair interpretation, and publication) contained in the Consultation Institute's Consultation Charter⁵⁵.

⁵⁵ *Wards Corner regeneration, Seven Sisters, Review of public consultation in 2007 for GL Hearn by The Consultation Institute, April 2012*

7 APPRAISAL OF EQUALITY IMPACTS

7.1 Introduction

7.1.1 The appraisal considers the potential impacts on affected people sharing protected characteristics arising from the planning application and associated proposals for Seven Sisters Regeneration at the Wards Corner site.

7.1.2 The appraisal addresses impacts in relation to key themes, which have been identified as relevant, informed by policy review, review of baseline evidence and consultation evidence.

7.2 Housing

7.2.1 Data provided to URS by Haringey Council indicates that out of a total 43 residences, 27 are currently occupied. The majority of these are on short term lets, with a smaller number of owner-occupied residences. Haringey Council has confirmed that aall the long-term tenants of Haringey-council controlled properties have now been re-housed⁵⁶.

7.2.2 The survey of residents found that the majority of directly affected residents are now mainly assured short hold tenants., Information from Haringey council and the applicant identify that the affected residents do also include a small number of freeholder and leaseholder residents. The length of time people have lived at an address was fairly evenly spread from less than a year upwards, with three respondents having lived at an address for more than five years.

7.2.3 The impacts on AST tenants are considered to be less, particularly for those living in private rental, as such accommodation generally has high rates of turnover, whether on the part of the landlord or the tenant. It is judged that affected short hold tenants are likely to be able to find suitable alternative provision within the locality.

7.2.4 However, amongst affected households, including AST tenure households, the residents survey identified households that may be particularly sensitive to impacts because they include children. The need to find suitable alternative affordable provision which enables children to continue attending their school may be important.

7.2.5 Amongst residents affected, the survey identified owner-occupied households who also run a business on the proposed development site. These households may be particularly vulnerable to the adverse impacts of having to move due to a combination of old age and ethnic minority status. They may find it costly and challenging to successfully relocate their business, particularly if they need to move out of the immediate locality, which could damage the local ties that are important to them.

7.2.6 The survey did not identify other households where their possession of protected characteristics were identified as making them more sensitive to the effects of having to move. Although the survey did identify households which included a disabled person, their disability did not affect their housing requirements. This would indicate that alternative non-specialist housing would be suitable.

7.2.7 Recommendations are set out in Chapter Eight to support affected households to access a choice of suitable alternative accommodation.

7.2.8 Previous consultation responses criticised the lack of family-sized housing proposed for the site. The proposed provision is for 37, 3-bed housing units, an increase on the current provision (understood to include nine 3-bedroom houses). It is thus considered that there is likely to be a positive impact for children, by increasing provision of suitable family housing on the site.

⁵⁶ Email correspondence received from John Norman, information provided by Haringey housing team, 17/05/2012

- 7.2.9 The loss of two family-sized social housing units on the site, without alternative re-provision either as part of the development, off-site or through payments, is considered a potential negative indirect impact affecting children in Haringey living in households experiencing housing need.
- 7.2.10 The previous EQIA screening and consultation responses raised concerns about the possible negative equality impacts of not including affordable housing on the site, which conflicts with London-wide and local policy requirements. The loss of affordable housing on this site will detract from the overall supply of affordable housing within the borough. This is considered to result in an indirect negative equality impact for black and minority ethnic households, young people and female-led single parent households, groups identified as experiencing disproportionately high rates of housing need. The expected completion of 444 new affordable housing units within the South Tottenham (N15) area in 2012/2014 provides some wider mitigation to address this indirect equality impact for black and minority ethnic households, young people and female-led single parent households.

Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
Loss of assured short hold tenancy housing on site; no guarantee of re-provision on site within new private housing	A wide range of different ethnicity households living in private rental housing Children in affected households	Site includes new market rent housing, likely to include private rental provision. Recommended mitigation of support, particularly to households with children, to identify suitable alternative housing in the locality	Following granting of planning permission Site preparation phase	N/A
Loss of owner-occupied housing on site, including family-sized houses	Minority ethnic households living in owner-occupied housing, including older people Children in affected households	Recommended mitigation of support, particularly to leaseholders/freeholders who also run businesses on the site, to identify suitable alternative accommodation in the locality, negotiation of purchase and appropriate compensation for losses associated with the move.	This is understood to have been ongoing, but should be monitored by the council following granting of planning permission Site preparation phase	N/A
Indirect: On-site loss of affordable housing, exacerbating existing barriers to housing	BME households, female-headed lone parent households and children in these households, young people (Haringey Corporate Equality Objectives evidence)	New affordable housing provision planned within East Haringey at other site resulting in net increase	Over timeframe of site preparation and construction	Re-provision of affordable housing on site judged unaffordable by Valuation Office.

Table 7-1: Summary of housing-related impacts

7.3 Business and employment

Market traders

- 7.3.1 The newly conducted business survey identified that the market traders comprise people from a diverse range of ethnic backgrounds. Over 50% of the business survey respondents identified themselves as belonging to Latin American/Hispanic background, with 21% of respondents identifying themselves as belong to other backgrounds, including Cuban, Colombian, Mediterranean, Turkish / Turkish British and Iranian backgrounds. 14% of respondents identified themselves as from Asian backgrounds, whilst 8% of respondents identified themselves as either Black African or Black Caribbean.
- 7.3.2 The business survey also identified considerable ethnic diversity amongst employees of the businesses on the site. The largest group represented are those of Latin American/Hispanic background (55.6%) followed by 'other ethnic groups (28%), which includes Colombian, Venezuelan, Iranian, Turkish/Turkish-British, Mediterranean and Romanian. Indian and other Asian backgrounds comprise 20% of employees identified in the survey, whilst other employees are identified as Black African, Black Caribbean or mixed race backgrounds.
- 7.3.3 The EqIA screening and consultation responses identified potential negative equality impacts arising from possible loss of livelihoods and employment for Latin American/Hispanic and other BME-owned businesses and their employees, following closure of the existing shops and markets. The recent business survey added further evidence regarding these concerns, including the ability of current employees to find work in the new development.
- 7.3.4 The new business survey generated substantial new evidence regarding market traders views on the proposed mitigation measures, as set out in the S106 Heads of Terms. A matter of concern is the lack of confidence and uncertainty amongst respondents concerning the value of these proposed measures in terms of enabling their business to continue to operate. 45% of respondents were very concerned that they won't be able to afford to operate within the new development, whilst 40% of respondents were not certain whether their business will be able to afford to operate within the new development.
- 7.3.5 The responses of affected businesses raise real concerns as to whether the proposed mitigation measures are appropriate to prevent a negative impact on the affected businesses, including market stall holders, at whom most of the mitigation measures are directed.
- 7.3.6 The period of demolition and construction, during which it is proposed to identify an alternative space for stallholders to operate, poses a challenge to the ability of stallholders to continue to operate their businesses and to employees of existing shops and market stalls. Two thirds of business survey respondents (12) felt that the mitigation measure of a market facilitator to work with traders to identify a suitable temporary location for the market was either unlikely, or highly unlikely, to support their business to continue to operate. 26% (4) of respondents were unsure. One respondent felt this measure was highly likely to support their business to operate. There was a more mixed response to the measure of funding towards relocation costs and a three month rent free period in the temporary location. Three respondents felt this was either likely, or highly likely, to support their business to continue to operate. Six respondents felt this was either unlikely, or highly unlikely, to support their business to continue to operate. Again, four respondents felt unsure.

7.3.7 The findings of the business survey make it necessary to reconsider the previous judgements regarding the adequacy of the proposed mitigation measures to enable affected businesses to continue to operate. Of significant concern are responses that express uncertainty regarding the effects, as well as responses that indicate the mitigation measures will not support businesses to continue to operate. Open-ended responses complain about a lack of information and engagement on the part of the applicant. For the mitigation measures to be effective, there will need to be effective collaboration between all interested parties including Haringey Council, the Applicant, the landowner, the business owners (shops and stallholders), and others.

7.3.8 URS consider that the proposals have the potential to give rise to negative impacts for equality and community cohesion, even with the proposed mitigation measures. The closure of the market is likely to disproportionately affect traders and employees of Latin American/Hispanic origin. This assessment is informed by business survey responses that demonstrate significant levels of concern and uncertainty regarding:

- the ability of the businesses to afford to operate in the new development,
- the ability of businesses to continue to operate supported by proposed measures; and
- the wider effects for employees and customers.

Shops

7.3.9 The business survey response shows that shop-based businesses on the site are run by people from diverse ethnic backgrounds. The application includes provision for six small shop units along the West Green Road intended to be suitable for local and independent retailers. However, it is not clear whether there will be the opportunity for existing businesses to relocate into these units. The lack of temporary reprovision measures aimed at shop-based businesses indicates that the expectation is that existing businesses will relocate elsewhere.

7.3.10 Measures within the West Green Road Environmental Improvement Fund to pay for shop/building frontage improvements, investment in street decoration and enhancements, service improvements, improved parking and an Improvement Strategy for businesses/markets are proposed as mitigation measures to benefit local businesses.

7.3.11 Concerns were expressed by respondents in both the resident survey and the business survey about the potential impacts on residents who also own businesses on the site, including the limited mitigation measures for shop-based businesses. The purchase of leaseholds or freeholds, appropriate compensation for costs associated with relocation and disruption, and support with identification of suitable alternative accommodation are considered to provide appropriate mitigation, such that there should be no unfair negative equality impact for affected businesses and households.

7.4 Employment

- 7.4.1 Consultation responses in support of the planning application identified new jobs and new investment as benefiting employment, whilst some responses objecting to the planning application considered that the proposal would result in a loss of employment affecting BME people. Figures presented by the Applicant indicate that there would be a net increase in employment as a result of the redevelopment. The local employment and procurement policy is also expected to generate local employment during the construction phase. The baseline evidence indicates that unemployment rates are disproportionately high amongst young people and Black/Black British ethnic groups in Haringey. Black/Black British young people had the highest proportion of New Deal Young People starts in Haringey.
- 7.4.2 Responses to the business survey conducted by URS identified significant concerns about the effects of the proposed development for existing employees, who come from a highly diverse range of backgrounds, but over 50% of whom are from Latin American/Hispanic backgrounds.
- 7.4.3 It is considered that the application is likely to generate new employment. However, it is not clear whether this will create more jobs than the current situation. There is a concern that proposed mitigation measures for existing market stalls may not enable these businesses to continue or result in them having to reduce numbers of employees. This could result in a negative equality impact, particularly affecting employment opportunities amongst Latin American/Hispanic employees, whilst also affecting other ethnic minority employees.

Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
Business closure/ non-viability of business following permanent loss of the existing low-rent market site. Potential negative impact for equality and for community cohesion (relations between Latin-American people and other ethnic groups)	Latin-American/Hispanic ownership businesses Other diverse ethnicity ownership businesses	Reprovision of all stalls within the redeveloped market in the new development at open-market rental in improved venue Measures to protect right of return of existing stallholders Identification of suitable alternative venues for temporary reprovision of the market	Following granting of planning permission Site preparation phase	N/A
Interim loss of existing market site during redevelopment, affecting the temporary operation of business and the long term continuation of businesses Potential negative equality impact	Latin-American/Hispanic ownership businesses Other diverse ethnicity ownership businesses	Measures to protect the right of return of existing stallholders Identification of suitable alternative venues for temporary reprovision of the market Intention to identify single site for all Latin American traders together	Following granting of planning permission Site preparation phase	N/A
Break-up of Latin-American market affecting the viability of individual stallholder businesses & overall vibrancy. Potential negative equality impact and for community cohesion (relations between Latin-American people and other ethnic groups)	Latin-American/Hispanic ownership businesses	Measures to protect right of return of existing stallholders Identification of suitable alternative venues for temporary reprovision of market Intention to identify single site for all Latin American traders together	Following granting of planning permission Site preparation phase	N/A

(Table 7-2 Continued) Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
Loss of employment due to stall business closure / restructure	Latin-American/ Hispanic employees	Indirect benefits of mitigation measures directed at businesses	Following granting of planning permission	N/A
Potential negative equality impact and for community cohesion (relations between Latin-American people and other ethnic groups)	Other diverse ethnicity employees		Site preparation phase	
Loss of shop / business property on site	Diverse ethnicity ownership shops and businesses	Investment in improvements to West Green Road retail environment. Purchase of leasehold/freehold, compensation, support for identifying suitable alternative.	Construction phase Site preparation phase / construction phase	N/A
Business closure due to inability to afford new market-rate rental/leasehold	BME-ownership shops and businesses (understood to include Asian, African, Afro-Caribbean and Latin-American owned businesses)	Investment in improvements to West Green Road retail environment. Purchase of leasehold/freehold, compensation, support for identifying suitable alternative.	Construction phase Site preparation phase/construction phase	N/A
Loss of employment following any closure/restructure of affected shops / businesses	BME Employees	Creation of new jobs as a result of new development, including in larger shops, and generated indirectly from investment. Indirect benefits of support to existing businesses (as above) Creation of construction employment	Construction phase Competed development – recruitment by businesses Construction phase	N/A

Table 7-2: Summary of business and employment impacts

7.5 Goods, services and facilities

- 7.5.1 The market includes a variety of Latin-American/Hispanic and other culturally diverse stalls/shops selling specialist goods and services for Latin American and other cultural groups of customers, as well as serving a more general clientele.
- 7.5.2 In line with the findings regarding impacts for business and employment, URS consider that there is a risk of a potential negative equality impact in terms of access to goods and services specifically aimed at Latin American/Hispanic customers and in terms of promoting good relations between different groups, particularly people of Latin American/Hispanic heritage and other racial groups. Mitigation measures proposed to support the Latin American market traders to continue to operate together and to return to the site are intended to support the equal opportunities of Latin American people to share in the benefits of the completed development as a focal point for trade in specialist goods and services. However, the uncertainty and concerns expressed by business operators that these measures will not support their business to continue to operate raise concerns that there is a risk of negative equality impact, where these measures prove inadequate.
- 7.5.3 The EqIA screening identified the provision of play spaces and schools to meet the specific needs of children as a potential issue. Objectors also raised concerns about inadequate provision for children. The planning application includes proposals for provision of play space to meet the needs of children living in the new residential units. The S106 Heads of Terms document does not include a contribution for educational provision. The lack of financial contribution towards education provision in relation to the 'child yield' equating to a need for 57 school places associated with the proposed new housing is likely to give rise to a negative impact for equality, affecting children's access to education.
- 7.5.4 The EqIA screening identified equal access to shopping facilities for disabled people as a potential issue. Consultation responses to the previous application expressed dissatisfaction with the quality of the existing public realm, including cluttered pavements. The existing buildings do not meet current access standards. The future development would be required to abide with current building standards and guidance concerning accessible environments. URS consider that the development would make a positive contribution to improving accessibility, particularly benefiting people with physical and sensory impairments, as well as parents of babies and toddlers using pushchairs.

Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
Permanent worsening of access to outlets for goods & services specific to race/ethnic/cultural groups Potential negative equality impact despite proposed mitigation measures	Diverse ethnic and cultural communities in London	Measures to protect right of return of existing stallholders Identification of suitable alternative venues for temporary reprovision of market – possibly within other local existing markets. Variety of alternative suitable retail outlets within wider Seven Sisters / North London	Site preparation phase	N/A
Permanent worsening of access to outlets for goods & services specific to race/ethnic/cultural group Potential negative equality impact despite proposed mitigation measures	Latin-American/Hispanic communities in London	Measures to protect right of return of existing stallholders Identification of suitable alternative venues for temporary reprovision of market Intention to identify single site for all Latin American traders together	Ongoing from planning permission granted – site preparation - construction phase – completion Following planning permission granted – site preparation	N/A
Temporary worsening of access to outlets for goods & services specific to race/ethnic/cultural identity Potential negative equality impact despite proposed mitigation measures	Latin-American/Spanish-speaking ownership businesses	Measures to protect right of return of existing stallholders Identification of suitable alternative venues for temporary reprovision of market Intention to identify single site for all Latin American traders together	Following planning permission granted – site preparation	N/A

(Table 7-3 Continued) Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
Increased demand for play spaces and school provision (57 places, ⁵⁷ based on Haringey's own formula ⁵⁷)	Children, including amongst future residents of development	New doorstep play space provision within development to meet needs of resident children No current contribution to educational provision	Construction phase	N/A
Share in benefits of improved public realm and shopping facilities	Disabled people, particularly those with physical or sensory impairments.	De-cluttered pavements, public realm to latest access requirements.	Construction phase	Haringey Council Community Infrastructure Levy tariff not yet set. It is understood that the development is not considered viable with additional contributions towards social infrastructure. N/A

Table 7-3: Summary of impacts for equal access to goods, services and facilities

⁵⁷ SPG10c- education and Educational Contributions with 7sisters values – in email communication from Jeffrey Holt 12/06/2012

7.6 Community cohesion and relations between groups

- 7.6.1 The EqIA screening identified that the proposal may have the effect of worsening community cohesion by displacing predominant BME groups among existing residents, market traders, shop owners and employees. Consultation responses identified the proposed development as threatening community cohesion and cultural connections, both for the Latin American community and for the wider ethnic diversity arising out of the multi-ethnic mix of the existing market. Responses to the business survey included concerns about the potential impact of the redevelopment on the market as an area of congregation and socialising for Latin American and other ethnic groups, with strong links to cultural identity.
- 7.6.2 Equality legislation emphasises the importance of supporting positive relations between different groups, whilst local community cohesion policy supports group interaction, fair treatment, equal opportunity, and a sense of common belonging, including empowering local communities to shape decisions affecting their lives.
- 7.6.3 The loss of the existing shops and market poses a potential threat to the cultural connections of the Latin American community employed at and visiting the market, given the evidence that the market provides a hub for social as well as commercial interaction for this group. The proposed measures to safeguard the future of the Latin-American businesses that operate together seek to mitigate this. The design's emphasis on improved public spaces also has the potential to provide an improved physical space for this social aspect of the market.
- 7.6.4 The loss of the existing shops and market poses a potential threat to the interactions between different racial groups at the existing site that contribute to community cohesion. High levels of concern and uncertainty regarding the ability of existing businesses to continue to operate, either on a temporary or a permanent basis, supported by the proposed mitigation suggest that there is a risk of a potential negative impact for community cohesion and relations between the Latin American/Hispanic community and other groups.

Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
<p>Worsening community cohesion by displacing predominant BME groups amongst existing residents, shop owners, market traders and employees.</p> <p>Potential negative equality impact for relations between groups where mitigation measures prove inadequate to safeguard majority of Latin American businesses</p>	<p>Latin-American / Hispanic community</p> <p>Afro-Caribbean</p> <p>African</p> <p>Other BME communities</p>	<p>All measures set out in Table 7-2 & Table 7-3 above to protect permanent and temporary viability of the market and businesses, including those measures specific to Latin-American stallholders. The effect of such measures on community cohesion would be secondary.</p>	<p>Following planning permission granted – site preparation, continued through to construction and completion</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>
<p>Loss to cultural connections and social interaction amongst specific community with shared racial identity</p> <p>Potential negative equality impact for relations between groups where mitigation measures prove inadequate to safeguard majority of Latin American businesses</p>	<p>Latin-American, including Spanish-speaking people</p>	<p>All measures set out in Table 7-2 & Table 7-3 above to protect permanent and temporary viability of the market and businesses, including those measures specific to Latin-American stallholders. The effect of such measures on community cohesion would be indirect.</p>	<p>Following planning permission granted – site preparation, followed through in construction and completion.</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>
<p>Threat to ethnic diversity of the area associated with the multi-ethnic mix of the existing market, where mitigation measures prove inadequate to enable majority of existing businesses to continue to operate.</p>	<p>All ethnic groups reflecting make-up of existing market stall-holders and clientele.</p>	<p>All measures set out in Table 7-2 & Table 7-3 above to protect permanent and temporary viability of market and businesses. The effect of such measures on community cohesion would be indirect.</p>	<p>Following planning permission granted – site preparation, followed through in construction and completion.</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>

(Table 7-4 Continued) Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
<p>Worsening community cohesion by displacing predominant BME groups amongst existing residents, shop owners, market traders and employees.</p> <p>Potential negative equality impact for relations between groups where mitigation measures prove inadequate to enable the majority of existing businesses to continue to operate.</p>	<p>Latin-American & Spanish-speaking community</p> <p>Afro-Caribbean</p> <p>African</p> <p>Other BME communities</p>	<p>All measures set out in Table 7-2 & Table 7-3 above to protect permanent and temporary viability of the market and businesses, including those measures specific to Latin-American stallholders. The benefits of such measures on community cohesion would be secondary.</p>	<p>Following planning permission granted – site preparation, continued through to construction and completion</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>
<p>Loss to cultural connections and social interaction amongst specific community with shared racial identity</p> <p>Potential negative equality impact for relations between groups where mitigation measures prove inadequate to safeguard the majority of Latin American businesses</p>	<p>Latin-American, including Spanish-speaking people</p>	<p>All measures set out in Table 7-2 & Table 7-3 above to protect permanent and temporary viability of the market and businesses, including those measures specific to Latin-American stallholders. The effect of such measures on community cohesion would be indirect.</p>	<p>Following planning permission granted – site preparation, followed through in construction and completion.</p>	<p>Measures specifically directed at sustaining community cohesion not identified.</p>

Table 7-4: Summary of impacts for community cohesion and relations between groups

7.7 Inclusive public spaces and transport

7.7.1 The EqIA identified potential impacts for disabled people in relation to accessible transport. The baseline evidence indicates that Seven Sisters underground station includes some accessibility features but does not have a lift and is not accessible to wheelchair users. However, alternative provision is available. All main TfL bus services are now wheelchair accessible. The proposed public realm and landscaped areas would be designed and constructed in line with latest access requirements. The S106 Heads of Terms document notes that the design allows for the future installation of lift access to the ticket hall. The proposal can be expected to enhance local access at this transport interchange, including enabling the potential for future improvements to accessibility at Seven Sisters underground station.

7.8 Safety and crime

7.8.1 Both supporters and objectors to the previous scheme identified crime and safety as a particular issue, with divergent views as to whether the new development will attract more crime or address existing crime and safety problems. Current crime data identifies a recent significant increase in crime levels in the local area. Evidence informing Haringey's corporate equality objectives identify young people as particularly affected by crime.

7.8.2 The proposed replacement of existing run-down buildings with new buildings with more active frontages, as well as newly designed public realm, in line with designing out crime principles is likely to enhance safety and reduce opportunities for crime. URS considers that the completed development is likely to enhance safety, with positive equality benefits for young people and other local residents sharing protected characteristics, including women, LGB people and local residents from different ethnic backgrounds.

7.8.3 During demolition and construction, the presence of a large inactive frontage may adversely affect perceptions of safety, without suitable mitigation measures. This may result in negative equality impacts, particularly affecting young people and others. Recommended suitable mitigation measures are set out in Chapter eight.

7.9 Wide ranging consultation and enabling participation

7.9.1 Consultation responses to both the current application and the previous application raised criticisms with regards to the quality of consultation undertaken in relation to the planning application. Respondents to the business and residents surveys conducted by URS in May 2012 included expressions of dissatisfaction of the consultation by the applicant.

7.9.2 Analysis of the consultation process indicates that Haringey Council took account of equal opportunities and took measures to enable people from protected groups to participate in consultation. It undertook diversity monitoring of respondents, although it is unclear whether the results of the monitoring informed subsequent consultation.

7.9.3 An independent review of consultation undertaken by the Applicant concluded that the 2007/8 consultation was structured and delivered in a professional manner, including that it consulted widely and deeply and worked to ensure all those who wished to take part were able to. It concluded that the consultation met the seven best practice principles (integrity, visibility, accessibility, transparency, disclosure, fair interpretation, and publication) contained in the Consultation Institute's Consultation Charter.

7.9.4 The long delay in progressing the redevelopment during the period of legal challenge has interrupted consultation and engagement. The applicant sets out a future programme for information sharing, though it does not set out planned measures for stakeholder engagement or any further community consultation.

7.9.5 Local policy on community cohesion and equality promotes engagement with local communities, and empowering them to shape policies that affect their lives.

7.9.6 In order to realise the sharing of the benefits of redevelopment and reduce the risk of potential negative impacts for equality and relations between groups, it will be important to prioritise re-establishment of a new process for engagement, particularly with directly affected parties. Priority groups should be market stallholders and shop-based businesses, whilst one to one negotiations with residential leaseholders and freeholders should also be undertaken. Recommendations in Chapter eight are set out to enable this engagement to support realisation of positive equality outcomes from the development.

7.10 Sharing in benefits of redevelopment

7.10.1 One of the criteria for assessing equalities impact of a proposal is the extent to which any benefits from the proposal will be available to all groups affected by it. This EqIA identifies the following potential benefits of the redevelopment:

- Provision of new housing, including increased family-sized provision
- Improved accessibility of public realm and streetscape
- Improved safety, likely to benefit people sharing protected characteristics
- New employment opportunities for local people
- New business opportunities, particularly retail
- Improved access to play space.

7.10.2 **Error! Reference source not found.**-7 identifies possible barriers to people sharing particular protected characteristics, which may prevent them from gaining a fair share of the benefits of the redevelopment. It identifies the nature of the barriers and how those barriers might be removed or reduced, or where this is not possible, the reason why.

7.10.3 Adherence to the recommended mitigation measures, where available, is likely to enable barriers to the fair share of benefits by people sharing equality characteristics to be overcome with respect to most of the benefits of the redevelopment.

7.10.4 Non-affordability of housing is a significant barrier likely to prevent people from some BME backgrounds, lone-parent households (largely female-headed), and children in low income households sharing in the provision of new housing. Adequate mitigation measures to enable them to share in the benefits within the new redevelopment are not identified. Within the wider context of Haringey, provision of new affordable housing elsewhere in the East of the borough is considered to mitigate the negative impacts specific to this site.

Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
Need to ensure redevelopment contributes to addressing crime levels and fear of crime associated with the site	BME people, women, young people (both men and women), children, older people, lesbian, gay & bisexual people, disabled people.	Active, overlooked frontages in new development. New public realm designed with consideration of security.	Completed development	N/A
Risk of increased fear of crime / increased opportunities for crime during demolition & construction phase	Young people (both men and women), BME people, women, children, older people, lesbian, gay & bisexual people, disabled people.	Recommended best practice measures to enhance external appearance of site, including appropriate additional lighting. Recommend consulting the police on appropriate additional security measures e.g. patrolling by police or private security staff	Demolition & construction phase	N/A

7-5: Summary of safety and crime impacts

Nature of Impact	Affected Group	Agreed Mitigation (if any)	Indicative timeframe for implementing mitigation measures	Reason why mitigation measures not possible
Effective consultation with affected community, recognising diversity and different interest groups, to contribute towards sharing of benefits of regeneration.	All equality groups, including BME residents, employees & business owners, visitors & customers.	Approach to date has included variety of means of consultation. Recommend future engagement directed at key affected stakeholders	Following decision on Planning Application – as a matter of urgency	N/A
Diversity monitoring to understand effects on equality protected groups	All	Haringey Council to monitor consultation and record mitigation impacts for groups sharing protected characteristics	Consideration of planning application Ongoing following granting of planning permission	N/A

Table 7-6: Summary of impact regarding consultation and engagement

Potential Benefit of Redevelopment	Affected Group	Barriers	Mitigation Measures	Reason why mitigation measures not possible
Provision of new housing	BME groups – African, Afro-Caribbean (but also affects low income households from different racial/ethnic backgrounds)	Affordability barriers, related to low income/savings levels & unemployment/economic inactivity and low pay.	Planned delivery of new affordable housing elsewhere in borough	Valuation Office identifies development as unable to afford inclusion of affordable housing
Provision of new housing	Single-parent households, largely female-headed	Affordability barriers, related to low income/savings levels Cost/availability of child-care, particularly affecting women who are economically inactive, unemployed or in low- to middle-income employment.	National strategies to tackle child care affordability offer some help e.g. child care element of working tax credits. Planned delivery of new affordable housing elsewhere in borough	Valuation Office identifies development as unable to afford inclusion of affordable housing
Provision of new housing	Children in low income households	Affordability barriers, related to low income/savings levels Cost/availability of child-care, impact on household income, particularly where parents in low- to middle-income employment.	National strategies to tackle child care affordability offer some help e.g. child care element of working tax credits, but unlikely to adequate. Planned delivery of new affordable housing elsewhere in borough	Valuation Office identifies development as unable to afford inclusion of affordable housing
Public realm and streetscape provision, including de-cluttering	Older people and some disabled people; women, especially from certain faith groups (e.g. Muslim) or racial groups; children; some young people.	Fear of crime, including hate crime, or anti-social behaviour, may prevent individuals from amongst these groups venturing out, or lead them to avoid an area based on past experience / reputation	Planned measures to design out crime likely to be beneficial. Measures to promote new identity for area. Community support officers. Engagement with support groups to identify specific concerns and to identify appropriate actions.	

(Table 7-7 Continued) Potential Benefit of Redevelopment	Affected Group	Barriers	Mitigation Measures	Reason why mitigation measures not possible
Safety measures to reduce opportunities for crime and to make for a safer environment	Older people and some disabled people; women, especially from certain faith groups (e.g. Muslim) or racial groups; children; some young people.	Fear of crime, including hate crime, or anti-social behaviour, may prevent individuals from amongst these groups venturing out, or lead them to avoid area based on past experience / reputation	Effective communication of new safety measures, effective targeting of communications at key groups	
Business opportunities, particularly in retail sector	Latin-American, including Spanish-speaking Afro-Caribbean, African and other BME groups	Existing businesses may not have turnover / robust business model to be able to afford open market rental levels, or to compete with national chains	Targeted business training / advice Measures outlined in Table 7-2 likely to contribute.	Risk that proposed mitigation measures may not be adequate to achieve sharing of benefits.
New employment opportunities	Young people BME people with low skills Existing market employees, including Latin American/Hispanic employees	Lack of experience/skills Lack of relevant experience/skills Newly created jobs not equivalent to existing jobs	Targeted skills training; apprenticeships; targeted promotion of opportunities Measures to enable continuity of existing businesses	Risk that proposed mitigation measures may not be adequate to achieve sharing of benefits.
Transport infrastructure improvements	All groups	No barriers identified	London-wide measures to enable transport affordability likely to be beneficial	
New play space	Disabled children	Construction of non-inclusive play equipment may exclude	Use of inclusive play equipment / construction to London Play standards	

Table 7-7: Summary of benefits and how they may be shared

8 RECOMMENDATIONS AND CONCLUSIONS

8.1 Introduction

8.1.1 This chapter sets out recommendations to strengthen, secure or enhance positive equality impacts and to mitigate for potential negative equality impacts. It also concludes on the overall impact of the planning application proposals for equality.

8.2 Recommendations

8.2.1 The following recommendations are set out to be undertaken once planning consent is given, in particularly through negotiation, agreement and fulfilment of S106 Heads of Terms.

Housing

- For existing housing association tenants, the housing association should offer alternative housing to affected tenants, in accordance with existing legislation and its current policy. Haringey council should brief the housing association regarding the scheme's progress to ensure adequate time for them to identify suitable alternative provision for affected tenants. This measure is already included in S106 Heads of Terms document.
- Haringey Council should consider providing or signposting support to existing private rental tenants, on an individual basis, regarding possible alternative accommodation choices for them, including intermediate housing options. Additional appropriate support should be offered to individual households, or household members, identified as particularly vulnerable, where there is considered to be a potential risk of homelessness or economic hardship. This measure is already included in S106 Heads of Terms document.
- For owner-occupier households (leaseholders and freeholders), the Applicant should seek to negotiate, on a case-by-case basis, a reasonable value for purchase and compensation for disturbance and relocation, with the objective of enabling households who wish to do so to afford alternative accommodation of comparable size in the local area. A reasonable timeframe for such negotiations prior to compulsory purchase order should be agreed between the Applicant and the Council. Where the household comprises a family that also runs a business on the site, negotiations should be conducted to address relocation of housing and business, either separately or together, to best fit the preferences of the affected household. Compensation measures should include costs for relocating and re-establishing the business. The S106 Heads of Terms document makes reference to 'undertake a further leaseholder and freeholder engagement'.

Business and employment

- Haringey Council should require the Applicant to undertake a baseline study and subsequent ongoing monitoring of the business owners and market holders at key points in the progression of the planning application and construction of the development (suggested points are approval of planning application; acquisition of site; point of serving of notice; point of vacating of site; at annual intervals during the construction; at the point of allocating occupancy of new sites). This monitoring should include diversity monitoring of business owners and employees; recording of current business location & business 'health'/ employee numbers; status & intentions of business to return to site. Suggested decision points for ceasing to monitor individual businesses are where businesses are recorded as having ceased to trade, or expressed a definite intention not to return to the site. This measure is already included in S106 Heads of Terms document.

- The appointment of an advisor to assess opportunities for the temporary relocation of the market and additional measures to support businesses, as set out in the existing S106, will be extremely important to ensuring the long term survival of businesses and the opportunity for them to return to the new site. Haringey Council should undertake, or require of the Applicant, submission of regular progress reports on the appointment and activities of such an advisor, as well as on other measures to support the traders. This measure is already included in S106 Heads of Terms document.
- Support to enable the existing businesses to develop a shared marketing strategy and other business improvements, including employee training, will be an important measure to support realisation of positive equality outcomes. This measure is already included in S106 Heads of Terms document.
- For existing leaseholder and freeholder shop businesses, the Applicant should seek to negotiate on a case-by-case basis a reasonable value for purchase of the premises and compensation for disturbance, with the objective of enabling businesses who wish to do so to relocate to alternative premises along the West Green Road, or elsewhere in the Seven Sisters/Tottenham area. For those who live above their businesses, the negotiations may concern, either separately, or together relocation of business and housing. A reasonable timeframe for such negotiations following planning permission and prior to compulsory purchase order should be agreed between the Applicant and the Council. This measure is already included in S106 Heads of Terms document.
- Struggling businesses and employees should be signposted towards existing appropriate bodies to assist these individuals to find suitable alternative employment.
- The local employment and procurement policy should include a requirement for contractors to adhere to national or local schemes to promote employment amongst under-represented equality groups, e.g. the Disability Two Ticks scheme. This measure is already included in S106 Heads of Terms document.

Goods, services and facilities

- Planned support to help existing businesses find temporary or permanent alternative locations or premises will be important to ensure that existing customer bases who share equality characteristics are able to continue to access specialist goods and services. Marketing and advertising advice is likely to provide an important component of this support to ensure existing and new customers are made aware of temporary relocations of businesses. This measure is already included in S106 Heads of Terms document.
- Future marketing of the completed development should capitalise on the Latin American market identity to support its success and to make its specialist goods and services available to a wider customer base. This measure is already included in S106 Heads of Terms document.

Community cohesion and relations between groups

- Future marketing of the completed development should capitalise on the Latin American market and local ethnic diversity of the local area to support its success, and to support wider community cohesion objectives. This measure is already included in S106 Heads of Terms document.
- The new public realm and open spaces should be designed and built in line with existing building regulations and regional guidance on accessible design. This measure is already included in S106 Heads of Terms document.

- Any new bus stops should be designed and built in line with Transport for London's accessible bus stop guidelines and any updated best practice.

Safety and crime

- It is recommended that during the demolition and construction phase, suitable measures are put in place to enhance the external appearance of the site, including appropriate additional lighting.
- The police should be consulted on any appropriate additional security measures, either by the police or by security officers, during the demolition and construction phases.

Wide-ranging consultation and enabling participation

- Following a planning decision, Haringey Council and the Applicant should urgently develop a renewed strategy for ongoing stakeholder engagement.
- A future strategy should set out specific engagement pathways for particular affected groups, including existing shop owners, stallholders, employees and residents on the site, and other local residents and business owners.

8.3 Conclusion

- 8.3.1 The planning application is identified as giving rise to positive equality impacts in relation to safety and crime, and a more accessible public realm. People sharing equality protected characteristics are likely to be able to share in these benefits.
- 8.3.2 Increased provision of additional family housing is identified as a benefit of the planning application. However, affordability barriers may prevent certain groups, including BME families, children living in low income households and mainly female-headed single parent households, from sharing in this benefit. Haringey Council will need to give due consideration to this potential negative equality impact in their overall consideration of the planning application, alongside consideration of the Valuation Office's independent assessment of the viability assessment.
- 8.3.3 The planning application is considered likely to give rise to indirect negative equality impacts affecting Black British and Black Caribbean households, mainly female-headed lone parent households and children in these households, as well as young people, in terms of their access to affordable housing. High levels of new affordable housing provision in South Tottenham going forward separately provide some wider mitigation for this negative impact, though it is noted that this may still fall short of notional targets set in the London Plan. Haringey Council will need to give due consideration to this potential negative equality impact in their overall consideration of the merits of the planning application, alongside consideration of the Valuation Office's independent assessment of the scheme's viability.
- 8.3.4 The planning application is considered likely to give rise to increase demand for school places, without a proposed corresponding contribution for educational provision. Haringey Council has not yet set its Community Infrastructure Levy tariff. Without a contribution for educational provision, the proposal is likely to give rise to a potential negative equality impact for children's access to education. Haringey Council should take this negative equality impact affecting school-aged children into consideration.
- 8.3.5 The planning application proposal has the potential to give rise to negative equality impacts for employment and business opportunities, disproportionately affecting market stallholders and employees from Latin American/Hispanic backgrounds, as well as from other diverse ethnic backgrounds. This is identified as a potential risk, even with the proposed mitigation measures, due to uncertainty regarding the viability of the existing businesses both during the redevelopment period and as part of the future completed development. This conclusion is informed by responses to the business survey, which revealed considerable uncertainty and concerns about whether the proposed mitigation measures would support existing businesses to continue to operate. This may also give rise to indirect equality impacts for community cohesion and relations between different groups and for access to specialist goods and services, affecting people from Latin American/Hispanic backgrounds. Haringey Council will need to give due consideration to these potential negative equality impacts in their overall consideration of the merits of the planning application.

9 APPENDIX A

9.1 Questionnaires

9.1.1 The following questionnaires were used to obtain data during the course of the consultation. They were created and responses collected through the 'Survey Monkey' online survey system. This representation therefore lacks some of the functionality of the original, such as drop down menus, but otherwise remains accurate.

9.2 Residential Survey

A planning application has been submitted to Haringey Council by Grainger PLC on the 8th May 2012. As part of the consideration of the application Haringey Council has asked URS to prepare an equalities impact assessment in order to enable the council to better understand who will be affected by the proposals. This will support the council to carry out its public equality duty.

This questionnaire is for residents of homes on the proposed development site. A separate questionnaire has been prepared for businesses, both retail units and market stalls, currently operating within the site. Residents who also run businesses on the site are invited to answer questions relating to both their home and their business.

What is your name?

First name

Last name

Do you live here?

Yes

No

Can you confirm this address?

How many people usually live here? (include all adults and children, including new babies)

drop down menu 1 2-3-4-5-6-7-8-9+

How many dependent children (under the age of 18) usually live here?

drop down menu 0-1-2-3-4-5+

Are any members of the household aged 65 or over?

Yes

No

Is any member of the household expecting a baby or had a baby in the last 12 months?

Yes

No

Do you (or any member of your household) have any long-standing illness, disability or infirmity? By long standing I mean anything that has troubled him/her for a period of at least 12 months or that is likely to affect him/her over a period of at least 12 months?

[] Yes
[] No

Does this illness or disability limit your/their activities in any way?

[] Yes
[] No

Does this illness or disability make it necessary to have specially adapted accommodation?

[] Yes
[] No

Is your accommodation suitable for the person(s) who has/have this illness or disability?

[] Yes
[] No

How long have you lived at this address?

- [] Less than 12 months
[] 1 – 2 years (check online version – comment that a '2' is missing)
[] 2 – 5 years
[] 5-10 years
[] more than 10 years

What type of accommodation is this?

- [] house
[] flat

Do you or another member of your household own a business at Wards Corner?

[] yes [] no

If so, please provide the name and address of the business

Does your household own or rent this accommodation?

- Owns (outright or with a mortgage or loan) GO TO 'If owns'
 Part owns and part rents (shared ownership) [GO TO 'If owns']
 Rents (with or without housing benefit) [GO TO 'who is your landlord']
 Lives here rent free [GO TO 'who is your landlord?']

Who is your landlord?

- Housing trust / registered social landlord [GO TO 'If housing trust/RSL/Haringey']
 Haringey Council (local authority) [GO TO 'If housing trust/RSL/Haringey']
 Private landlord or letting agency [GO TO 'If rents privately']
 Employer of a household member [GO TO 'If rents privately']
 Relative or friend of a household member [GO TO 'If rents privately']

IF housing trust / registered social landlord / Haringey council

If the planning application is approved, the redevelopment of the scheme will require you to be rehoused.

Would you seek to be rehoused?

In the immediate neighbourhood (within, say, a 10 minute walk of this address)

Within a nearby area in Haringey

Elsewhere in Haringey

Elsewhere in London

Outside London

Do any of the following apply, which might affect the type of re-housing?

- Have current use of a garden
- Have current use of residents parking
- Home is shared by extended family
- Provide care to a family member/ relative living nearby
- Receive care from a family member/relative living nearby
- Registered as requiring bigger home for family

[GO TO 'To what extent...?']

[If rents privately]

If the planning application is approved, the redevelopment of the scheme will require you to seek new accommodation elsewhere.

In the case of the proposed development proceeding, would you seek new accommodation?

In the immediate neighbourhood (within, say, a 10 minute walk of this address)

Within a nearby area in Haringey

Elsewhere in Haringey

Elsewhere in London

Outside London

Do any of the following apply, which might affect your choice of new accommodation?

- Unlikely to be able to afford rent for other housing in local area
 - Want to apply for affordable housing (council or new affordable rent)
 - Want to seek part rent – part buy housing
 - Have current use of a garden
 - Have current use of residents parking
 - Home is shared by extended family
 - Provide care to a family member/ relative living nearby
 - Receive care from a family member/relative living nearby
- [GO TO 'To what extent...?']

[If own freehold or leasehold]

If the planning application is approved, the redevelopment of the scheme will require vacant possession of the property by the developer, either through private negotiations or through a Compulsory Purchase Order Process. This would require that you seek new accommodation elsewhere.

Would you seek new accommodation?

Within the future new development

In the immediate neighbourhood (within, say, a 10 minute walk of this address)

Within a nearby area in Haringey

Elsewhere in Haringey

Elsewhere in London

Outside London

Do any of the following apply, which might affect the type of new home you look for?

Have current use of a garden

Have current use of residents parking



- Provide care to a family member/ relative living nearby
- Receive care from a family member/relative living nearby
- Unlikely to be able to afford new equivalent home in local area
- Require new home that also includes space for business (e.g. shop with flat above)
- Home is shared by extended family

Do you have any additional comments?

About You

By answering these questions, you will help Haringey Council ensure that their consideration of the planning application is informed by a good understanding of the residents directly affected by the proposed development. All information will be treated in the strictest of confidence and will only be used to inform the Equality Impact Assessment (EqIA).

Can you confirm your sex?

- Male Female

What is your age group?

<input type="checkbox"/>	Under 18	<input type="checkbox"/>	45-54
<input type="checkbox"/>	18-24	<input type="checkbox"/>	55-64
<input type="checkbox"/>	25-34	<input type="checkbox"/>	65-74
<input type="checkbox"/>	35-44	<input type="checkbox"/>	75+

Which one of these groups do you feel you belong to? (Please tick one box)

- | | |
|--|--|
| <input type="checkbox"/> Asian Indian | <input type="checkbox"/> Asian British |
| <input type="checkbox"/> Asian Pakistani | <input type="checkbox"/> Asian Bangladeshi |
| <input type="checkbox"/> Asian Other | <input type="checkbox"/> Black Caribbean |
| <input type="checkbox"/> Black African | <input type="checkbox"/> Black British |
| <input type="checkbox"/> Black Other | <input type="checkbox"/> Mixed White and Black Caribbean |
| <input type="checkbox"/> Mixed White and Black African | <input type="checkbox"/> Mixed White and Asian |
| <input type="checkbox"/> Mixed Other | <input type="checkbox"/> White British |
| <input type="checkbox"/> White Irish | <input type="checkbox"/> White Other |
| <input type="checkbox"/> Chinese | <input type="checkbox"/> Latin American/Hispanic |
| <input type="checkbox"/> Other (please specify) _____ | |

What is your religion? (Please tick one box)

- Buddhism
 Christianity
 Hinduism
 Judaism
 Islam
 Sikhism
 Rastafarianism
 No religion
 Prefer not to say
 Other (please specify) _____

What is your sexual orientation? (Please tick one box)

- Bisexual
 Gay
 Heterosexual
 Lesbian
 Prefer not to say

Thank you for your time in answering these questions.

If you have any concerns about this survey, please contact:

Nicky Hodges, URS Project Manager:
 0117 917 1179 / nicky.hodges@urs.com

For any queries concerning Haringey council's consideration of the planning application, please contact:

Jeffrey Holt, case officer, Haringey council:
 020 8489 5131 / jeffrey.holt@haringey.gov.uk

If you wish to comment on the planning application, please visit the planning section of Haringey council's website. The application number is HGY/2012/0915.

9.3 Market and Shop Business Survey

A planning application has been submitted to Haringey Council by Grainger PLC on the 8th May 2012. As part of the consideration of the application Haringey Council has asked URS to prepare an equalities impact assessment in order to enable the council to better understand who will be affected by the proposals. This will support the council to carry out its public equality duty.

This questionnaire is for businesses operating at the Seven Sisters regeneration site. A separate questionnaire has been prepared for residents of homes on the proposed

development site. Business owners who also live on the site are invited to answer questions relating to both their home and their business.

What is your position within the business?

- I own the business [sole or joint]
 I am an employee

Is the business

- a market stall within Seven Sisters market?
 a shop or other retail unit on Seven Sisters Road or West Green Road?
 other? (please state) _____

What is the nature of the business?

- newsagent
 fast food outlet
 restaurant
 beauty salon
 money transfer agency
 food shop / supermarket
 clothing shop
 music shop
 other (please state) _____

How long has the business operated at Seven Sisters market?

- less than 12 months
 between one and two years
 between two and five years
 between five and ten years
 more than ten years

How many people does your business employ full-time (including the owner)?

- one person only
 two to five people
 more than five people

How many people does your business employ part-time on a regular basis?

- none
 one person only
 two to five people
 more than five people

To the best of your knowledge, to which of these groups do the employees of this business belong? (Please tick all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Asian Indian | <input type="checkbox"/> Asian British |
| <input type="checkbox"/> Asian Pakistani | <input type="checkbox"/> Asian Bangladeshi |
| <input type="checkbox"/> Asian Other | <input type="checkbox"/> Black Caribbean |
| <input type="checkbox"/> Black African | <input type="checkbox"/> Black British |
| <input type="checkbox"/> Black Other | <input type="checkbox"/> Mixed White and Black Caribbean |

- Mixed White and Black African Mixed White and Asian
 Mixed Other White British
 White Irish White Other
 Chinese Latin American /Hispanic
 Other (please specify) _____

How would you characterise the main customer group of your business? (please select box only)

- Latin American
 Afro-Caribbean or African
 Muslim
 local
 London-wide
 other (please state)

Thinking about all the employees of the business, including yourself, do any of them have a longstanding physical or mental condition or disability? (By longstanding we mean anything that has lasted at least 12 months or that is likely to last at least 12 months)

- Yes No

Does this disability or impairment affect your/their daily life?

- Yes No

The application is expected to result in a number of benefits. The developer is proposing additional measures to support affected businesses. What is your view on how these benefits and measures are likely to affect your business?

	Highly likely to support business to continue to operate	Likely to support business to continue to operate	Unlikely to support business to continue to operate	Highly unlikely to support business to continue to operate	Unsure how will affect business
Reprovide market within new development at					
open-market rental, run by experienced indoor market operator					
First right to occupy to all existing traders of an equivalent stall					
Market facilitator to work with traders to identify suitable temporary location for market					
Promote interests of Spanish-speaking traders in temporary location					
Provide appropriate business support and					



advice to all traders					
Funing towards relocation costs & 3 month rent free period in temporary location					
Provide minimum 6 months notice of closure of existing market					
Traders Financial Assistance Sum of £144,000 paid to Council					
Provision of 6 new retail units suitable for local shops					
£150,000 payment towards shop building frontage, street decoration, vehicle servicing, improvement strategy, open space & parking West Green Road Environmental Improvement Fund.					
Creation of new jobs, including in larger retail units.					
Local procurement of goods and services / local labour agreement for construction					
Further engagement with leaseholder and freeholder businesses by developer					

Do you think the business will be able to afford to operate within the new development?

- Quite confident can afford
- Not certain
- Muslim
- Slightly concerned won't be able to afford
- Very concerned won't be able to afford

What additional measures, if any, do you feel are needed so that your business can continue to operate during reconstruction?

Do you have any additional comments on the proposed measures for permanent relocation of the market?



What additional measures, if any, do you feel will be necessary so that your business can continue to operate in the longer term?

Do you have any comments regarding the effects of the proposed development for your customers?

Do you have any comments regarding the effects of the proposed development for employees?

About You

By answering these questions, you will help Haringey Council ensure that their consideration of the planning application is informed by a good understanding of the diversity characteristics of those directly affected by the development. All information will be treated in the strictest of confidence and will only be used to inform the Equality Impact Assessment (EqIA).

What is your sex?

- Male Female

What is your age group?

<input type="checkbox"/>	Under 18	<input type="checkbox"/>	45-54
<input type="checkbox"/>	18-24	<input type="checkbox"/>	55-64
<input type="checkbox"/>	25-34	<input type="checkbox"/>	65-74
<input type="checkbox"/>	35-44	<input type="checkbox"/>	75+

Which one of these groups do you feel you belong to? (Please tick one box)

- Asian Indian Asian British

- | | | | |
|--------------------------|-------------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Asian Pakistani | <input type="checkbox"/> | Asian Bangladeshi |
| <input type="checkbox"/> | Asian Other | <input type="checkbox"/> | Black Caribbean |
| <input type="checkbox"/> | Black African | <input type="checkbox"/> | Black British |
| <input type="checkbox"/> | Black Other | <input type="checkbox"/> | Mixed White and Black Caribbean |
| <input type="checkbox"/> | Mixed White and Black African | <input type="checkbox"/> | Mixed White and Asian |
| <input type="checkbox"/> | Mixed Other | <input type="checkbox"/> | White British |
| <input type="checkbox"/> | White Irish | <input type="checkbox"/> | White Other |
| <input type="checkbox"/> | Chinese | <input type="checkbox"/> | Latin American /Hispanic |
| <input type="checkbox"/> | Other (please specify) _____ | | |

What is your religion? (Please tick one box)

- | | |
|--------------------------|------------------------------|
| <input type="checkbox"/> | Buddhism |
| <input type="checkbox"/> | Christianity |
| <input type="checkbox"/> | Hinduism |
| <input type="checkbox"/> | Judaism |
| <input type="checkbox"/> | Islam |
| <input type="checkbox"/> | Sikhism |
| <input type="checkbox"/> | Rastafarianism |
| <input type="checkbox"/> | No religion |
| <input type="checkbox"/> | Prefer not to say |
| <input type="checkbox"/> | Other (please specify) _____ |

What is your sexual orientation? (Please tick one box)

- | | |
|--------------------------|-------------------|
| <input type="checkbox"/> | Bisexual |
| <input type="checkbox"/> | Gay |
| <input type="checkbox"/> | Heterosexual |
| <input type="checkbox"/> | Lesbian |
| <input type="checkbox"/> | Prefer not to say |

Thank you for your time in answering these questions.

If you have any concerns about this survey, please contact:

Nicky Hodges, URS Project Manager:
 0117 917 1179 / nicky.hodges@urs.com

For any queries concerning Haringey council's consideration of the planning application, please contact:

Jeffrey Holt, case officer, Haringey council:
 020 8489 5131 / jeffrey.holt@haringey.gov.uk



If you wish to comment on the planning application, please visit the planning section of Haringey council's website. The application number is HGY/2012/0915.



Summary of previous GLA reports

Summary of previous GLA reports

The previous scheme had been referred to the GLA on two occasions and they did not object to the scheme subject to conditions. The previous reports are summarised below.

Stage 1 Report (updated) 21 June 2011

The proposal has not substantially changed since the previous Stage I and Stage II reports. As such this report only deals with new information and areas where the London Plan or Government Policy has changed. The comments on design, child play space, community facilities and transport set out in previous reports still stand.

Equalities

The methodology of the Council's Equalities Impact Assessment (EqIA) is considered acceptable. The EqIA concludes that the development is unlikely to result in major negative equality impacts provided that all measures set out in the section 106 agreement are implemented in a timely manner.

The market, local retails and principle of land use

The proposed offer is a combination of multiples, local retail and the Latin American market. The proposals deliver a range of retailing options for all types of businesses. Within this offer six units are specifically allocated for local retailing. As such, the proposal would have a positive impact on the centre.

A social and economic impact assessment as set out in London Plan policy 3A.25 has been produced together with a retail impact assessment and a market assessment. The developer has replaced the market in the development and provided units specifically designed for local retail and the Council is satisfied that their plans will be a positive benefit to the area and the local community. The proposed scheme therefore complies with London Plan policy 3D.3, 3A.25 and 3B.1 (The Mayor will seek a range of workspaces of different types, sizes and costs to meet the needs of the different sectors of the economy and firms of different types and sizes). These policies are carried forward into the draft replacement London Plan in policy 4.8 and a new policy 4.9 has been introduced which specifically relates to the provision of units suitable for local retails. The proposal also complies with the draft replacement London Plan in this regard.

The retention of the Latin American Market also complies with London Plan policy 4B.8: Respecting local context and communities given that the market is replaced within the development as well as draft replacement London Plan policy 3.17 protection and enhancement of social infrastructure.

It is also considered that the provision of the market facilitator and associated package of measures, the re-provision of the market and the provision of local retail in the scheme discharges the obligations of the Council and the GLA under

the Equalities Act 2010 provided that the application is conditioned such that the current market cannot be closed until a temporary facility is secured.

Affordable Housing

The loss of 10 affordable housing units on site is not in accordance with London Plan policy but is considered acceptable in this instance given the wider regenerative benefits of the scheme.

London Plan Policy 3A.10 requires borough councils to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mix-use schemes. Policy 3A.10 is supported by paragraph 3.52, which urges borough councils to take account of economic viability when estimating the appropriate amount of affordable provision. The 'Three Dragons' development control toolkit is recommended for this purpose. The results of a toolkit appraisal might need to be independently verified

Haringey's UDP contains a policy regarding affordable housing which states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. The proportion negotiated will depend on the location, scheme details or site characteristics.

A toolkit has been submitted with this application which shows that it is not viable to provide any affordable housing as part of the development. The toolkit has been independently verified by the Valuation Office Agency and it has been confirmed that the development cannot support affordable housing on viability grounds.

The applicant has robustly demonstrated that it is not viable to provide any affordable housing in this development and whilst this is regrettable the position is accepted.

Heritage

The scheme involves the demolition of all buildings on site. Part of the site lies within a conservation area. Three of the existing buildings are locally listed. The applicant has looked at the retention of this building in the scheme but has concluded that this would not be viable. This approach has been agreed with Haringey Council officers. Conservation Area Consent for the demolition of all buildings on the site was granted in November 2008 and this permission still stands. As such the principle of demolition has been accepted

English Heritage has set out that whilst it accepts that it would not be viable for the current scheme to reuse the existing buildings that public benefit could also be delivered through a conservation based scheme. The applicant has considered the viability of variations of the scheme which retain one or more of the existing locally listed buildings and Haringey Council has confirmed that none of these options are financially viable or deliverable.

Given the relatively low significance of the assets, their current condition, the public benefits of the regeneration and replacement market provided by the scheme, the non-viability of the variants of the scheme and the extant conservation area consent it is considered that the loss of the assets is justifiable.

Overall, the proposed scheme makes a positive contribution to the conservation area and the wider townscape and is acceptable.

Climate Change Mitigation

The applicant is proposing the application of energy efficiency, CHP and renewable energy. As a result, the development will emit 165 tonnes per annum in regulated carbon dioxide emissions. This represents a saving of 100 tonnes of carbon dioxide per annum (38%) compared to a 2010 Building Regulations compliant development. The energy strategy is supported and is in line with London Plan policy.

Transport

No new transport information has been submitted. The transport elements of the scheme were considered to be, on balance acceptable, previously.

Conclusion

The regeneration of this site with a mixed use development is welcomed. The replacement of the market and the provision of local retail space is welcomed and addresses the concerns raised regarding previous iterations of the scheme and is, on balance, acceptable in strategic planning terms. The significant improvements to the public realm and the improved quality of retail provision is also welcomed. The applicant has robustly demonstrated that no affordable housing can be provided on viability grounds. The energy strategy is in line with London Plan policy.

Given the measures proposed in the section 106 agreement relating to the provision of a market facilitator and the right to return for market traders the proposal is unlikely to give rise to major negative equality impacts, provided that provision of a temporary market is made before the existing market closes. The negative impact of the non-provision of affordable housing is justified by the fact that it would not be viable to provide affordable housing and the planned provision for such elsewhere in the local area. The Council should ensure that the measures suggested in the equalities impact assessment to assist existing residents with relocation are secured.

Stage II Report – 03 December 2008

Design

The previous stage I report concluded that the “the architectural approach is on the whole welcomed, the particularly the High Road centrepiece, the Suffield Road blocks and the brick treatment, however, the set back upper storeys and the corner treatment appear awkward and should be reconsidered.”

The upper storeys are now glazed and further details submitted of the corner treatment. The issues raised in Stage I have been resolved.

English Heritage support a conservation-led approach to regeneration.

CABE, overall, felt that the scheme had the potential to transform the area and supported the scheme.

The proposed scheme is considered to make a positive contribution to the conservation area and wider townscape and would be in compliance with the London Plan in design terms.

Transport

In view of the highly accessible nature of the site, it was recommended that the scheme be made car-free. However parking is provided for the town houses on Suffield Road. All other occupiers of the development will be prevented from obtaining a permit by s106 agreement. Travel Plans for the commercial and residential elements of the scheme will be secured by condition and this is welcomed in order to mitigate travel demand.

Construction routing should minimise impact on the TLRN. A construction strategy should be secured by condition to ensure that there will be no impact on the Underground Station or tunnels during excavation and construction.

London Development Agency

The LDA supported the principle of the scheme at Stage I but raised a number of issues relating to the existing market and wider regeneration potential of the scheme. Following discussions with the applicant, the LDA welcomed that the section 106 agreement secures replacement of the market and associated measures to assist the temporary relocation of the market traders. The LDA considers that there are no strategic issues in relation to retail facilities.

The LDA also welcomed a requirement to submit a Training and Local Labour Agreement as well as a requirement to procure goods and services from local businesses and recruit local people.

Housing

Although the proposed dwelling mix deviates from that contained in the Council's Housing SPG (now SPD), it is considered appropriate to the busy town centre location.

Children's Playspace

The development provides approximately 1,538 sqm of amenity space within a central courtyard which includes a dedicated playspace for children under 5. The site is also within 400m of Brunswick Road Open Space. The provision is acceptable in strategic planning policy terms.

Urban Design

The proposed density and site layout are acceptable. The scale of the development is considered acceptable having regard to the scale of Apex house and the Tesco development. Towards the rear the development scales down to relate to the neighbouring residential development. The development will transform the public realm by creating a new public square.

The internal layout of the proposed flats is acceptable.

The architectural approach is on the whole welcomed, particularly the High Road centrepiece, the Suffield Road blocks and the brick treatment, however, the set back upper storeys and the corner treatment appear awkward and should be reconsidered.

Community Facilities

At the time of the initial Stage I report, the proposal included a youth facility however it was recommended that the space be given over to accommodate the market.

London Development Agency's comments

The LDA support the principle of the development. The variety of retail spaces is welcomed. Every effort must be made to find alternative accommodation for the existing market traders whilst the development is constructed.

The developer should seek to ensure that local residents and businesses benefit from the job opportunities created by this proposal. Initiatives to create training and employment opportunities and to utilise the goods and services of SME's and local businesses should be formalised through a section 106 agreement.

Court of Appeal Judgement

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Neutral Citation Number: [2010] EWCA Civ 703

Case Nos: C1/2009/2198B &
C1/2009/2198

COURT OF APPEAL (CIVIL DIVISION)
ON APPEAL FROM QBD, ADMINISTRATIVE COURT
KEITH LINDBLOM QC (sitting as a deputy High Court judge)
[2009] EWHC 2329 (Admin)

Royal Courts of Justice
Strand, London, WC2A 2LL

Date: 22/06/2010

Before :

LORD JUSTICE PILL
LADY JUSTICE ARDEN
and
LORD JUSTICE SULLIVAN

Between :

The Queen on the Application of Janet Harris	Appellant
- and -	
The London Borough of Haringey	Respondent
- and -	
(1) Grainger Seven Sisters Ltd	Interested Parties
(2) Northumberland And Durham Property Trust Ltd	
- and -	
The Equality and Human Rights Commission	Intervener

Mr David Wolfe (instructed by **Bindmans Solicitors LLP**) for the **Appellant**
Mr Peter Harrison QC (instructed by **The London Borough of Haringey**) for the
Respondent
Ms Helen Mountfield QC (instructed by **The Equality and Human Rights Commission**) for
the **Intervener**

Hearing date : 5 May 2010

Approved Judgment

Lord Justice Pill :

1. This is an appeal from a decision of Mr Keith Lindblom QC, sitting as a Deputy High Court Judge on 14 July 2009. The judge refused an application for judicial review of a decision of London Borough of Haringey (“the council”), as local planning authority, granting a planning permission on 24 December 2008. The application for planning permission had been made by the first interested party, Grainger (Seven Sisters) Ltd (“Grainger”).

2. Permission was granted for the development of a site known as Wards Corner on High Road, Tottenham. The grant permitted:

“Demolition of existing buildings and erection of mixed use developments comprising Class C3 residential and Class A1/A2/A3/A4 with access, parking and associated landscape and public realm improvements.”

3. Ms Janet Harris (“the appellant”) has lived in Tottenham for many years and has been active in community life. In 2006 she helped to set up the Tottenham Civic Society. Her standing to make the application for judicial review is not now challenged. The lawfulness of the decision was originally challenged on three grounds. Only one ground is now pursued and it is that the council, when granting permission, failed to discharge its duties under section 71 of the Race Relations Act 1976, as amended by the Race Relations (Amendment) Act 2000. Section 71 provides, in so far as is material:

“(1) Every body or other person specified in Schedule 1A or of a description falling within that Schedule shall, in carrying out its functions, have due regard to the need—

(a) to eliminate unlawful racial discrimination; and

(b) to promote equality of opportunity and good relations between persons of different racial groups.”

The council accept that it was required to discharge the section 71 duty when making the decision challenged. The breach alleged is of section 71(1)(b).

4. In his judgment, the judge adopted the summary of facts in the written submissions of Mr Wolfe, who appears for the appellant:

“[The site] is in the West Green Road/Seven Sisters District Centre. The area is predominantly made up of local independent traders with a mix of Turkish, Cypriot, Colombian and Afro Caribbean influences. The site incorporates an indoor market comprising 36 units of which 64 per cent of traders are from Latin America or are Spanish speaking. The total retail floor space on the site is 3,182 square metres and the site includes 33 residential units along Suffield Road as well as first

floor accommodation above the retail units on Tottenham High Road, Seven Sisters Road and West Green Road. At present, those business units and homes are predominantly occupied by members of BME [black and minority ethnic] communities . . . During the consultation process and subsequently, a great many people have expressed their concern that the level of business rents that would be charged in a redeveloped site (the Council itself anticipates these increasing threefold . . .) and the fact that the Grainger scheme makes no provision at all for affordable housing, will bring about a significant shift in the commercial and residential make up of the area . . .”

The resolution to grant planning permission was passed by 5 votes to 4.

5. Mr Wolfe submitted that section 71 was engaged because of the mixed racial influences, the large percentage of Latin American traders in the existing indoor market and the predominant occupation of homes and business units by members of the BME communities. The council was under a duty before granting permission to have due regard to the needs specified in the section, it was submitted.
6. The development is substantial and an important part of the regeneration of the Borough of Haringey. A considerable number of people, of different racial groups, are involved. The appeal turns on whether the council, in granting permission, has discharged its duty under section 71. The council claims to have done so; it has not been submitted that the circumstances are such that the grant may stand even if the statutory duty had not been performed.
7. Section 71 has been in force since 2 April 2001. It replaced a section which put the duty in less specific and focused terms. It was a duty “to make appropriate arrangements”. There is substantial agreement between the parties as to how the case should be approached: has the council in substance had due regard to the requirements of section 71(1) when granting permission for this particular development?
8. I state the obvious in saying that the statute must be construed as a statute. This is not one of those many cases in planning law where emphasis is placed by the courts on documents not being required to be construed like a statute. Mr Wolfe emphasised the need for the council to focus on the requirements of the section and not merely to deal in generalities. On the other hand, such focus requires attention to the language of the section to determine the content of the duty. In this litigation, section 71(1) has at times been treated as if it is a general duty when taking decisions to improve the lot of ethnic minority communities. It is a duty, when taking decisions, to have due regard to three specific needs:
 - (a) The need to eliminate unlawful racial discrimination,
 - (b) The need to promote equality of opportunity between persons of different racial groups,
 - (c) The need to promote good relations between persons of different racial groups.

Judgment Approved by the court for handing down.

The appellant relies on the second and third of those duties.

9. It is well established that the duty to have “due regard” involves a “conscious approach and state of mind” (Scott Baker LJ in *Brown v Secretary of State for Work & Pensions* [2008] EWHC 3158 (Admin), in the context of disability). (See also Davis J in *Meany v Harlow District Council* [2009] EWHC 559 (Admin) “conscious directing of the mind to the obligations”, and Munby J in *R (E) v Governing Body of JFS* [2008] EWHC 1535/1536 (Admin), at paragraph 213, “direct its mind”).
10. In *Secretary of State for Defence v Elias* [2006] EWCA Civ 1293, Arden LJ, at paragraph 274, described the purpose of section 71, in that case the provision at issue being section 71(1)(a):

“It is the clear purpose of s.71 to require public bodies to whom that provision applies to give advance consideration to issues of race discrimination before making any policy decision that may be affected by them. This is a salutary requirement, and this provision must be seen as an integral and important part of the mechanisms for ensuring the fulfilment of the aims of anti-discrimination legislation. It is not possible to take the view that the Secretary of State's non-compliance with that provision was not a very important matter. In the context of the wider objectives of anti-discrimination legislation, s.71 has a significant role to play. I express the hope that those in government will note this point for the future.”

11. For the council, Mr Harrison QC accepted that, on the material before the council, the threshold giving rise to the need to apply section 71(1) in the decision making process had been crossed. However, it is necessary to consider, in summary at any rate, the evidence capable of giving rise to the section 71(1) duty in this case. Before taking its decision, the council conducted an appropriate consultation exercise. The officers' report (“the report”) to the appropriate committee of the council was very full and referred to representations made. The meeting at which the decision to grant planning permission was taken lasted 3 hours and a very full record of proceedings was kept.

Evidence before the council

12. Before the council was a letter of objection from a local resident, Mr Lagu Sukumaran:

“May I kindly request you and all decision makers to carefully consider the Human suffering the loss of achievement, of the Ethnic Minority Businesses in West Green Road, Seven Sisters Road and the High Road, known as the Wards Corner.

I live above my Business with by family, and it is a live and work business concept ... I am part of this Diverse local Ethnic minority Community who I serve and depend on my Shop for their unique and specialist Food products that is non available in National Supermarkets.

Demolition will destroy the existing Ethnic Minority Business, the Owners, their families, employees and their suppliers. The owners and their families have built up their existing businesses with many years of hard work and determination, in some cases hard work of three generations of the family. There are a number of traders who live above their businesses and in this case they will be forced out of their homes. The traders will not be able to relocate their business to a new location and be successful due to the poor state of the world economy ... The customers and residents will lose their choice of shopping and the specialist shops.”

13. Identified as response 54, the WCCC (Wards Corner Community Coalition) submitted as a part of its representation:

“Local planning processes are required to demonstrate that meaningful community engagement and equalities issues have been accounted for and that diverse groups are not systematically disadvantaged by public authority processes. There is no reference in this planning application to the impact on diverse communities and the needs of diverse local communities, including ethnic minority communities. Members of particular minority ethnic communities are being disproportionately disadvantaged by these proposals. Virtually all the businesses that will be ended by the proposals are from ethnic minority communities that provide some ethnically distinct and important services and goods. The Coalition contends that the needs of the growing Latin American community are being explicitly negated in these proposals.”

They added:

“Public authorities should support the social and business networks in an area. These plans from Grainger represent the destruction of existing community and replacement by an alternative, selected community. This is Council-backed, unethical social engineering which WCC rejects.”

14. Response No. 181 included comment from Ms Siobhan Crozier:

“This is of great importance for Seven Sisters as it contains, within the proposed development, businesses that provide “essential convenience and specialist” shops which provide for, and add to, the cultural diversity of Tottenham. These shops would be lost forever if the demolition goes ahead and the local community would be bereft. Several long-established businesses will lose their livelihood and in some cases, their homes. Local authorities are supposed to support SMEs [small and medium enterprises], not eradicate them in favour of units designed to appeal to high street multiples.”

Judgment Approved by the court for handing down.

15. Analysis of the material submitted need not for present purposes be comprehensive. Much of it, as Mr Wolfe to a degree accepted, cannot be related to section 71(1), given its wording. Responses refer to the need, regardless of ethnic considerations, to upgrade the area and to do so in an architecturally and socially acceptable way. The report also referred to objections including an objection that “the Market which has been created, and which has added vibrancy, richness and diversity to the area, would be lost”.
16. A further letter from WCCC (8 July 2008) is reproduced in the report:

“The Wards Corner Community Coalition takes the view that the Grainger scheme for the site will not deliver regeneration for the people of Tottenham and will damage the material, social and economic fabric of this diverse community. Further, the Wards Corner Community Coalition believes the Grainger proposals to be based upon questionable premises and have put forward an alternative vision for the site.”

The council’s decision

17. The report did of course refer to the positive aspects of the proposed development and to policies in the Unitary Development Plan (“UDP”). There is general acceptance of the need for environmental improvement in the area. Policy AC3 “seeks to promote regeneration through development along the Tottenham High Road corridor” and policy AC4 states that “the Bridge New Deal for Communities aims to improve the quality of life for residents by seeking to change the area so that it becomes a better place to live.” Reference is made to a Development Brief for Wards Corner in which it is acknowledged that the Borough of Haringey is a deprived area. The Brief provided a number of development principles for any proposed development or regeneration.
18. At page 30 of the report, it is stated:
- “... the proportion of small retailers can also assist the needs of local business, small and medium sized enterprises (SMEs) and black and minority ethnic businesses which in turn can support the needs of the local community.”
19. By reference to an Urban Space Management Report, the report provides:
- “The Report concludes that it would not be sensible or economically viable to relocate the market in the proposed development. However the report also states that, most if not all of the traders could be of interest to other market operators as potential tenants and that there is an option of integrating the non Spanish speaking traders into alternative locations independently while trying to keep the Latin American traders together to move as a group at the right time.”
20. In the minutes, it is recorded:

“The Committee was informed that the proposed development was unpopular and would not be considered a landmark development. It would have extremely negative impacts on existing local businesses, homes, social amenity and community cohesion. Objections related specifically to loss of longstanding, diverse and viable businesses and jobs, detriment to community cohesion in Tottenham through targeted harm to ethnic minority communities. . .”

21. The objection of Councillor Diakides was recorded. It included the representation:

“. . . the local traders reflected the rich cosmopolitan mixture of the local community and their businesses responded to the special needs of those communities...these would not be accommodated within the proposed development.”

22. In neither of these lengthy documents, the report and the minutes, is there specific reference to section 71(1) or the duties it imposes. Nor is there specific reference to the substance of the duties, even without a reference to their source.

Submissions

23. However, Mr Wolfe accepted that if the decision maker applies some other policy, including a planning policy, the application of which in effect means that the requirements of section 71 are met, the section 71 duties can in substance be discharged by that indirect route. What is required, he submitted, is a performance of the duty in substance and in relation to the particular decision to be taken.

24. In her submissions for The Equality and Human Rights Commission, Ms Mountfield QC supported Mr Wolfe’s approach. She submitted that the presence before the decision maker of documents making reference to equality issues was not a sufficient compliance with the section 71 duty. **There must be a demonstrable application of the statutory duty to the particular facts.** Focus on the needs of minority groups was required. Ms Mountfield referred to the Code of Practice on the Duty to Promote Racial Equality issued by the Commission. At 3.16, a series of questions is posed as a means of assessing the effects of a decision. The first of them is:

“Could the policy or the way the function is carried out have an adverse impact on an equality of opportunity for some racial groups? In other words, does it put some racial groups at a disadvantage?”

The fourth question is:

“Could the adverse impact be reduced by taking particular measures?”

25. Mr Harrison accepted that the decision maker must be conscious of its duties but may be conscious even if their source is not known. A long list of policies relevant to the proposed development was specified in the report and councillors would have been aware of their contents. Mr Harrison referred to policies 1.1 and 1.2 of the UDP.

Councillors knew that they were dealing with a deprived area. To grant the permission, he submitted, was an attempt to regenerate the area and was of overall benefit to the community, including ethnic minorities. The overall effect of the decision should be considered.

26. Policy AC4(e) provided that proposals for development should promote an entitlement and conditions where opportunities for enterprise are open to all. Reference was made in the report to a poll conducted by consultants on behalf of Grainger and to the proposed development resulting in “the physical regeneration of the site through comprehensive redevelopment”. Reference was made to the option of “integrating the non-Spanish speaking traders into alternative locations independently while trying to keep the Latin American traders together to move as a group at the right time”, an approach not in the event adopted. Concern was expressed about the position of existing traders in the market to be demolished. It was suggested that the traders could move to alternative locations which would be suitable. The Greater London Authority stated that “the regeneration of this site with a mixed use development is generally consistent with London planning policies”. The “mixed use development” is welcomed but section 71 is not mentioned.
27. I say at this stage that I can only commend the thoroughness of the report, its focus on regeneration and its expression of concern for the future of displaced market traders. I find it impossible, however, to find any focus on the substance of the section 71 duty when the complex issues to be decided by the council’s committee are set out and debated.
28. Mr Harrison submitted that policies AC3 and AC4 embodied the purpose of paragraphs 1.1 to 1.5 of the UDP which provided:

“. . . a large proportion of minority ethnic communities are concentrated in those parts of the borough where the greatest concentrations of disadvantage are found. Therefore the regeneration initiatives will be targeted at the centre and the east to narrow the gap between the east and west of the borough.”
29. Wards Corner is in about the centre of the Borough. On the basis of that reference, Mr Harrison submitted that the purpose of policies AC3 and AC4 is to promote acceptable regeneration with the express objective of narrowing the gap between the east and west of the Borough and as a consequence to reduce inequalities experienced by ethnic minority communities. Section 71 considerations effectively merged with the planning considerations, it was submitted.
30. In deciding whether the section 71(1) duty had been discharged, the court is entitled to take a general view of the impact of a generally beneficial policy and the overall policy context, Mr Harrison submitted. It was not necessary to consider each component of the duty on a local planning authority item by item. Mr Harrison relied on the decision of this court in *Baker v Secretary of State for Communities & Local Government* [2008] EWCA Civ 141 and of Elias J in *R (On the Application of Isaacs) v Secretary of State* [2009] EWHC 557 (Admin).
31. In *Baker*, Dyson LJ, at paragraph 31, defined the section 71(1) duty. He stated:

“In my judgment, it is important to emphasise that the section 71(1) duty is not a duty to achieve a result, namely to eliminate unlawful racial discrimination or to promote equality of opportunity and good relations between persons of different racial groups. It is a duty to have due regard to the need to achieve these goals. The distinction is vital. Thus the Inspector did not have a duty to promote equality of opportunity between the appellants and persons who were members of different racial groups; her duty was to have due regard to the need to promote such equality of opportunity.”

32. At paragraph 36, Dyson LJ stated:

“I do not accept that the failure of an inspector to make explicit reference to section 71(1) is determinative of the question whether he has performed his duty under the statute. So to hold would be to sacrifice substance to form.”

That is not disputed. Dyson LJ added, at paragraph 37:

“The question in every case is whether the decision-maker has in *substance* had due regard to the relevant statutory need. . . . To see whether the duty has been performed, it is necessary to turn to the substance of the decision and its reasoning.”

33. Both *Baker* and *Isaacs* involved the application of a specific government planning policy on gypsies. The policy was set out in Circular 01/2006. In both cases the relevant paragraphs of the Circular were analysed by the court with a view to considering whether complying with them in substance discharged the duties in section 71(1). It was held in each case that the duty had been discharged. Elias J stated, at paragraph 53 in *Isaacs*:

“But where a policy has been adopted whose very purpose is designed to address these problems, compliance with section 71 is, in my judgment, in general automatically achieved by the application or implementation of the very policies which are adopted to achieve that purpose.”

Mr Harrison submitted that, on a parity of reasoning, consideration of planning policies in the UDP was equivalent to a specific consideration of section 71(1).

Judgment of Mr Lindblom QC

34. The judge, in a conspicuously careful and thorough judgment, applied the approach adopted in *Baker* and *Isaacs* to the present facts. He stated:

“In the present case the statutory needs were in the very focus of the Council's own policies dedicated to the regeneration of Wards Corner. In the UDP there is both a general impetus for regeneration and the specific aim of promoting the welfare of the communities, including the racial minority communities,

which are principally concentrated in the most deprived parts of the borough. This is the background to policies AC3 and AC4. The Bridge NDC initiative also sprang from a recognition of the problems afflicting the ethnic minority communities in these areas. The development brief for Wards Corner had its genesis in those issues too. I am satisfied that the authors of the UDP believed they must reflect in its provisions for the Wards Corner area the imperatives of advancing the interests of diversity and racial equality, and recognized that securing social, economic and physical regeneration in this area would advance those interests.”

35. At paragraph 130, the judge stated:

“This, in my view, is a case in which the achievement of such benefits was in compliance with the statutory goals in section 71. And I believe it is right to discern a parallel in the present case with the circumstances in *Isaacs*. This too is a case in which the considerations arising under section 71 effectively merge with the matters to which the Council had to have regard by virtue of its fundamental duties under the planning legislation to make decisions on applications for planning permission having regard to all material considerations, including the development plan, and in accordance with the plan unless material considerations indicate otherwise. It is to be noted that no failure to go through that statutory exercise in a legally satisfactory way has been alleged by the Claimant. To my mind, this is significant in itself.”

36. The judge’s conclusion is at his paragraph 133:

“In my judgment, therefore, the Council did at least as much as it had in substance to do to comply with its duties under section 71. It did so in the pragmatic fashion endorsed by the Court of Appeal in *Baker* . . . Viewing the whole of the Council’s conduct in this case, I am satisfied that it met the substance of the statutory requirements, and thus had regard to the section 71 needs in a way that was appropriate in all the circumstances. I conclude that although the Council did not at any stage articulate the fact that it was going about the discharge of its section 71 duties as they bore on the traders in the Latin American market and on the BME communities, it achieved this end and it did so fully.”

Conclusions

37. I am satisfied that, on the material before the council, there was sufficient potential impact on equality of opportunity between persons of different racial groups, and on good relations between such groups, to require that the impact of the decision on those aspects of social and economic life be considered. This was not a planning application, as Mr Harrison accepted, in which the impact of the decision on section

- 71 considerations was so remote or peripheral that the substance of the duty could be ignored. I have referred to the representations made to the council during the decision making process. They do raise issues to which the section is capable of applying. Concerns about Latin American traders or loss of housing by ethnic minorities, for example, were expressed though the representations were not put in the context of the specific statutory criteria.
38. The lack of focus in this case has to some extent affected all parties. Neither the objectors nor the council focused on the specific statutory considerations. The council argued that because the development would, as required by UDP policies, assist that part of the Borough where a large proportion of minority ethnic communities are concentrated, the duty is discharged. Some of the contrary submissions appear to me to be based on the premise that the section requires promotion of the interests of a racial minority or racial minorities. It does not; the requirements are of a specific nature; due regard to the need to promote equality of opportunity and good relations between persons of different racial groups. Neither aim is necessarily achieved by a proposal which may promote the economic interests of a particular racial group, even a deprived group. The subsection operates in a more nuanced way than has at times been advocated. The promotion of equality of opportunity and good relations *between* persons of different racial groups [my emphasis] is not the same as the promotion of the interests of a particular racial group or particular racial groups, though the two will usually be interrelated.
39. I have come to the conclusion that the section 71(1) duty was not discharged by the council when granting this planning permission. The case is distinguishable from *Baker* and *Isaacs* where policies had been adopted in a Circular whose very purpose was to address the issues addressed in section 71(1). It cannot be said that the policies cited in this case were focused on specific considerations raised by section 71. The council policies to which reference has been made may be admirable in terms of proposing assistance for ethnic minority communities, and it can be assumed that they are, but they do not address specifically the requirements imposed upon the council by section 71(1).
40. Not only is there no reference to section 71 in the report to committee, or in the deliberations of the committee, but the required 'due regard' for the need to "promote equality of opportunity and good relations between persons of different racial groups" is not demonstrated in the decision making process. "Due regard" need not require the promotion of equality of opportunity but, on the material available to the council in this case, it did require an analysis of that material with the specific statutory considerations in mind. It does not, of course, follow that considerations raised by section 71(1) will be decisive in a particular case. The weight to be given to the requirements of the section is for the decision maker but it is necessary to have due regard to the needs specified in section 71(1). There was no analysis of the material before the council in the context of the duty.
41. I would allow the appeal and quash the permission.
42. I reach that conclusion with some regret because of the general desire in the Borough for regeneration of this area, because of the amount of public and private resources expended on this proposal and, because the council, subject to section 71 considerations, followed a thorough and fair procedure which led, albeit by a bare

majority, to a democratic decision. Though I hope it does not, the quashing of the permission may lead to a long delay in the regenerative process in the Borough. The issues which arose on this planning application were, however, such that it was necessary for the requirements of section 71 to form in substance an integral part of the decision making process and I am unable to hold that they did.

Lady Justice Arden :

43. I agree.

Lord Justice Sullivan :

44. I also agree

APPENDIX 10

Wards Corner/Seven Sisters Underground Development Brief

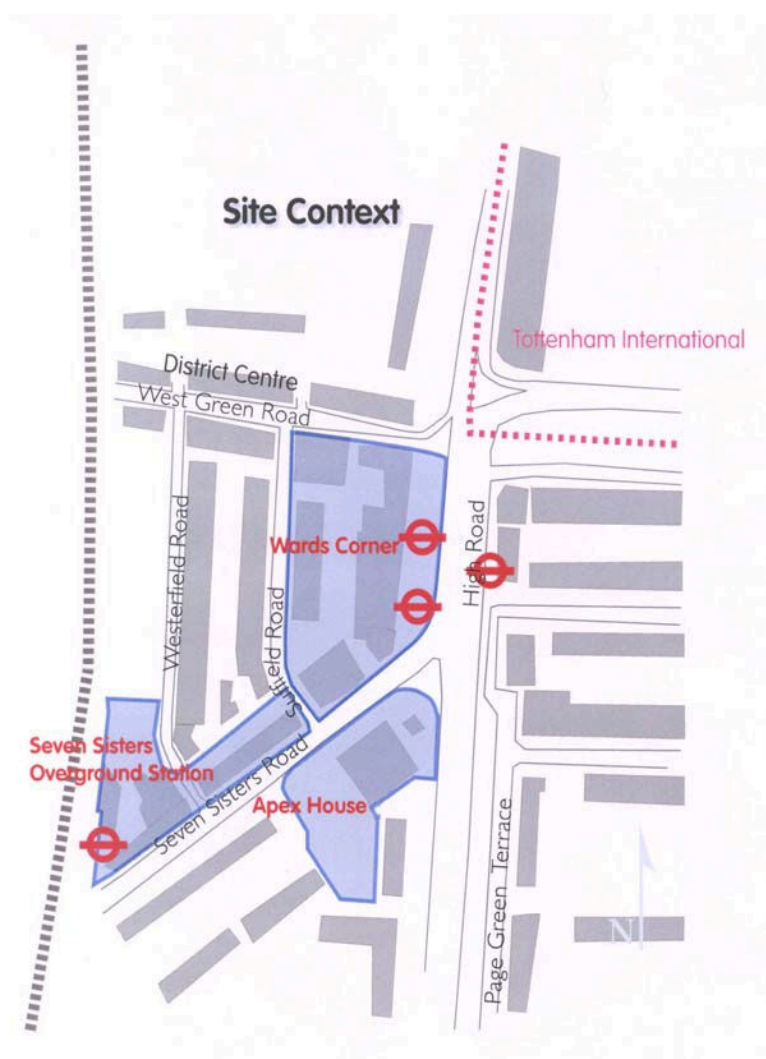
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Wards Corner/Seven Sisters Underground Development Brief.



January 2004

1. Background



This site comprises Seven Sisters Underground Station and its entrances and frontage buildings on Seven Sisters Road, West Green Road and Tottenham High Road, as well as the 'Apex' building to the immediate South. The area is generally referred to as 'Wards Corner' after the former Wards Department store which traded from this site. This brief focuses on the Wards Corner site, which is the one most likely to come forward in the short term. The two related sites are included for completeness in the event that they come forward at a later stage, but consideration should be given to linking the Wards Corner and Seven Sisters sites together, if at all possible.

This is widely recognised as a 'gateway' location into the borough at a very prominent location. At the current time the area is dominated by a number of vacant and derelict buildings which present a real development opportunity to upgrade the environment of the area.

The Seven Sisters/Bridge New Deal for Communities (NDC) and Haringey Council wish to facilitate a high quality redevelopment and the regeneration of this key site.

2. Regeneration Context

The area around the station is perceived as unsafe by the local community and suffers from a high degree of crime. The range of shops and facilities in the area is considered poor and regeneration of West Green is one of the objectives of the adopted UDP.

The east of Haringey is recognised as one of the most deprived areas in London in the draft London Plan and is targeted for regeneration. This is being linked to improved transport links, training programmes and capacity building initiatives.

Haringey is taking a co-ordinated approach towards development along Tottenham High Road. This is an historic corridor which runs on the alignment of the Roman Ermin Street from the southern to the northern borders of the borough. It is split into six conservation areas which run its full length, however there has been an overall lack of investment in the building stock and the whole area suffers from high levels of deprivation. A Heritage Economic Regeneration Scheme (Hers) operates along the High Road.

Haringey has agreed a strategy for Tottenham High Road and in support of this is preparing briefs which are supplementary to the borough's draft replacement Unitary Development Plan. This will provide the context for regeneration of Tottenham High Road. The sites are also very close to the Tottenham International Area which is subject to major regeneration initiatives, in partnership with the London Development Agency.

The Seven Sisters/Bridge NDC is responsible for regeneration of the area from Seven Sisters Underground south-westwards towards the borough boundary. The area suffers from high levels of deprivation and in particular from high levels of crime. Their previous public consultation exercises have highlighted the problems surrounding this site and their determination to improve matters. The borough's Haringey Retail Capacity Assessment (September 2003) also identifies that the Wards Corner site should be the focus for redevelopment, acknowledging the need to improve West Green's shopping environment and consolidate the amount and quality of facilities.

3. Site Description and Context

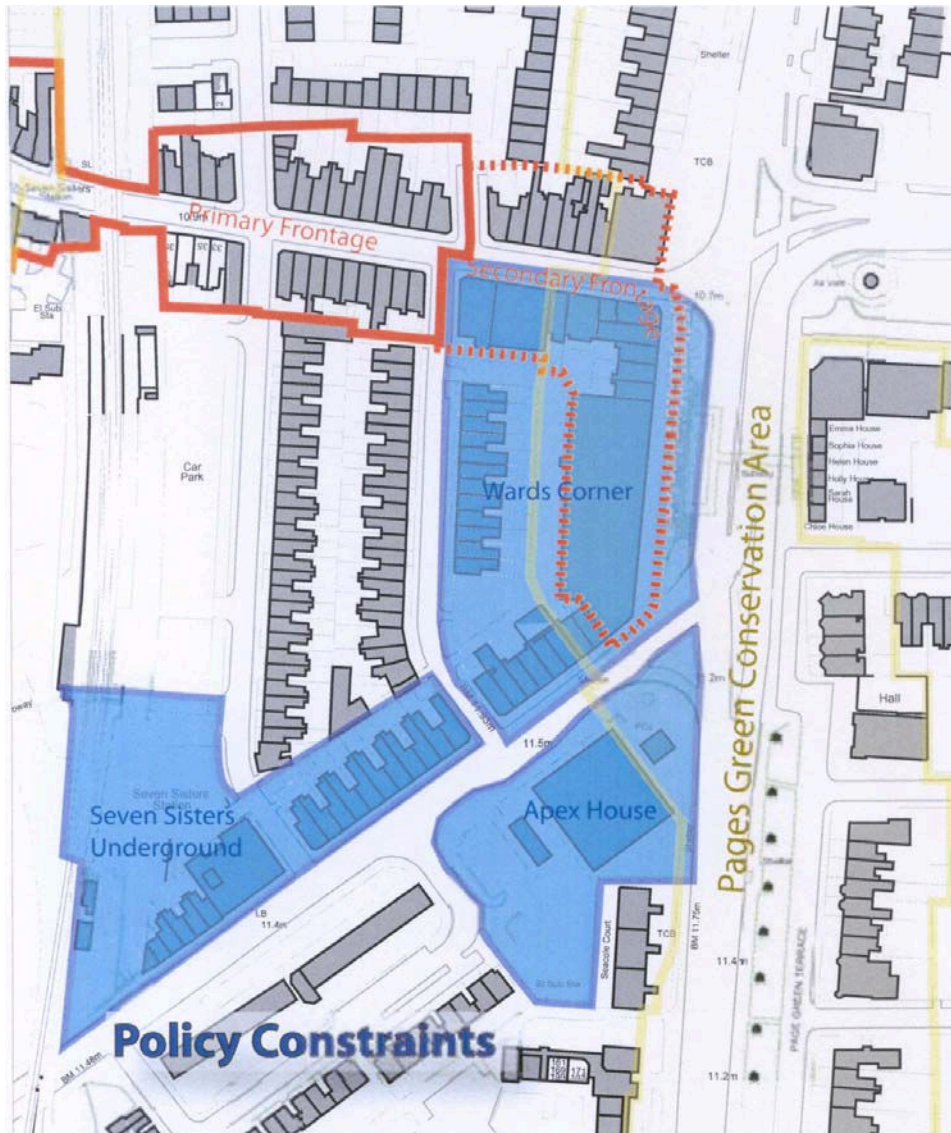
The brief area includes three separate, but geographically closely related parcels of land. The first is 'Wards Corner', bounded by the High Road, Seven Sisters Road, Suffield Road and West Green Road. The second is the Seven Sisters underground building on Seven Sisters Road, and an adjoining parade of shops. The final parcel is a Council office building on the High Road, called Apex House. In the short term, only the Wards Corner site is likely to come forward for development and so the brief focuses on this site, but opportunities to link it to the other two sites should be explored.

The sites are located within the West Green Road/Seven Sisters District Centre. The buildings on West Green Road and High Street are within its secondary frontage in the adopted Unitary Development Plan, which is proposed to be redesignated primary frontage in its Replacement.

The Wards Corner site is predominately two-three storey late Victorian commercial buildings, some of which are derelict, as well as Seven Sisters Market. The

commercial buildings on the High Road frontage are all located within the Page Green conservation area, although they are considered to make a neutral contribution to its character and appearance. At the rear there is a car park and a residential terrace on Suffield Road.

Apex House is a four/five storey Council office building developed in the 1970s as part of a mixed use development. It includes a clock tower, as well as public toilets, on the Page Green frontage.



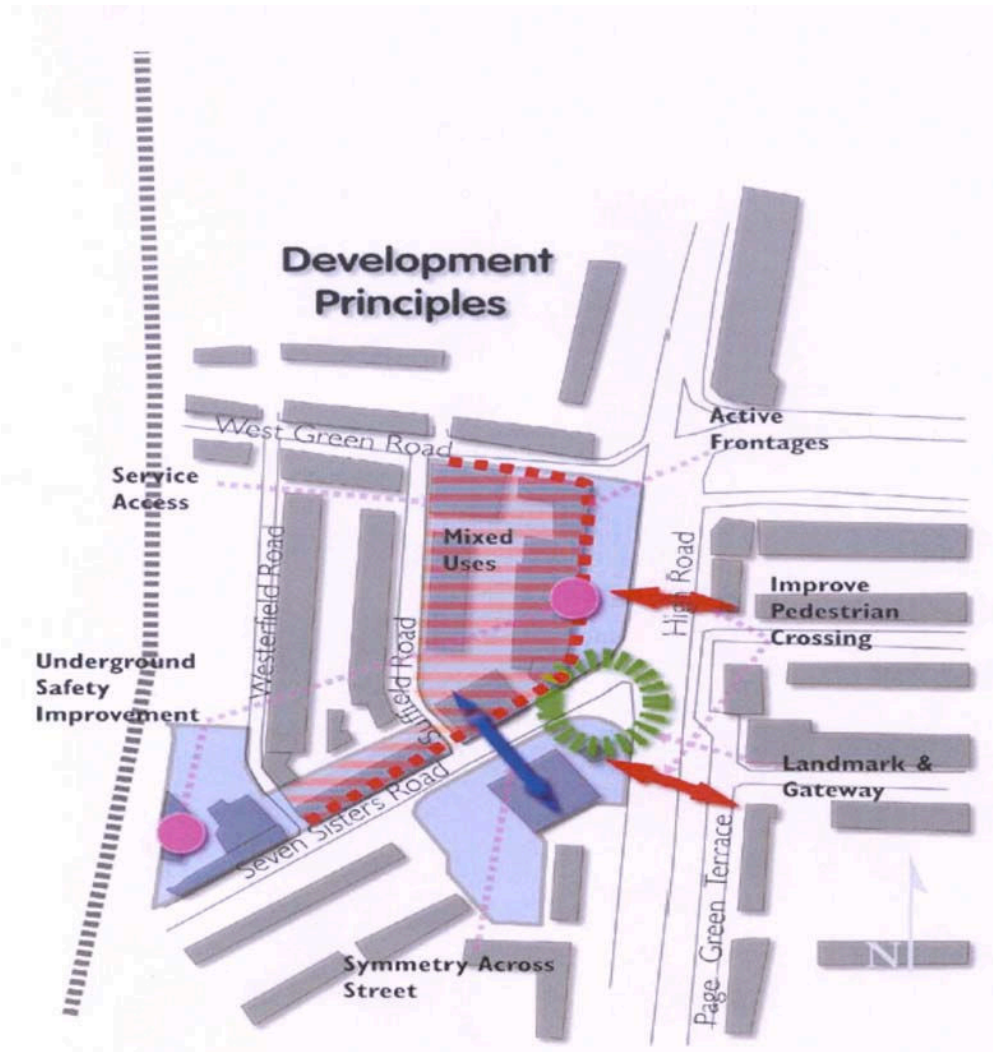
4. Vision

The vision for this area is to:-

Create a landmark development that acts as a high quality gateway to Seven Sisters, providing mixed uses with improved facilities and safer underground station access.

The remainder of this brief is set out in the form of development principles, which are design and planning objectives in order to bring about this vision. A planning obligation will be used, where appropriate, to help to secure these objectives.

5. Development Principles



A) Urban Design

- Development must provide an attractive and high quality landmark and gateway to the Seven Sisters/Tottenham High Road area.

The sites visual prominence provides a great opportunity for an imaginative development.

On Wards Corner a development of 5-6 storeys in height may be appropriate, stepping down to three storeys on Suffield Road. On Apex Corner there is scope for a higher, landmark development, taking the opportunity presented by a corner site. The treatment of the roofline will be particularly important. There should, however, be a symmetry and consistency of architectural treatment across Seven Sisters Road, which together should act as a gateway into the Bridge community area. A public

feature of equal, or preferably greater, landmark merit as the clocktower should be included and the public lavatories should be replaced.

At the Seven Sisters Underground there is potential for an 'airrights' development (that is over the station) which also brings the station entrance further forward towards the street. Development here could be around 4 storeys in height.

- **New development should regenerate and improve the living and working environment and make best use of the opportunities presented by the site.**

The area is run-down and the buildings on the Wards Corner site in particular, are in need of physical renewal. However, the former Wards department store building itself is considered to have some architectural merit and any development scheme should reflect, and retain, the architectural features of the store, if at all possible. Any new development on the site should take the opportunity to reduce the opportunities for crime, by embracing the concepts set out in the Police's "Secured By Design".



- **Development must enhance the Page Green Conservation Area.**

The buildings at Wards Corner make only a neutral contribution to the character and appearance of the conservation area, (although the Wards store itself has some merit). In these circumstances, national policy PPG15 ("Planning & the Historic Environment") sees such sites as a spur to high quality, imaginative development. Pages Green itself has the potential to be an attractive open space which has the opportunity for environmental enhancement and much improved links to the Wards Corner area.

- Buildings should be of a distinctive and imaginative modern design with simple and robust detailing to provide a low maintenance and sustainable solution.

On this side of the High Road there is a lack of strong context at this point. This provides the opportunity for bold and creative design.

- Development should include active frontages, and visual variety and interest, onto the West Green Road, High Road and Seven Sisters Road frontages.

Maintaining activity of the street will be particularly important, in particular more uses that are open in the evening looking out onto the street.

- Development should take its cue from the richness and diversity of the communities and small shops in the West Green Road area.

This diversity is one of the great strengths of the area. The development should add to rather than detract from this richness.

- Development should include significant and co-ordinated improvement to the public realm, including public art and street trees. A wide pavement and clear building line along the High Road should be maintained.

The current wide pavement and street tree cover, with opportunities for forecourt seating, is a strong positive feature of the area. The existing Wards Corner building line should be retained, so far as is possible, in order to maintain this sense of space. Mature trees should be protected where possible, and additional hard and soft landscaping introduced. The air duct for the underground is subject to graffiti and should be replaced or improved, if possible.

- Development should incorporate the principles of sustainable design including use of waste and recycling.

B) Transport and Access

- Development must be designed, in conjunction with the Police and the British Transport Police, to reduce opportunities for crime, especially around the Station entrances.

The need to improve the negative perception of public safety, and reduce the opportunities for crime, both in and around buildings, and improve access and security around the underground entrances, are key considerations in the proposed regeneration of the site. Although there would be the need to secure agreement with London Underground, it is considered that the potential to develop a single, and safe, at grade pedestrian entrance and concourse, to replace the existing arrangements, should be investigated.

- It should improve access to the Seven Sisters Underground and Overground Stations, and achieve improved interchange between them. To achieve this, comprehensive development is promoted.

Seven Sisters underground station is programmed to be refurbished, under the public private partnership, in due course, with works likely to include CCTV, help points, escalator modernisation, access improvements, etc. The timetable is not known at



this stage. The Brief must be seen in the context of the plans of London Underground and the franchisees (Metronet's). However, development of the site should be seen as enabling development, with a view to improving underground access at ground level. Financial contributions to go towards these improvements will be secured by a planning obligation. Piecemeal development will be resisted. Although it would be a matter for London Underground, improvements could involve excavating a new concourse, with an entrance onto the street frontage, or alternatively a lightweight street level structure on top of the existing concourse and station entrances.

- The development should consider improvements to pedestrian access and safety in the area. Returning the gyratory to a two-way flow may facilitate this.

Transport for London (TfL) are responsible for both Tottenham High Road and Seven Sisters Road. It is their policy to phase out gyratory systems, as these have higher speeds and more accidents, as well as creating an unfriendly pedestrian environment. Although outside the remit of the Brief, studies are being undertaken by TfL, in order to identify potential modifications to the gyratory system, as part of the Tottenham International Development Framework. The study will determine the feasibility of this proposal.

- Development should include improved bus waiting and interchange facilities

This is an important interchange between tube and bus, and opportunities should be investigated as to how this interchange could be improved, for the benefit of all passengers.

- some public car parking for the shopping centre should be retained. Private car parking should be minimised.

At Westerfield Road the car park is already being reduced in size, by about half, due to London Underground development. As West Green needs to retain sufficient shoppers car parking, it is not envisaged that it will come forward for development in the short term. Any retail car parking should be shared parking for the centre as a whole.

The Councils' maximum parking standards in the replacement Unitary Development Plan apply and car parking should be kept to a minimum given the site's excellent public transport accessibility. The Council would consider "car-free" housing, controlled by legal agreement, in this location. Parking for the residential units behind Apex House will not be affected. Minimum disabled persons and cycle parking standards should be met.

All servicing for the Wards Corner site should be from Suffield Road and not the High Road.

- Development should give priority to pedestrians and cyclists.

The proposals must emphasise sustainable modes of transport, including facilities for cyclists and retaining existing streets as through routes.

- Development should be accessible to all

The development should be accessible to the whole community irrespective of age or disability. (see Haringey Council's SPG4 "Access for All – Mobility Standards".)

C) Land Uses and Development

- The development is suitable for a range of land uses, including retail uses to promote the vitality and viability of the West Green Road/Seven Sisters District Centre.

Development should be for a vital mix of land uses. As a District Centre, development suitable to its scale and function would be welcomed, providing it fulfils a qualitative need. Replacement of the covered market, although outside the remit of the Brief, would be welcomed.

Housing is suitable as part of the range of uses, especially at above ground floor level. Any housing lost on Suffield Road should be replaced as part of the overall scheme. Affordable housing, meeting the needs of the borough will be secured, although it is unlikely that pure social housing would be sought. Key worker or shared

ownership would be encouraged, which is supported by the Tottenham High Road Strategy. The amount of affordable housing should be in accordance with the policies of the Council, but will take account of the other planning benefits being enabled by the development and of commercial viability.

The One-Stop-Shop at Apex house should be retained or replaced as part of the development, as this provides a vital service to the South Tottenham area.

- **Development of the Wards Corner Site should take place comprehensively secured by compulsory purchase if necessary**

The objectives of the brief, in particular improvement of the underground and providing new retail facilities, are highly unlikely to be achieved by piecemeal development of the Wards Corner site. Although it is likely that the landowners will co-operate to secure this, compulsory purchase cannot be ruled out at this stage.

The entire Bridge NDC area was declared a Housing Renewal Area in 2003. Housing Renewal status provides the Council with additional powers for land clearance and forms part of the renewal strategy to regenerate a particular rundown area.

6. Delivery

The London Borough of Haringey, through its ownership of the Council offices and 713 Seven Sisters Road, is in a key position to secure a comprehensive and successful development.

Consultants have carried out discussions with all of the principal landowners and the majority are enthusiastic about bringing forward development. However, the possibility of using proactive planning powers to secure the whole site cannot be ruled out at this stage.

The Council are aware that the London Transport Board has secured easements, or rights of passage, over/under a number of properties, for the purpose of "using the subsoil or maintaining in or through such subsoil or under surface tunnels or works authorised by the 1955 British Transport Commission Act together with the space occupied by such tunnels and works etc..". These rights have been secured over the properties at:

711,713,715,717,719,721,723,727/249,247,251/259 Seven Sisters Road

7. Planning Obligation

The vision of the project will be secured, in part, by a planning obligation, negotiated through the planning process.

The priorities include improving underground station access, reducing opportunities for crime, securing safer pedestrian crossing of principal roads, ensuring adequate affordable housing to meet the Borough's needs, improving the environmental quality of the area, provision of public art and securing local employment benefits, through training and local labour schemes.

8. Content of a Planning Application

Any planning application should be accompanied by sufficient information to enable the application to be determined. On major cases, Haringey strongly encourages applicants to undertake their own consultation and to include a statement of the outcome of this in their application.

The scheme should include:-

- Urban Design Statement
- Full drawings including perspective and illustrative drawings
- Policy statement, including retail policy
- Statement as to how the affordable housing will be delivered
- Transport Assessment.
- Conservation assessment of any buildings in the conservation area proposed to be demolished.

9. Further Information

This Development Brief gives guidelines on how the site could be satisfactorily redeveloped. Haringey Council's Planning Applications Sub-Committee (PASC) in December 2003 considered the results of the public consultation that took place on the Brief and it was agreed by the Executive of the Council in January 2004 for adoption as the approved Brief for the site. Once adopted, the Brief becomes a material consideration in determining any future planning application on the site and Supplementary Planning Guidance, as part of the review of the Haringey Unitary Development Plan.

The UDP is undergoing a review and the guidelines set out in this Development Brief will be adopted by the emerging plan and become policy for the site.

The Council considers that the development scheme for the site should be the subject of a design competition, in order to secure high quality redevelopment, that would lead to the overall enhancement, and regeneration, of the area.



London Borough of Haringey Planning Department.

Policy and Projects Group
639 High Road,
Tottenham,
London N17 8BD

UDP@haringey.gov.uk

www.haringey.gov.uk