Development Management Summary – SDP Sites

20th June 2018

A Development Management (DM) Forum for the Strategic Development Partnership (SDP) sites in Tottenham Hale was held on 20th June 2018 at the Larder Café, 6 Chesnut Rd, London N17 9EQ at 7:00 PM.

7 local residents signed the attendance list on the evening. Also attending were 8 councillors (Cllr John Bevan, Cllr Reg Rice, Cllr Vincent Carrol, Cllr Ruth Gordon, Cllr Zena Brabazon, Cllr Viv Ros, Cllr Sarah James and Cllr Preston Tabois) and members of the pre-applicant's team and Haringey officers. Attendees were advised that unrecorded questions (where the speaker was not speaking into the roving microphone) may not have been captured in the minutes.

The key planning concerns highlighted at the meeting by residents were centrally the heights of proposed buildings, cycling infrastructure, affordable housing, and various design issues.

More specifically, the issues and questions raised by local residents and Councillors by topic were as follows:

- Design and Building Heights
- The proposed Welbourne development is out of context for the area.
- The proposed Welbourne development will overshadow Down Lane Park.
- A tower 38 storeys in height is inappropriate for Tottenham Hale.
- A high density development similar to Argent's King's Cross scheme is not suitable for Tottenham.
- The massing of the Welbourne blocks are visually unappealing.
- 65% dual aspect dwellings seems low for a scheme of this size.
- Why do some units in the scheme lack private amenity spaces?
- What is the level of disabled parking in the scheme?
- The unit occupiers will be impacted by air quality concerns. The local schools in the area have air quality concerns.
- The re-development of the Welbourne site will result in the loss of several mature trees.
- The redevelopment will give rise to construction impacts in the local area.

Affordable Housing

- The Welbourne Site should deliver social housing.
- The Welbourne site formally contained a community centre and is an important site for local residents.
- Other recent developments in Haringey have not been 'pepper-potted' with a mix of affordable and market units - what can be done to avoid separate residential entrances for new development?

- The housing mix for Welbourne does not contain enough family housing
- The housing mix for the wider SDP scheme does not contain enough family housing.
- Units in the scheme should be set aside for homeless and other vulnerable residents.
- The new housing provided will not be affordable for Haringey residents and will be marketed outside the UK.
- How is the Portfolio Approach to affordable housing managed? Are developer assurances on the level of affordable housing provided on each site reliable?
- The developer will renege on their affordable housing commitments and seek to remove affordable units following the grant of permission.
- What is the status of the Council's review of the Community Infrastructure Levy (CIL) charging schedule?
- The Welbourne site should not be sold to a private developer and should be returned to public ownership
- Does the site allocation for the Welbourne site require re-provision of a community centre – how is this being achieved?
- What is the developer's profit margin in viability terms?

Cycle Provision

- Will the north-south cycle route via Ferry Square be a dedicated lane or a shared surface?
- Will cycle parking at Tottenham Hale station be re-located with upgrades to the station? Where will the cycle parking be re-located to?
- Is the cycle link between the Ferry Island site and future development in the retail park resolved?
- Is the bridge over the rail tracks going to be suitable for cyclists?
- Is the pinch point along the existing cycle route running east-west along Hale Road doing to be resolved? Will Hale Road be narrowed with re-development?
- Is the Council still proceeding with an east-west link through Down Lane Park for cyclists?
- Waltham Forrest is adding cycling capacity and this should connect to Haringey's future provision.

JH 22.06.2018