

Report for:	Cabinet – 28 November 2013	Item Number:	
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Title:	High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps
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Lead Officer:	Sarah Lovell
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Ward(s) affected: Northumberland Park	Report for Key Decision:
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1. Describe the issue under consideration

1.1 This report sets out the feedback received as part of the High Road West master plan options consultation and details the next steps for the High Road West Regeneration Project.

2. Cabinet Member introduction

2.1 Regenerating North Tottenham has long been a priority for the Council and the 8 week consultation undertaken by the Council and Homes for Haringey on the regeneration proposals for High Road West has shown that there is clear and substantial support for regenerative change amongst the local community.

2.2 The consultation has shown that local people are supportive of the Council's plan to move White Hart Lane Station and create a new public open space linking the station with the High Road and new Tottenham Hotspur Stadium; local people want a safer environment in which to live and work and more facilities- particularly community facilities, open space and facilities for young people and a better retail offer along the High Road. One of the most significant issues for local people is employment with 81% of respondents agreeing that we should encourage businesses and facilities to the area that help create jobs for local people.

2.3 The consultation has shown that local people also want better housing with 71% of respondents to the consultation requesting more homes that are of a better mix and quality and that Love Lane residents are supportive of renewal of the Love Lane Estate. It is also the case that the consultation has shown that there is a preference for comprehensive change in this area.

- 2.4 Comprehensive change allows the council to better harness the opportunities and investment offered by the £430m Tottenham Hotspur Football Stadium and associated development and encourage regeneration across North Tottenham and beyond by creating a new, vibrant, attractive and sustainable neighbourhood and a new leisure destination for London. Comprehensive change has the potential to deliver up to 1600 new homes and up to 700 new jobs, training and skills opportunities for local people, in an area where investment is key to providing opportunity for local people, as well as raising the profile of North Tottenham across London, nationally and internationally.
- 2.5 Comprehensive change provides the opportunity for the borough, with the support of local people, to deliver the most benefits and bring about lasting change to the area. The Council now seeks to build upon the long-term, open and transparent relationships developed and established with the community through the regeneration proposals consultation to further develop a comprehensive master plan for the High Road West Area.
- 2.6 This master plan will be developed in conjunction with the Area Action Plan for the North Tottenham area and the Tottenham-wide Strategic Regeneration Framework – which is an emerging strategic framework which will set out the direction of transformative change throughout the whole of Tottenham. This will ensure a cohesive and coordinated approach that delivers regenerative change and opportunities across the whole of Tottenham.

3. Recommendations

It is recommended that Cabinet:

1. Note and consider the results of the High Road West regeneration proposals consultation set out in the High Road West Consultation Feedback Report, which can be found as a supporting document to this report.
2. Approve the development of a master plan for comprehensive regeneration of the High Road West area building on the desire of residents for significant change identified in the recent consultation. Key elements of the masterplan will form part of the emerging statutory Area Action Plan and Sites Allocation DPD against which any development proposals will, in due course, be tested.
3. Approve proposals to consult and engage with the local community as the master plan is developed. This will include working closely with the Love Lane residents, the High Road West businesses and wider stakeholders.
4. Continue to work with the Love Lane Residents Association and Independent Tenant and Leaseholder Advisor to develop a Residents' Charter. The Residents' Charter will clearly set out Love Lane Residents' aspirations for the regeneration proposals and build on the housing assurances given to residents and outlined in paragraph 7.11 to ensure that they are not adversely affected by any future regeneration proposals.
5. To note the North Tottenham Area Action Plan and the Strategic Regeneration Framework Cabinet reports and their proposed forth-coming consultation which will provide further opportunity for the local community to give their view on the proposals for regeneration in the area and in Tottenham as a whole.

4. Alternative options considered

4.1 On February 12th 2012 the Council's Cabinet agreed to develop a master plan for the High Road West area in order to capture the £430m Tottenham Hotspur Football Club (THFC) development as a catalyst for wider change in the area.

4.2 Creating a master plan for this area will draw regeneration opportunities and investment across the High Road to the west of the THFC development allowing for wider change as a master plan will allow change and investment to be planned in a cohesive manner. If a master plan is not developed the opportunities offered from the THFC will not be captured and any development that could come forward would happen on a piecemeal basis and would fail to deliver regeneration and coordinated investment to the wider area.

4.3 In order to facilitate the development of a master plan and to gain an understanding of the communities' views on scale and type of change they would like, between the 29th April and 21st June 2013 the Council undertook an eight week engagement process on the master plan regeneration proposals for the High Road West area.

4.4 The regeneration proposals included the Council's plan for change- moving White Hart Lane Station entrance south and creating a new public space linking the station with the High Road and three further development options. Each option suggested varying levels of intervention and provided different levels of new housing, new facilities and new jobs and businesses. The options are summarised below:

Option 1- provides between 600 and 650 new homes and 300-350 new jobs and a new modern health centre.

Option 2- provides between 1400-1450 new homes, between 400-450 new jobs and some leisure and community space, including a new library and learning centre, a gym and new crèche and play facilities.

Option 3- provides between 1600-1650 new homes and 600-650 new jobs and significant leisure and community space facilities, including a cinema, new sports and community centre and a new community park.

4.5 As is detailed in the report below, the consultation has shown that the local community are clearly supportive of regenerative change in the High Road West area and that option three, which suggested the most comprehensive regeneration of the area, was the most favoured option. The community were supportive of the benefits outlined in option 3 including a new community library, learning and education hub, a new community park, a cinema, a new sports centre and more new housing and maximising the job opportunities for local people.

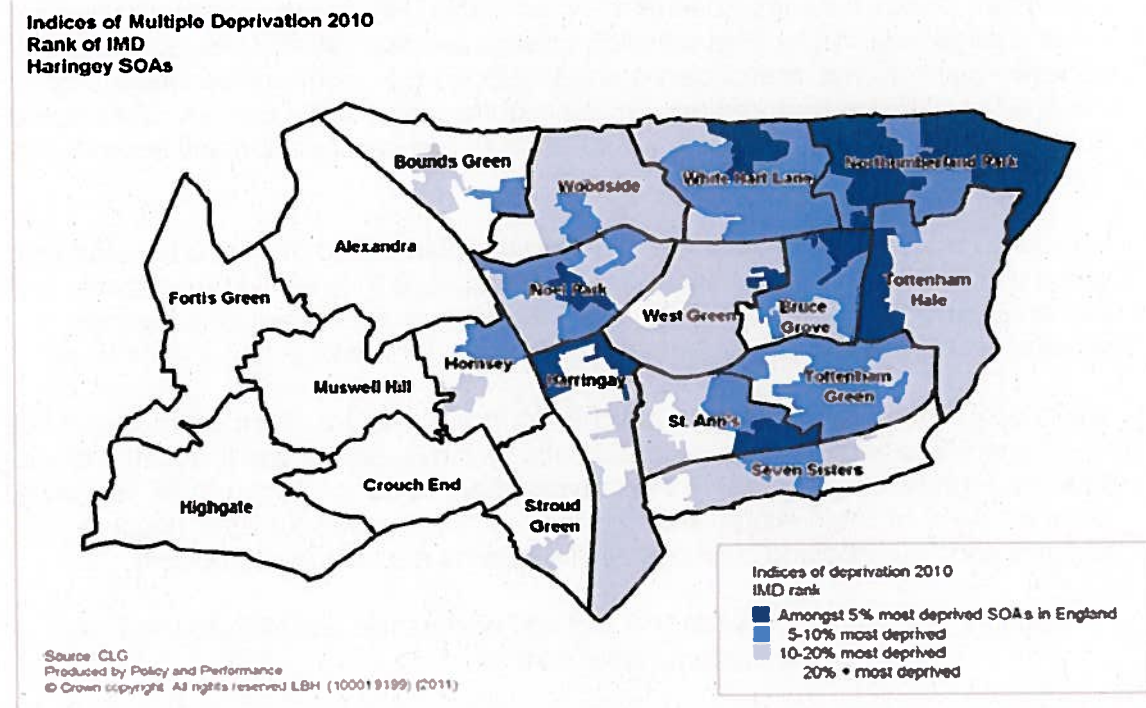
5. Background information

5.1 Socio-economic Context

5.2 The Northumberland Park ward is one of the poorest wards in London. The area suffers from high levels of socio-economic deprivation – including high levels of unemployment, benefit dependency and crime as well as low levels of educational attainment, household income and life expectancy.

5.3 Indeed the Indices of Deprivation 2010 states that four super output areas (SOAs) in Northumberland Park rank amongst the 1,000 most deprived SOAs in England. Much of this deprivation stems from labour market disadvantage i.e. worklessness and low skills base.

Fig.1: Index of Multiple Deprivation in Haringey (IMD) 2010



5.4 Northumberland Park ward, according to estimates by the GLA¹, has the highest JSA claim rate out of all wards in London. This story is repeated when wider out of work benefits (incapacity, lone parents, carers, employment support benefits) are looked at. Northumberland Park has the highest concentration of claimants in Haringey and there are also particularly acute concentrations along the Tottenham High Road.

5.5 Housing options in the ward are limited – 53% of the housing stock is affordable housing. This reflects the concentration of single tenure housing prevalent in many parts of north Tottenham. Only 23.8% of households in Northumberland Park are owner occupiers, this is the lowest proportion in Haringey. Data from the GLA shows that workless households account for half of households in social rented homes, compared with 7% in owner occupied housing.

5.6 The socio-economic context reflects why the regeneration and transformation of North Tottenham has long been a priority for the Council. It is designated as an 'Area of Change' in Haringey's Local Development Framework (Local Plan: Strategic Policies) and the Council has set out its ambitions for the area in *A Plan for Tottenham*.

5.7 High Road West- The opportunity

¹ Source: GLA claimant count estimates, February 2010.

5.8 Within North Tottenham, the 'High Road West' area has been identified as an opportunity to promote early regeneration and place making due to its proximity to the £430m investment in the new THFC stadium development scheme and the potential for using this development as a catalyst for bringing wider change to the area.

5.9 The area also offers some key locational advantages that provide a real opportunity to deliver regeneration and improvement:

- It is well connected on the rail network. White Hart Lane station allows access to Liverpool Street in 20 minutes and access to the Victoria Line (at Seven Sisters) in 5 minutes. It is also well connected on the bus network, both north-south on the High Road and east-west with the W3 to Wood Green and Finsbury Park.
- The area's High Road location means that it can become a desirable place to live and work – there are very few major regeneration schemes in London which are adjacent to a major London High Street. With investment and improvement, new shops and facilities, this part of the London could become an attractive and desirable location for a mix of communities.
- Haringey Council owns approximately 35% of the land in the High Road west area. This means the Council can exercise a significant amount of control over the future direction of change in the area (beyond its normal planning responsibilities) and can ensure that development benefits existing communities and leads to more opportunities for local residents and businesses.

5.10 The largest site in Council ownership is the Love Lane housing estate which consists of 297 properties; 219 social rented units and 78 leaseholder units. The Love Lane estate, whilst not the worst stock in the Borough, does have some design flaws; there is poor permeability throughout the estate and there is poorly utilised open space. The redevelopment of Love Lane presents a unique opportunity to not only address this, but also provide a catalyst for the wider regeneration of the area, thereby creating new and improved housing environment for existing residents.

5.11 The area also includes employment land to the north which currently operates as a number of small light industrial units and parts of the High Road. The High Road in this part of Tottenham provides a local centre, but is run down and in need of investment and has a high proportion of hot food takeaways and convenience stores.

5.12 High Road West Masterplan

5.12.1 On the 7th February 2012 the Council's Cabinet agreed that a master plan should be developed to guide change in the 'High Road West' area and that the regeneration programme should be guided by the following 10 key principles:

1. *Phased redevelopment and improvement focused on enabling existing residents to stay in the area in better quality homes*
2. *Expanding housing choice and supply*
3. *Social and economic development programmes to increase educational attainment, job skills and opportunity for local people*

4. *Fostering the growth of new and existing businesses in appropriate locations and, where moves are necessary, supporting firms to remain in Haringey*
5. *Increasing jobs*
6. *Sustainable development with access to new public spaces for community and cultural events*
7. *Phased provision of supporting community infrastructure, including school places and healthcare facilities*
8. *Increasing residents' and visitors' perceptions of safety*
9. *Catering for the needs of visitors, maximising spend in North Tottenham while minimising adverse impacts on residents and businesses*
10. *Maintaining strong public transport links with the wider area and modernising rail infrastructure*

5.6 Arup were appointed in April 2012 to create the master plan for the High Road West area.

5.7 Previous Consultation

5.8 Following the February Cabinet decision the Council began consulting with local people to get their views on what improvements and change are needed. During this consultation the local community made clear their desire to see positive change in North Tottenham. The key consultation milestones are listed below:

- **Feb 2012:** An event was held at Coombes Croft library with Love Lane residents to start conversations about their ambitions for improvement and change; The Love Lane Residents Association was also re-formed.
- **Spring 2012:** Homes for Haringey sent out the "*We would like to hear your views*" survey to all High Road West tenants and leaseholders (297 properties) and this received 107 survey responses. A community fun day, drop-in sessions and discussions at Resident Association meetings formed part of an engagement process which aimed to ensure as many responses as possible were received. Young residents on the Love Lane estate provided their views in a 'Capture our Voice' film they created.
- **July 2012:** A "*Give us your views*" workshop and drop-in session at Tottenham Hotspur FC stadium was held. Over 40 invited attendees from the local area (12 from Love Lane Estate) attended the event. This was followed by an open drop-in session (advertised by leaflets sent to all High Road West residents and businesses). This attracted over 30 attendees, including 14 from the Love Lane Estate. These sessions introduced the master plan process and discussed priorities around housing, open spaces, jobs and community facilities.

5.9 As the next step in the master plan and consultation process, three master plan options were created to facilitate a more detailed and extensive consultation exercise with the community.

6.0 The High Road West Master Plan Proposals

6.1 How were the Regeneration Master Plan Proposals developed?

6.2 The regeneration proposals were guided by the Northumberland Park Project Board (NPPB), a Board consisting of local Ward Councillors, officer representatives from the Council, the Greater London Authority (GLA) and Homes for Haringey and the Arup project team created to steer regeneration in the High Road West area. The board set out the key objectives to inform the master plan:

- Reinforce the High Road
- Set the context for the new Tottenham Hotspur stadium
- Improve diversity, quality and the character of the living environment
- Improve physical, social and economic integration into the wider area
- Create economically deliverable solutions that drive and respond to economic improvement

6.3 These key objectives, along with the 10 regeneration principles agreed on the 7th February 2012, the emerging vision developed from consultation with the community, discussions at the NPPB and detailed workshops involving the client team and Arup fed into the development of the three options.

6.4 The regeneration proposals reflect where, in planning and design terms, certain land uses such as housing, leisure, community and open space could be located. The proposals also take into account the existing character and urban grain of the area as well as Tottenham Hotspur Football Club's development.

6.5 What are the Regeneration Proposals?

6.6 The High Road West regeneration proposals include the Council's plan to create a new entrance and new station square for White Hart Lane station by moving the existing station entrance south.

6.7 Moving the station entrance to the south of the existing entrance will ensure that the entrance is more centrally located in relation to the proposed new Tottenham Hotspur Football stadium as well as any new development which could that come forward. The Council has analysed how people use the station and this has shown that a new entrance to the south will provide the maximum benefit for the local community and visitors and facilitate the extra 6,000 fans expected to arrive at this station once the new stadium is built as well as the anticipated increase of visitors to the area.

6.8 Having a new station square immediately outside of the station entrance will also create a safer and more attractive environment for local people and visitors to the area.

6.9 The Council's plan also includes a high quality public open space which will link the new entrance to White Hart Lane station to the High Road and the new stadium. The new public open space will provide a really high quality public space that can be used by the local community every day of the year. It will also help to provide a simpler and easier controlled entrance and exit route for fans attending matches at the new stadium (rather than walking through the Love Lane Estate as is currently the case). The new buildings surrounding the new public space will provide an

opportunity for new restaurants, leisure facilities (such as a cinema or bowling alley) and community space (such as a new multi-use sports centre).

6.10 As detailed earlier, the regeneration consultation included three development options; Each option suggested varying levels of intervention and provided different levels of new housing, new facilities and new jobs and businesses. The options are summarised below:

Option 1- provides between 600 and 650 new homes and 300-350 new jobs and a new modern health centre.

Option 2- provides between 1400-1450 new homes, between 400-450 new jobs and some leisure and community space, including a new library and learning centre, a gym and new crèche and play facilities.

Option 3- provides between 1600-1650 new homes and 600-650 new jobs and significant leisure and community space facilities, including a cinema, new sports and community centre and a new community park.

7.0 Consultation Methodology and Feedback

7.1 The Consultation Process

7.2 The High Road West regeneration proposals consultation took place over an eight week period between the 29th April and the 21st June 2013². The consultation sought to determine local views on the proposals for the High Road West area. The objectives of the consultation are summarised below:

- Inform and consult the community on the master plan options for change
- Inform residents about the master plan and planning process
- Maximise engagement and establish long term, open and transparent, relationships with key community interest groups and stakeholders who may be affected by any proposals for change.

7.3 The consultation was aimed at the three main groups of stakeholders in the High Road West area:

- Love Lane Estate residents
- Residents of the wider area
- Local businesses and services

7.4 The consultation area stretched 300m from the High Road West boundary and included approximately 4000 households/businesses. Various methods were used to publicise the consultation including a website, newsletter, meetings, door knocking and home visits. A key component of the consultation were nine drop in sessions held for the local community.

7.5 The principal method of capturing opinions has been through a feedback form, although written responses were also received.

² The consultation period was extended for two weeks for residents/businesses to complete their feedback form.

- 7.6 The feedback form sought to capture resident's views on the Council's plan for a new open space linking a new White Hart Station entrance to Tottenham High Road and the new THFC stadium and the type of new facilities, housing and jobs and businesses the community would like to see in the area. As well as what residents liked and disliked about the three options.
- 7.7 Engaging with Love Lane Residents
- 7.8 As the largest group of stakeholders affected by the redevelopment plans within the master plan area, the Council and Homes for Haringey undertook an intensive and thorough consultation process with the Love Lane residents over the 8 week consultation period to maximise knowledge, awareness and resident engagement on the proposals for the High Road West area.
- 7.9 The intensive engagement involved door knocking, home visits, meeting residents on the school run, holding 5 drop in sessions and attending the Love Lane resident's Fun Day.
- 7.10 Prior to the consultation process the Council also worked closely with the Love Lane Residents Association to procure an Independent Tenant and Leaseholder Advisor, Strategic Urban Futures, to support the Love Lane residents through the ongoing consultation process.
- 7.11 A key role for the ITLA has been to provide clear, unbiased information to Love Lane residents about the regeneration proposals. Particularly about how the regeneration proposals could affect their homes and explaining the housing assurances which were developed by the Council to give some certainty to residents about what would happen should their home be included in the proposals. These assurances are detailed below;
- **Secure Council Tenants will be:**
 - Offered a new home in the redevelopment area;
 - Continue to pay a social affordable rent;
 - Offered a new home to meet their housing need- to tackle overcrowding and under-occupancy;
 - Able to move to a council tenancy elsewhere in the Borough if they wish;
 - Given £4,700 in Home Loss compensation and have the costs of the move paid.
 - **Resident Leaseholders will be:**
 - Offered market value for their home;
 - Offered 10% of the market value as home loss compensation;
 - Offered the opportunity to purchase an affordable home in the new redevelopment;
 - Compensated for legal, valuation and reasonable costs.
 - **Private tenants will be:**
 - Offered timely re-housing advice so that they are aware of all of their options.
- 7.12 The ITLA has also:

- Worked with residents to ensure they are fully engaged with the process and understand and influence the regeneration proposals;
- Attended all consultation events;
- Worked with the Love Lane Resident Association to organise and host a successful Residents' Fun Day;
- Undertook a door knocking exercise to ascertain the views, concerns and aspirations of the Love Lane residents;
- Has been capacity building with the Love Lane Resident Association and helped the Association create their own newsletter and website;
- Has held a Resident Charter day- to launch the creation of a Resident Charter document which will set out Love Lane residents' aspirations and priorities for regeneration and their housing options.

7.13 Engaging with businesses

7.14 To ensure that businesses were fully engaged in the consultation process the Council hand delivered newsletters to all affected businesses in the area, wrote letters and held two-drop in sessions aimed at the business community. The Council also attended individual meetings with business owners and attended the Tottenham Traders Partnership meeting.

7.15 Engaging with the Local community

7.16 The council sent newsletters advertising the consultation to residents/businesses and services within 300m of the master plan boundary and held two drop-in sessions for residents of the wider community. The Council also attended a meeting with the Headcorn, Tenterden and Beaufoy Road Residents Association.

7.17 Number of responses to the consultation

7.18 The Council has received 10 written responses from organisations (not attached to a feedback form) and 524 feedback forms of which 131 were completed online. Whilst 524 forms were completed only 435 feedback forms have been included in the analysis as:

- Where a respondent was found to have submitted more than one response only one such response was counted;
- Responses were not counted if no information regarding the respondent was provided;
- There was an active campaign from a local business whose property is currently included in all three master plan options to object the HRW proposals. Whilst the forms from the business owners themselves have been included in the business respondent category. The 60 forms received from customers, visitors and family members have been categorised separately as a petition to the proposals.

7.19 The 435 feedback forms received gives an overall response rate to the consultation of 11%. The average response rate for a consultation of this scale is typically 3%.

7.20 177 households on the Love Lane Estate responded to the consultation, giving a response rate of 60% for the Love Lane households, which is the highest response

rate to date on the Love Lane Estate. Only 33 of the potentially 82³ businesses affected by the proposals responded to the consultation- 40% of the affected businesses. This demonstrates that more work is required to ensure businesses are better engaged in the regeneration proposals as they develop.

7.21 The Feedback Received

7.22 A detailed analysis of the consultation has been undertaken and a feedback report can be found at supporting document 1.

7.23 The consultation has shown that there is substantial support and enthusiasm for the regeneration proposals. With over 261 comments in the feedback forms stating that regeneration is good for the area and or supporting one of the three master plan options. Indeed 68% of the Love Lane respondents stated that they want all of the Love Lane Estate included in the regeneration proposals.

7.24 There is however, some opposition to the proposal from the businesses that would need to be acquired/relocated if the regeneration proposals were to go ahead. This opposition is from 28 of the approximately 82 businesses affected by the regeneration proposals.

7.25 A summary of the responses to the 5 sections of the feedback form is detailed below.

7.26 The plan for change- The consultation has shown that there is substantial support for the initial plan for change (moving White Hart Lane Station and providing the new public open space linking to the High Road);

- 74% of Love Lane residents agree with the plan to create a new open space linking White Hart Lane Station, Tottenham High Road, the Spurs stadium and new community facilities
- 76% of Love Lanes resident, 67% of residents from the wider community and 46% of businesses agree that White Hart Lane Station should have a new entrance that forms part of a station square
- 70% of Love Lane residents agreed that some homes on the Love Lane Estate should be redeveloped and some modern replacement homes provided.

7.27 Comments on the three options- There is significant support for the regeneration proposals;

- Whilst the Council did not ask respondents to select a preferred option for change, 151 comments were made with regards to a preference and 25 stated that they supported all three options. Of the three options:
 - option 3 was the most preferred option
 - option 2 was the second most preferred option
 - option 1 the least preferred option
- A significant number of residents used this section to express their support for the regeneration proposals. Whilst a number of respondents, notably businesses advocated that no change was required.

³ This is based on current information held by the Council. However the exact number of affected businesses will be determined through further engagement with the business owners.

7.28 New Facilities- There is a clear desire for new facilities in the area. All three respondent categories show a desire for more community based services/facilities;

- 288 respondents supported the proposed library, learning, education and community hub
- 269 respondents supported a new modern health facility
- 252 respondents supported a new community park
- 241 respondents supported a new cinema
- There was particular support for the proposed new library, learning, education and community hub a new health centre and a new community park. There was also particular support for new sports facilities, with respondents being supportive of a new sports centre and suggesting a swimming pool, gym and football pitch be provided in the area. The proposal for a new cinema was popular, especially amongst Love Lane residents and residents of the wider area. The proposed bowling alley received little support from the community.
- A key issue for residents was the need for facilities for young people in the area, particularly to keep young people off the streets at night. Residents suggested dedicated youth clubs, soft play areas and after school clubs.

7.29 Housing- was a key issue, particularly amongst Love Lane residents;

- 68% of Love Lane Residents who responded to this consultation want all of the Love Lane Estate to be included in the Regeneration proposals;
- 79% of Love Lane residents, 70% of residents from the wider community and 54% of businesses agreed there should be more types of housing built to meet the needs of the community;
- Residents suggested that there should be:
 - Low rise traditional housing with gardens;
 - Supported housing for older and more vulnerable people;
 - Larger family homes
- Many Love Lane Residents stated that they wanted the Council to remain their landlord if they were to move to new homes. Residents also wanted to have their security of tenure and their rent levels protected.
- Residents were clear in their distaste of high rise residential blocks, preferring low rise blocks of 3-5 storeys.

7.30 New Jobs and Businesses- The feedback has shown that creating new jobs and businesses is an important issue for local people.

- 74% of respondents agreed that we should encourage more businesses to the area;
- 81% of respondents agreed that we should encourage businesses and facilities that help create jobs for local people;
- Many residents want to see a better mix of retail in the area; 269 residents wanted new independent stores and 240 residents wanted new high street chain stores;
- There has been strong support for new start up space and office space for local businesses;
- Many of the businesses that are affected by the regeneration options do not want their business/property included in the regeneration proposals.

7.31 Summary

7.32 It is clear from both the quantitative and qualitative data received from the feedback forms that there is considerable support for the regeneration proposals with option 3 of the master plan proposals being the most preferred option, particularly amongst the Love Lane Residents and residents from the wider community.

7.33 Some businesses are supportive of change, but businesses who are directly affected by the regeneration do not want to be included in the plans and are nervous about how change will affect them.

7.34 The Council's initial plan for change; moving White Hart Lane Station entrance, creating a new station square and a new public open space linking the station with the High Road has received substantial support from the community and is likely to be included in the master plan.

7.35 The desire from the community for more high homes of a better quality and mix, a better retail mix, a community park a new community hub including library and learning centre and for more facilities for young people to do, suggest that comprehensive regeneration would best meet the aspirations of the community.

8.0 Next Steps

8.1 There are a number of key work streams that need to be progressed to bring forward regeneration in the High Road West Area. This includes:

- Developing a comprehensive master plan
- Continued engagement with the community and landowners
- Developing the statutory planning framework

8.2 These next steps are explained in more detail below.

8.3 Developing a comprehensive master plan

8.4 The consultation has shown that there is clear support for the comprehensive regenerative change in the High Road West area.

8.5 Change on a comprehensive scale will better meet the aspirations from the local community for more better quality homes, for new community facilities such as the education, library and learning centre, more jobs and businesses in the area, a better quality mix of retail and a safer environment constructed around traditional street patterns.

8.6 Comprehensive change also fits with the Council's and the Greater London Authority's strategic priority to bring transformative change to one of the most deprived areas in the country as set out in Haringey's Local Development Framework (Local Plan: Strategic Policies) and in '*A Plan for Tottenham.*' Comprehensive regeneration will support the step change needed in Tottenham. It will allow for the delivery of the most new homes and new job opportunities for local people and, coupled with the Tottenham Hotspur Football Club development plans, it will create a new leisure-led destination in North London bringing further investment and promoting wider change in Tottenham.

- 8.7 It is therefore recommended that Officers develop a comprehensive master plan for the whole area. This master plan will be developed to include all of the properties on the Love Lane Estate as the majority of residents on the estate who responded to the consultation (68%), agreed that all properties on the estate should be included in the master plan. The consultation responses also show that Love Lane residents prefer comprehensive change and the benefits it could bring.

The local community, particularly Love Lane residents, local businesses/property owners and the Headcorn and Tenterden estate residents will be engaged in the process of developing the master plan between January and March 2014, ahead of another round of public consultation in the summer. The masterplan will be agreed following this consultation.

8.8 Ongoing engagement with the community

- 8.9 Officers will continue to engage with the local community as the master plan is developed. This will include:

- Working with Love Lane Residents- Love Lane residents have fully engaged and participated in the regeneration proposals consultation. The Love Lane Residents Association have been the corner stone of this engagement process; actively engaging with the Council and encouraging other residents to do so, they have worked with the Independent Tenant and Leaseholder Advisor StuF to ensure that Love Lane residents have independent and impartial advice regarding the proposals and what the proposals could mean for residents.

As part of the ongoing engagement process with Love Lane Residents and the ITLA will be working closely to develop a Residents' Charter. The Residents Charter will:

- express the aspirations of residents for the future;
- establish the community priorities for the regeneration and the principles of how it will be undertaken;
- Set out tenant and leaseholder housing options and resident aspirations for future housing ownership and management arrangements;
- Set out how the Council and the Love Lane residents will engage and communicate with each other.

The process of developing the Residents' Charter was initiated in June with a successful Resident Charter day attended by over 30 residents. A series of meetings and workshops have been organised in November to further progress the Charter and it is anticipated that the Charter will be subject to Cabinet for approval next year.

Officers and the ITLA will be continuing to work with the Residents Association to build capacity and influence the proposals for the area. The ITLA and the RA are currently developing a website and a newsletter for the RA.

- Working with Businesses- Only 33 of the approximately 82⁴ businesses affected in the regeneration proposals responded to the consultation. As a consequence, a dedicated resource to work with the businesses to raise awareness of the emerging regeneration proposals and ensure that businesses are fully engaged in the process going forward has been identified.

This Officer will be working closely with the newly established High Road West Business Steering Group- a group consisting of local businesses who are potentially affected by the proposals. The Business Steering Group will act as a forum for continued engagement and dialogue with local businesses on the proposals as they emerge.

Over the next few months, the Officer will meet with each business and identify their individual business requirements and needs.

- Working with landowners- The Council will be engaging other major landowners in the area such as Tottenham Football Club and Newlon Housing as any future delivery of the master plan will be dependent on assembling land interests and securing buy in from major landowners as well as local residents and businesses.

8.10 The statutory Planning Policy Framework

- 8.11 Area Action Plan - The Council's planning department will be developing an Area Action Plan for North Tottenham. The Area Action plan will provide the necessary planning policy and supporting evidence for future development in North Tottenham. The Area Action Plan will reflect current thinking on growth, will provide more detailed planning and will set out specific objectives for North Tottenham.
- 8.12 Key elements of the High Road West masterplan will form part of the emerging Area Action Plan and the emerging Sites Allocation DPD document also being developed. The Area Action Plan and Sites Allocation DPD are subject to their own Cabinet reports that are also being considered on the 28th November 2012.
- 8.13 The Area Action Plan offers the opportunity for residents and businesses to give their views about regeneration in the area through a statutory consultation and examination in public process and is a policy prerequisite for the approval and implementation of any redevelopment proposals.

9.0 **Comments of the Chief Finance Officer and financial implications**

- 9.1 The cost of Master-planning and Consultation work to date has been met from existing budgets, both in 2012-13 and 2013-14.
- 9.2 It is envisaged that the next stage of master planning work recommended at 8.2 can be met from the £500k capital budget approved by Cabinet in February 2012, if this is not the case then Cabinet will need to agree additional funding before the work can complete.

⁴ This is based on current information held by the Council. However the exact number of affected businesses will be determined through further engagement with the business owners.

9.3 The costs of continued consultation should also be able to be met from the existing revenue budget for the Tottenham Team with an appropriate portion of the costs recharged to the HRA.

9.4 Funding for the additional planning policy work is included within the report on the Tottenham Strategic Regeneration Framework that is due to go to Cabinet in November 2013”

10.0 Head of Legal Services and legal implications

10.1 The Head of Legal Services has been consulted on the preparation of this report, and makes the following comments.

10.2 It is proposed that key elements of the Masterplan will form part of the proposed Area Action Plan which will, when the statutory process is satisfactorily completed and the AAP is adopted, form part of the development plan against which applications for development are tested. This is the subject of a separate report to Cabinet.

10.3 The Masterplan will remain a separate document containing delivery elements for the project. It is not intended that the Masterplan be a Supplementary Planning Document (SPD) and consequently, while a material consideration, will not carry significant weight in the development management process.

11.0 Equalities and Community Cohesion Comments

11.1 Policy and Equalities have been consulted in the preparation of this report and they comment as follows:

11.2 In delivering the transformational change envisaged in this report, the Council must take account of its duty under section 149 of the Equality Act 2010 to have due regard to three specific needs, namely, the need to:

- i. Eliminate unlawful discrimination, harassment and victimisation;
- ii. Advance equality of opportunity between persons who share characteristic protected under sections 4 – 12 of the Act and persons who do not;
- iii. Foster good relations between groups in the community.

11.3 The Council seeks to meet this duty through a formal equality impact assessment of any proposal that is likely to be relevant for the purpose of the duty. A key criterion for determining relevance is where a proposal relates to economic and social transformation of an area, on grounds that the proposal is about a matter that will have direct impact on people’s lives and therefore has the potential to produce disparities in impact between groups.

11.4 On these grounds, an equalities impact assessment will be undertaken alongside the development of the comprehensive master plan for the High Road West area.

12.0 Head of Procurement Comments

12.1 There are no procurement issues at this time to be considered.

13.0 Policy Implication

13.1 There are no policy issues to be considered at this time as the proposals are in line with the Local Development Framework and the Strategic Regeneration Framework for Tottenham.

14.0 Reasons for Decision

14.1 To deliver comprehensive regeneration across the High Road West area and maximise the number of homes, jobs and benefits for local people.

14.2 To make best use of existing Council homes and assets.

14.3 To maximise the provision of a range of housing tenures across the borough and contribute to the creation of mixed and balanced communities.

15.0 Use of Appendices

16.0 Local Government (Access to Information) Act 1985

