

TOTTENHAM AREA ACTION PLAN

REG 18 DIRECTION OF TRAVEL
CONSULTATION DOCUMENT
DECEMBER 2014



FOREWORD

The Tottenham Area Action Plan will be a blueprint for the comprehensive and co-ordinated regeneration of Tottenham and the local neighbourhoods within it.

Currently we are still in the early stages of preparing this Plan so there is still significant scope and opportunity for local people and stakeholders to get involved and influence the final document.

Since we last consulted the community on the broad options for change, we have been working with our delivery partners and the community to better understand the strengths of the area that need to be built upon, the opportunities that exist that need to be realised, and the existing issues that need to be addressed.

Taking account of the comments received to consultation in January 2014, this document sets out the Council's Preferred Option for how we believe the Tottenham area should be developed. In particular, this document establishes a shared future vision for the area – building on the responses received to the 'Tottenham's Future' consultation and outlined in the Strategic Regeneration Framework (March 2014) – and details how that vision will be delivered through policies aimed at managing specific issues and through proposals for development on specific sites.

To progress the document to its next stage, we now want your views on whether you think the vision for the area is the right one, and whether the suggested policies and site proposals are a sufficient and adequate guide to development to achieve that vision.

We want the Area Action Plan to be more than just a policy document. It is important to us and our delivery partners that the local community and key stakeholders can give their support to the final Plan

and can work with us to deliver it over both the short and long-term. Therefore, if you are a local resident, business owner, or just have an interest in how this area should be developed in the future, we strongly urge you to get involved and have your say in shaping the content of this important Plan for Tottenham and the Borough.



Cllr Ali Demirci

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1

SETTING THE SCENE

TRUNCATED VERSION

Introduction

1.1 Tottenham is a key strategic growth area within London. It is home to many distinct, diverse and strong communities where over 200 different languages are spoken. It has a rich history, a huge talent pool and, despite the recent recession, the highest start up of new businesses in London. It also has relatively low land values and densities, sites available for development, and some of the best transport links in north London, making it an attractive proposition for new investment. At the same time, it is also one of the most deprived areas in London and the UK, experiencing high levels of unemployment, benefit dependency, overcrowding and crime, and low levels of educational attainment, household income and health. It also suffers from a poor public realm in some areas and a lack of accessibility to quality open spaces and community & recreation facilities.

1.2 The desire to build upon its strengths, and the need to address the underlying causes of deprivation, have lead Tottenham to be identified as a priority area for regeneration. While efforts to date have been well intended, they have often been piecemeal and largely unsuccessful. There is now wide recognition that a more comprehensive and coordinated approach is required to manage and deliver regeneration and change across the whole of Tottenham.

1.3 The Tottenham Area Action Plan (AAP) is a significant and important component of the regeneration strategy for Tottenham. It establishes

the local spatial planning framework for the area, giving detailed expression to the overall growth objectives for Tottenham as contained in the Core Strategy policies. In particular, the AAP seeks to realise the significant potential for urban renewal and intensification, particularly within Seven Sisters, Tottenham Green, Tottenham Hale and Northumberland Park.

1.4 The AAP provides for major new housing development aimed at delivering a further 10,000 new homes and significantly improving the quality of existing social housing, providing for a more balanced mix of housing tenure and greater housing choice. It also makes provision to deliver substantial employment growth, creating 5,000 new jobs through new retail development at Tottenham Hale, the intensification and diversification of existing industrial estates, and mixed leisure development, as part of a hub incorporating the new Spurs stadium, enhancing North Tottenham's distinct offer as a leisure destination and providing a catalyst for wider High Street and estate renewal.

1.5 The AAP proposes measures to ensure

new development and growth is complemented by further improvements to public transport and interchange facilities, better pedestrian links with the surrounding area, including to the Lee Valley, and provision of community infrastructure – specifically new schools and healthcare.

1.6 Lastly, a major focus of the Plan is on recognising and reinforcing the distinctive characteristics of Tottenham's neighbourhoods, highlighting its important historic assets, delivering environmental improvements and helping to address the inequalities present across Tottenham.

The AAP's Purpose

1.7 The Area Action Plan (AAP) is being prepared in order to ensure that the scale of development and change proposed for Tottenham to 2026 and beyond is positively managed and guided by a planning framework and investment decisions that meet the aspirations that the local community and the Council have for the area as a whole, as well as the places within it.

1.8 It is particularly important that local residents and businesses can understand and appreciate how the changes proposed will affect them and their community. The AAP therefore seeks to provide clarity and increased certainty about how the opportunities for improving Tottenham's places will be realised and its challenges addressed. Specifically it prescribes how neighbourhoods are to develop, allocates strategic sites for particular

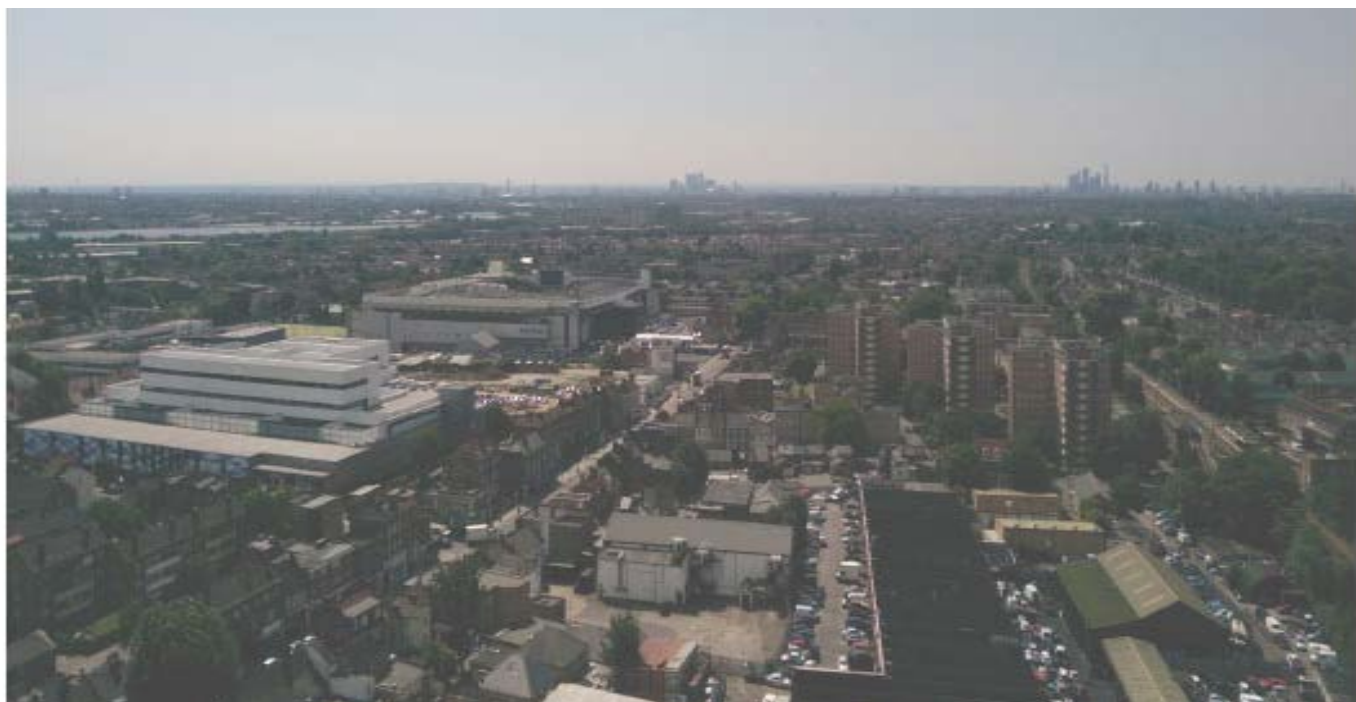
uses and types of development, and sets out Tottenham specific policies aimed at ensuring new development is ambitious, appropriate and sustainable in a Tottenham context (i.e. balances development and population growth with increased and improved infrastructure, access to training and employment, and delivers a wider range of housing choice).

1.9 The AAP has a strong focus on delivery and implementation. It is intended to alert infrastructure providers and public sector agencies to the growth targets and existing deficiencies present, so that they may schedule service and capacity upgrades accordingly. Effective cross-service working, securing the coordinated and timely delivery of social and physical infrastructure improvements, will be essential to support new development and ensure that continued growth across Tottenham is sustainable. Equally, the AAP provides further guidance on the appropriate phasing of new development, taking into account the need to ensure regeneration occurs across all of Tottenham, including on sites with greater constraints than others.

1.10 The boundary of the AAP (see Figure 1.0) has been drawn to capture the key strategic sites, whilst recognising that they sit naturally within and alongside other sites and neighbourhoods that are not intended to be subject to the same level of change but that will benefit from the targeted regeneration and proposals to improve physical connections, transport accessibility, employment creation and enhanced social infrastructure. Conversely, the drawing of an AAP boundary

does not preclude opportunities to realise better connections and other improvements outside of the AAP area including access to green spaces, heritage and leisure facilities, and links to other employment hubs.

[INSERT OS MAP OF HARINGEY, NEIGHBOURBOURING BOROUGHES, STRATEGIC TRANSPORT LINKS ETC SHOWING THE RED LINE BOUNDARY FOR THE TOTTENHAM AAP AREA]



Preparation of the Preferred Option AAP

1.11 Figure 1.2 illustrates where we have reached in the statutory process of preparing the Tottenham AAP. This draft of the AAP sets out the Council's preferred strategy for how we believe Tottenham should be developed. It gives effect to the Haringey Local Plan Strategic Policies and adopts the shared vision and strategic objectives for Tottenham that the community and the Council agreed as an outcome of the 'Tottenham Futures' consultation undertaken over a five month period from October 2013 to February 2014.

1.12 To bring about the vision and the achievement of the strategic objectives, the draft AAP sets out the sites the Council proposes to formally allocate for specific types of use and development, including an indication of the quantum of housing or employment floorspace to be delivered on each. It sets out the existing designations Council intends to retain or alter to facilitate the regeneration needed, and the draft policies specific to Tottenham that new development is expected to accord to.

1.13 The proposed site allocations and policies have been prepared having regard to the following:

- consultation to date with the local community, including consultation on an early 'draft' version of the AAP (March 2014), and more recently,

consultation on High Road West (September 2014) – see 'Previous consultation outcomes' below;

- engagement with landowners and developers through the pre-application process and other avenues to gain an understanding of the aspirations they hold for their sites;
- engagement with key stakeholders, such as Transport for London & the NHS, who need to support the proposals and commit to their delivery;
- the findings of evidence base studies, including emerging masterplan work, Tottenham specific studies on Transport, as well as borough-wide studies on housing need, flooding, employment, open space and urban character; and
- other policy developments related to Tottenham, including the potential designation of Tottenham as a Housing Zone and the scope for Crossrail 2 to serve Tottenham, providing significantly greater access to locations within the borough, to London and the wider South east.

1.14 With regard to sites, it is important to note that delivery of key developments within the Plan's timeframe is critical to the success of the AAP and sites that can feasibly be developed within this timeframe have been prioritised. However, it is acknowledged that other sites, currently

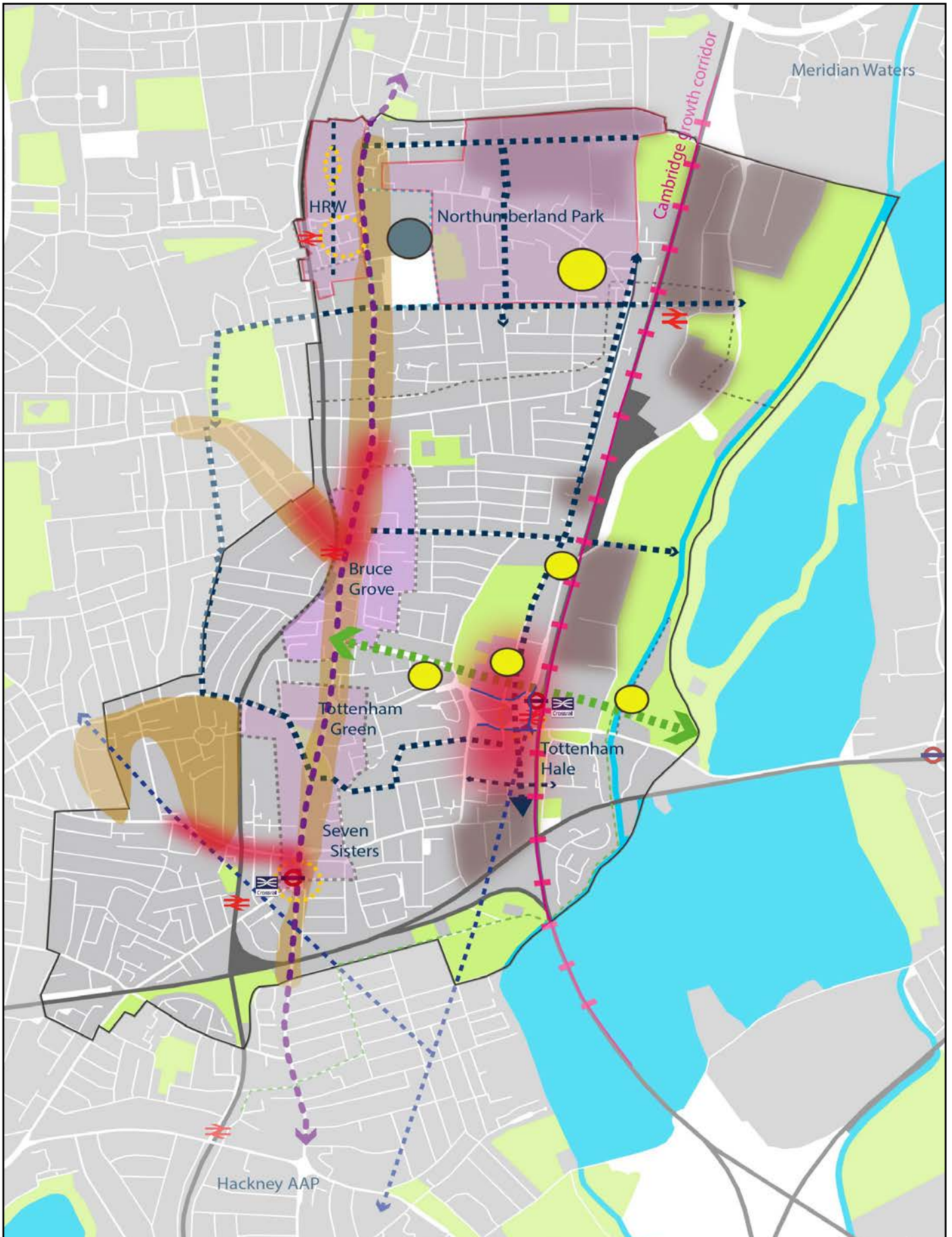
unidentified, may become available during this fifteen year period. Therefore guidance is proposed for each neighbourhood and across the entire area to ensure all development is managed, and not just that planned for on currently identified sites.

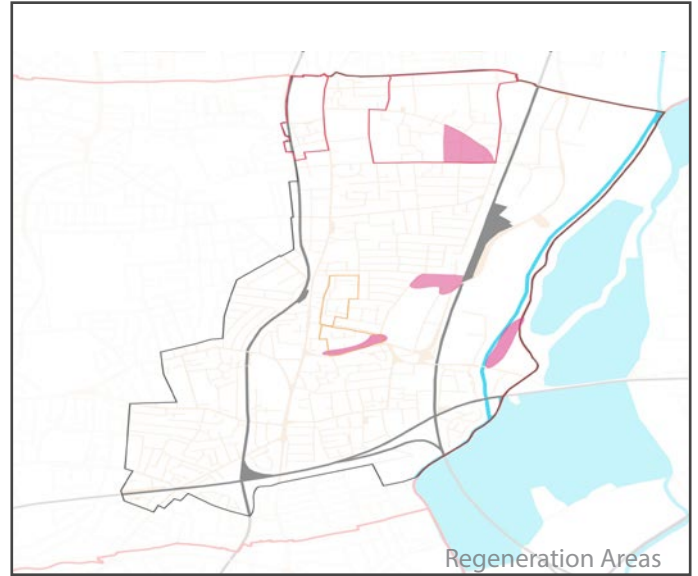
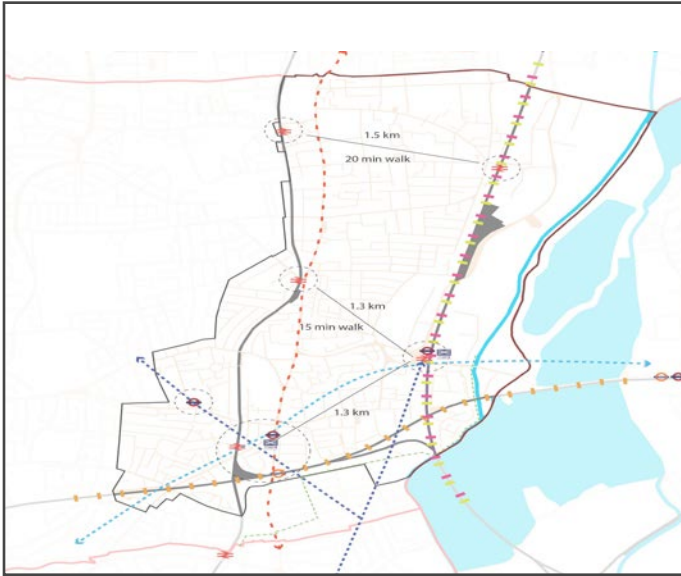
1.15 Lastly, the AAP also sets out the approach the Council, along with its delivery partners, will take to deliver and implement the AAP. Many parties will have a role to play in Tottenham's regeneration. The AAP will provide a solid foundation for physical change but much broader coordination between agencies, the private sector and local communities is still required if the broader social and economic objectives and vision for Tottenham are to be achieved.

1.16 The key proposals being advocated for Tottenham through the AAP Preferred Option stage are summarised in Figure 1.3.

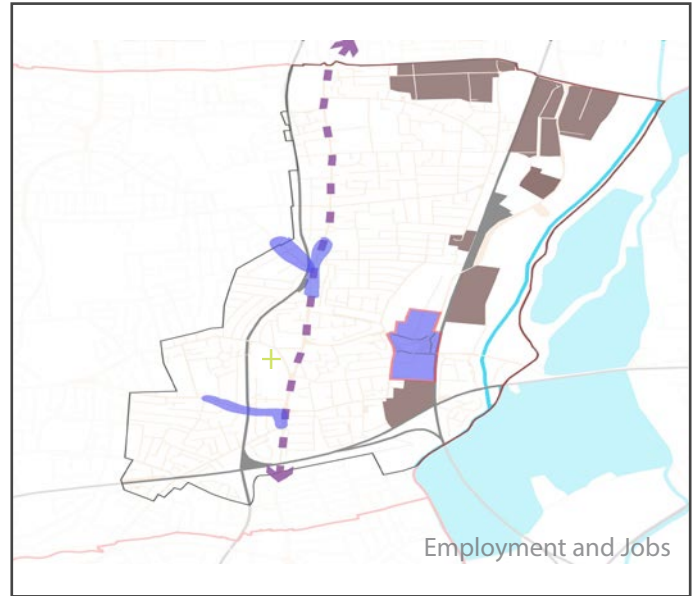
[INSERT PLAN STAGES DIAGRAM & THE KEY DIAGRAM FOR THE TOTTENHAM AAP AREA]

Key Diagram

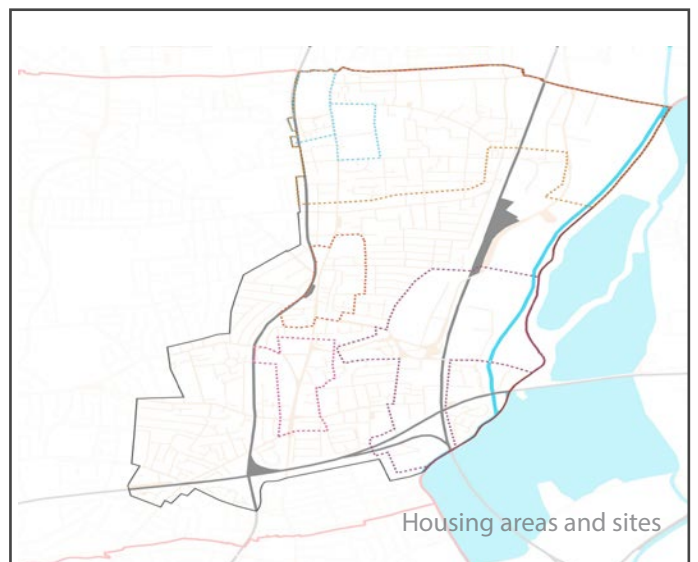
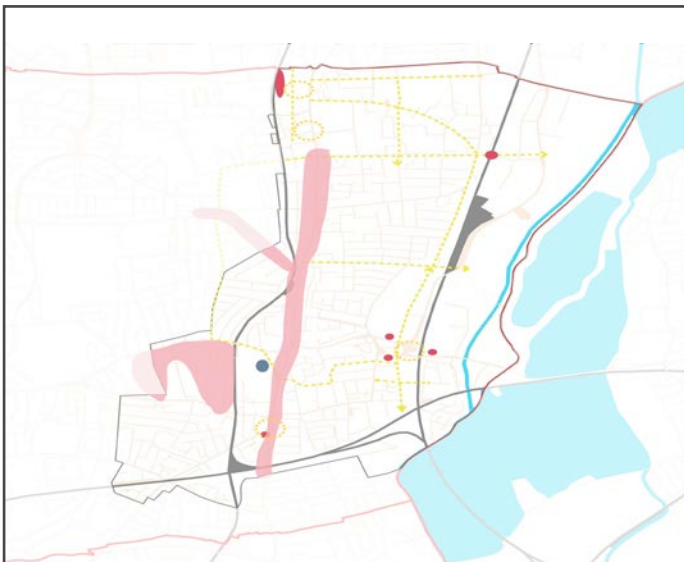




Regeneration Areas



Employment and Jobs



Housing areas and sites

Previous consultation outcomes

1.17 Initial consultation on the broad proposals for Tottenham was undertaken in January 2014. A number of public consultation events were also held that attracted over 80 residents and stakeholders. The assessment of the consultation responses and the comments recorded at the events highlighted a number of common themes:

The need for the AAP to be clear about what is being proposed, where, why, and the implications for local neighbourhoods, local residents and businesses;

- That the area is already densely populated and therefore there is concern whether the quantum of new residential development proposed for Tottenham is appropriate and equitable in a borough-wide sense;
- The existing deficiencies in social infrastructure serving the area that will be further exacerbated if additional housing is added - new infrastructure provision must be secured and not just promised;
- Concern that regeneration will lead to the gentrification of Tottenham, with existing residents and businesses forced out;
- A desire to see the distinctive existing character of neighbourhoods retained and preserved, including local heritage;
- The need for further detail on the types of jobs proposed to be delivered, how they will be secured for local benefit, and what the

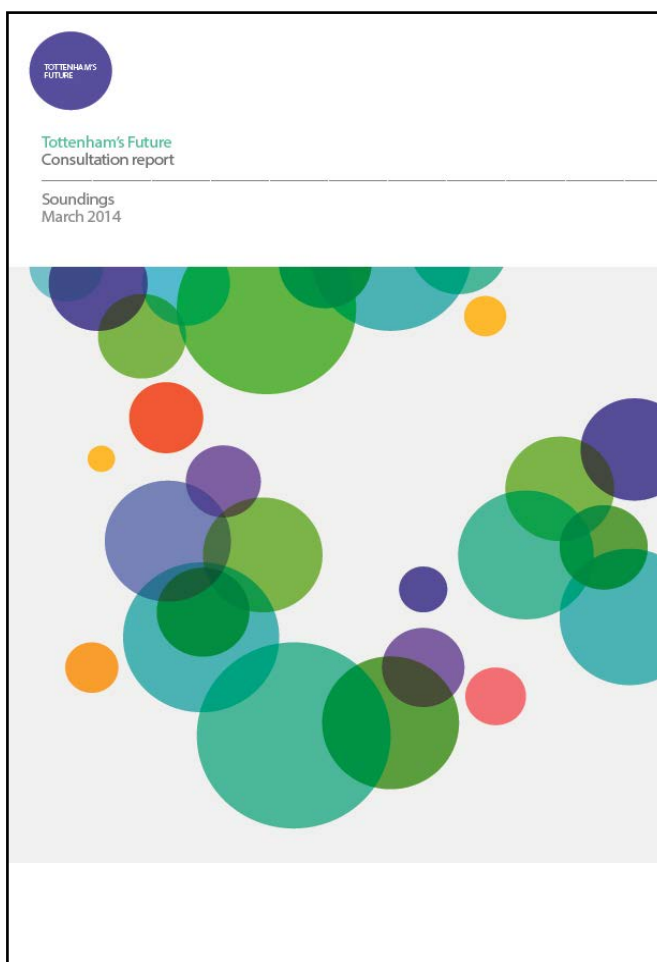
proposals are for existing local employment sites, including proposals to support, retain (including relocation), and grow local businesses and secure affordable workspace;

- That regeneration in Tottenham should not be solely for, or in the hands, of major developers and landowners but should be a collaboration with the existing community.

1.18 In addition to consultation specifically on the draft AAP, since the riots in 2011, the Council has been seeking the views and priorities that Tottenham residents have to a wide range of social and economic issues. This included commissioning, in 2013, an independent organisation called Soundings to undertake a five-month consultation exercise called 'Tottenham's Future'. Over 650 responses were received and analysed, a significant number of which focused on matters that the AAP should address. A full summary of all responses received to 'Tottenham's Future' is available on the Council's website, whilst the key ones relevant to strategic planning and the AAP are summarised below:

- The need to create more job opportunities for local people and support local people to get in to work;
- The need to provide properly funded facilities, activities and spaces for young people;
- Support local independent traders, attract higher end national retailers to the High Street and restrict betting shops and fast-food takeaways;
- Address overcrowding and provide for a mix of decent, secure social housing and well designed

- homes that are affordable to rent and own;
- Improve the physical environment, safety and the provision of local amenities; and
- Support local communities and ensure they benefit from regeneration.



1.19 The most recent consultation by the Council was on the proposed master plan for High Road West, which ran from 13th September to 25th October, generating 292 responses including the following of relevance to the AAP:

- Broad agreement to the comprehensive estate renewal of the Love Lane Estate;
- Support for the provision of an additional 1,200 new homes where this increases housing choice and provides for a better mix of housing in the area;
- Residents wished to see the High Road remain as the main shopping area, with improved public spaces, new retail and community hub provision;
- Improvements to local transport facilities, including the station and bus stops, are required to support new development;
- Protect of the local quality heritage buildings also came through strongly;
- Many local businesses raised concerns to the regeneration proposals for the area and, in particular, proposals for relocation of existing businesses.

1.20 In drafting the Preferred Option AAP, the Council has had regard to all the comments received to date to consultation in Tottenham and, where possible, has taken these on board.

Sustainability Appraisal, Habitats Assessment and Equalities Impact Assessments

1.21 In addition to the evidence base studies, the AAP is also supported by a Sustainability Appraisal, Habitats Assessment and an Equalities Impact Assessment. The Sustainability Appraisal tests the policies and proposals to identify the likely social, environmental and economic impacts that may arise, and evaluates options for mitigation of negative impacts and the enhancement of positive impacts. The Habitats Assessment determines whether the proposals in the AAP might have a significant effect on a European designated natural habitat. The Equalities Impact Assessment examines how the AAP meets the needs of the whole community and makes sure that the proposals and policies being advocated through the Plan do not result in any disproportionate disadvantage to any group in the community. The three assessments are further developed at each stage of the Plan's preparation and are published alongside the AAP for public consideration and comment.

Status of the Preferred Option APP and relationship to other Plans

1.22 The AAP is being produced to give effect to the Local Plan Strategic Policies (March 2013) and the London Plan (2011 including the Further Alterations). Figure 1.4 shows where the Tottenham AAP fits within the policy hierarchy for Haringey. As

a statutory Development Plan Document, the AAP will form part of the Borough's Local Plan and will be used to appraise planning application proposals located within the Tottenham AAP boundary area. At this stage – the Preferred Option stage – the AAP will be a material consideration in the determination of planning applications.

[INSERT FIGURE FROM PAGE 23]

4

NEIGHBOURHOOD AREAS



The `Hale` Vision

The `Hale` will be restructured as a high density mixed use residential and enhanced town centre area whose layout is based on a street based shopping scenario. It will have a new street pattern and street hierarchy which uses the accessibility of the area and its character to embrace master planning and new housing initiatives (including the Mayors Housing Zone initiative).

The `Hale` will contain three distinct but interrelated areas which reflect the existing character of the `Hale` but also its aspirations for the future. These areas can be defined as having a residential, modern business and creative/manufacturing character.

An enhanced public realm will create a new "urban place" connected to the Lee Valley Park and to Tottenham High Road whilst exploiting opportunities for higher density development (including taller buildings). Whilst reinforcing the existing character of the area and the need for 1 and 2 bed units it will also have a defined family housing area which builds on complimentary site characteristics and planned and existing improved social infrastructure provision (e.g a new school, a new large GP centre and linkages and access to large tracts of open space) .

The `Hale` will draw on the strength and amenity potential of the natural environment (the waterside marshland and meadow ecosystem) by creating a place defining green corridor. An interrelated set of taller buildings would be appropriate in this area and be built to a high standard of design within the context of the character areas they will help to define.



The HRW Vision

High Road West will be a vibrant, attractive and sustainable neighbourhood and a sports and leisure destination for north London which will help to create a place that functions 7 days a week but whose facilities are responsive to Bruce Grove's status as the principal district centre in Tottenham.

The sports and leisure offer should build on the Tottenham Hotspur Football stadium and be focused around a large new public square. This square will provide a welcoming gateway to the area and sit against the backdrop of the historic railway embankment and will link a realigned and improved White Hart Lane station entrance to the High Road. This spacious, high quality outdoor space will be the focus of community, cultural and leisure activities – bringing together existing and new residents, visitors and businesses.

The High Road West neighbourhood will have a mix of new homes to ensure that current and future residents have access to homes of a different type, tenure and size. The homes will be built along traditional street patterns ensuring a safe and well connected neighbourhood. New routes will not only improve connectivity within High Road West but also help better connect High Road West with the surrounding area.



Northumberland Park

Northumberland Park will be transformed into a mixed and sustainable community where people want to live, work and visit. It will retain its diverse north London character and have a strengthened community identity. The neighbourhood will be known for its mix of urban and landscape settings, with improved access to both a busy London high street and the abundant open spaces of the Lee Valley Park.

This will be achieved through a transformative estate regeneration programme that creates new neighbourhoods with a mix of high quality homes ensuring that current and future residents have access to homes of different types, tenures and sizes suitable for a range of incomes. A regenerated Northumberland Park will recreate traditional street patterns that deliver new homes, economic opportunities and ensure a safe and well connected neighbourhood. New landscaped routes and public spaces will not only improve connectivity within Northumberland Park but also help better connect the neighbourhoods with the High Road, the Tottenham Hotspur FC development, Northumberland Park Station and the open spaces of the Lee Valley Park.



Bruce Grove Vision

Bruce Grove will not witness the transformational change seen in Tottenham Hale but rather the enhancement of its assets through smaller scale interventions.

Its role as Tottenham's retail core will be strengthened through a focus on managing negative clusters, promoting enhanced shop fronts and signage and the consolidation of its town centre boundary.

Improvements to Bruce Grove Station will reaffirm its position as the focal point of the place whilst the historical and cultural assets in the area will form a strong reference point for development in the area.

Co-ordinated site assembly along Bruce Grove Road will be promoted which will help to create a new character area that acts as a contrast to the hustle and bustle of the High Road. New development will be consistent with Bruce Grove's Conservation Area status.



Tottenham Green and Seven Sisters Vision

Tottenham Green & Seven Sisters is the civic heart of Tottenham, and is the gateway into Tottenham. Of all of the neighbourhood areas in the AAP it is probably the most diverse, as it is a strategic transport hub, civic focal point and retail centre that is enriched by significant heritage assets.

The High Road acts as both a spine and heart to the area. However it is heavily trafficked and creates an east/west line of severance. With the exception of the Green, the area has a poor quality pedestrian environment.

As part of the Seven Sisters District town centre retail is clustered to the south of the area, with civic and cultural uses to the north on the Green which is a recently renovated large, historic green space.

A strength of the area is its diverse mix of communities, ethnicities and cultures containing a large number of strong local community groups, trusts and associations. Wards Corner and Seven Sisters Market forms a focal point where these communities come together and mix. The Seven Sisters ward falls into 10% most deprived areas in the Country but is the least deprived in Tottenham.

Seven Sisters is a significant transport hub. The area benefits from good to excellent public transport accessibility with three stations forming an important and busy public transport node. These stations connect well with local buses on Seven Sisters Road and the High Road whilst the area is also a busy area for cyclists.

