



Haringey Council

Briefing for Northumberland Park and White Hart Lane Area Forum

Tottenham Regeneration Programme

10th November 2014

1.0 PURPOSE

- 1.1 To update the Northumberland Park and White Hart Lane Area Forum on the regeneration proposals for the High Road West and Northumberland Park areas.

2.0 BACKGROUND – HIGH ROAD WEST

High Road West masterplan

- 2.1 For two years the Council has been working with the local community and design consultants Arup to develop a masterplan for the High Road West area. The purpose of the masterplan is to consolidate the local communities' and Council's aspirations for the area into an overarching vision and a set of design principles to inform the Tottenham Area Action Plan – a statutory planning policy document which will guide future development of the area.
- 2.2 The masterplan proposes the regeneration of the Council owned Love Lane housing estate and the land north of White Hart Lane including the Peacock Industrial Estate and aims to deliver;
- a safe and welcoming neighbourhood;
 - an increase in housing choice with 1,200 new homes;
 - an increase in the amount and the quality of both public and private open spaces;
 - more community facilities and social infrastructure - such as a new library, learning and education centre;
 - new health and sports and leisure facilities, as well as new business opportunities, an improved High Road with a wider range of shops with shops and improved environment.

White Hart Lane Station

- 2.3 The Council has been working with Transport for London, the Greater London Authority and Network Rail to develop proposals for White Hart Lane station and in February 2014, jointly commissioned architects Landolt + Brown. Landolt and Brown have been commissioned to develop detailed designs and costings for moving White Hart Lane Station entrance to the south, designs for new public realm surrounding the station and the activation of the railway arches.

Love Lane People Programme

- 2.4 The Masterplan, and the physical change it promotes, sits alongside the ambitious Love Lane People Programme, which is founded on strong working partnerships between the Council, Love Lane Estate residents and key stakeholders such as Homes for Haringey, local schools and the police. This exciting pilot programme puts residents at the heart of the regeneration programme, ensuring that they dictate the priorities and programme for social regeneration and change in the area. Central to the programme is the improved accessibility and quality of Council services for residents. The programme is based on the Families First (national troubled families programme) and should deliver improved outcomes through better prevention and earlier intervention.

THFC

- 2.5 In February 2012 Tottenham Hotspur Football Club (THFC) were granted planning permission for the Northumberland Park Development Project. This project aims to deliver a new 56,000 seat stadium, new housing, a new large supermarket and a new University Technical College.

- 2.6 Phase 1 of the development, which included the supermarket and new University Technical College has now completed - the College opened in September 2014. Phase 2 cannot commence until vacant possession of the land is obtained.
- 2.7 In July 2014, the Secretary of State confirmed the Compulsory Purchase Order required to progress the stadium development. However a judicial review was subsequently submitted against the decision. A hearing has been set for January 2015. Until the judicial review is settled THFC are unable to progress the THFC development.

3.0 PROGRESS & NEXT STEPS – HIGH ROAD WEST

Masterplan

- 3.1 From the 13th September – 25th October 2014 the Council undertook a six week consultation process on the regeneration proposals for High Road West. This consultation sought the communities' views on the following:
- The High Road West Masterplan Framework- the final masterplan for the area developed after two years of consultation with the local community;
 - The proposals for White Hart Lane Station- developed with TfL and architects Landolt and Brown;
 - The Tenant and Leaseholder Guides- which set out our rehousing and compensation assurances for Love Lane residents;
 - The Business Charter - which sets out our assurances relating to valuation, acquisition and compensation for businesses;
 - The Ambrose and Mallory Court Local Lettings Policy- which will determine how the 30 properties on the old Cannon Runner Factory will be allocated to Love Lane residents.
- 3.2 For secure Council tenants living on the Love Lane Estate, this consultation formed part of the statutory s105 consultation.
- 3.3 There have been over 300 responses to the consultation. These responses are currently being analysed and the Council's Cabinet will be asked to make a decision on whether to agree the masterplan in December 2014.

White Hart Lane Station

- 3.4 The initial proposals for White Hart Lane Station have been consulted on as part of the consultation process detailed above and will be refined following analysis of the consultation responses. A detailed planning permission will be developed once the funding is secured, this is likely to be in Summer 2015.

Love Lane People Programme

- 3.5 As part of this programme 'The Grange Community Hub' has been launched on White Hart Lane. This Community Hub will provide dedicated space for the Love Lane Residents Association and their independent advisor. It will host community events and services will be working from this building. Youth Services are already working out the Grange for two days a week to engage with young people on the Love Lane Estate and signpost them to other services. It is anticipated that other Council services such as repairs, tenancy management etc, will be holding workshops from the Grange and the police will be using the building for their surgeries.
- 3.6 The programmes below are also being progressed through the Love Lane People Programme;
- working with residents to tackle crime;
 - launching an educational project relating to regeneration and Tottenham with primary schools that Love Lane children attend;

- launching 'Well London' -a community based health initiative on both the Love Lane and Northumberland Park Estates;
- negotiating with a range of third sector providers e.g. Band of Brothers, Only Connect etc to increase the range and scope of local offer to young people;
- submission of a £900k funding application to DCLG to support the model and transform the offer to the local community.

4.0 BACKGROUND – NORTHUMBERLAND PARK

Northumberland Park Regeneration

- 4.1 Since July 2014, the Council and Homes for Haringey have been working with Fletcher Priest Architects (FPA) to develop:
- A community engagement programme for the estates and surrounding areas;
 - 'Key Principles for Change' for Northumberland Park to inform the Regulation 18 Tottenham Area Action Plan (AAP). The AAP is a planning document which will guide future change and development in Northumberland Park and the whole of Tottenham.

5. PROGRESS & NEXT STEPS – NORTHUMBERLAND PARK

Community engagement

- 5.1 Stage 1: Drop-in sessions held over the summer – introducing the process of regeneration and getting feedback on what the Strategic Regeneration Framework strategies mean for Northumberland Park and how they could be developed into Key Principles for Change.
- 5.2 Stage 2: Community exhibitions showing Key Principles for Change – the Council is currently undertaking community exhibitions across the area (Stellar House, Trulock Court, Neighbourhood Resource Centre, Kenneth Robbins House, Park Lane, Sainsbury's) to talk to local people about the proposed Key Principles for Change. We have informed local people that the Key Principles for Change will inform the Tottenham AAP which in itself will guide regeneration, change and development in the local area over the next 15 years.
- 5.3 Residents Associations – two separate Residents Associations (RAs) have so far been initiated, the first covering Stellar House, Altair Close and The Lindales; the second covering Northumberland Park and Park Lane.
- 5.4 Wider community activities – the 'Tottenham Shop' at 163 Park Lane is being used as a base for the engagement activities, and the Council is working with partners to develop a programme of activities to ensure the shop is being utilised as a community hub.

Developing the 'Key Principles for Change'

- 5.5 Key Principles for Change (informed by feedback received at the summer drop-in sessions) have been developed covering: new and better homes; open spaces; better connections across the area; and community facilities. Following further community engagement, they will inform the policies in the Tottenham AAP.