

APPENDIX J

Comments on SS5 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
654	AAP344.	Latin Elephant on behalf of Pueblito Paisa Ltd	2 extant planning permissions	The document does not mention that there are two planning permissions for the Wards Corner site. This is the case at paragraph 3.19, and we believe that the Council should be communicating the community plan vision in parallel to that of the developers plan. In this respect bullet 2 of paragraph 5.9 should be amended to reflect refurbishment (community vision) as well as redevelopment (developer vision).	There are two planning permissions described on page 53 of this document. Redevelopment can also be the adaptive reuse of a building which would cover refurbishment. Therefore both planning permissions would be covered by this bullet point.
818	AAP345.	Our Tottenham	Affordable housing; community; amenities	It should be clarified that this re-provision will proceed with the agreement and partnership of existing traders, with particular care to ensure long-term affordability, space to grow and provide community services, units suitable for existing uses, and compensation for moving, fit-out costs and legal fees etc. Such commitments are necessary in light of the Mayor of London's commitments in relation to retaining the existing market.	Noted. There is reference to the re-provision of a market at this location if and when a redevelopment goes ahead. Action: Strengthen text regarding re-provision of the market
643	AAP346.	Giota Alevizou, local resident	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	It is considered that this is inappropriate. Affordable rents for commercial uses are appropriate to ensure occupancy. It is considered that by restricting the size of plots in a retail environment, the range of users will be limited, and hence price growth will not be an issue. There is a requirement included in the development guidelines for capped commercial rent in the Gourley Place site allocation.
644	AAP347.	Wards Corner Coalition	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	This change will be made. There is a requirement included in the development guidelines for capped commercial rent in the Gourley Place site allocation.
643	AAP348.	Giota Alevizou, local resident	Apex House	Second bullet re: Apex House is inappropriate given two plans already have permission for Wards Corner. The site allocation for Apex House requires any plans for Apex House to consider these existing plans for Wards Corner, so the issue of coordination is dealt with through SS3.	Disagree, the mutual cross-referencing approach is sound as then it does not matter in which order proposals, including multiple proposals, come forward.
644	AAP349.	Wards Corner Coalition	Apex House	Second bullet re: Apex House is inappropriate given two plans already have permission for Wards Corner. The site allocation for Apex House requires any plans for Apex House to consider these existing plans for Wards Corner, so the issue of coordination is dealt with through SS3.	Disagree, the mutual cross-referencing approach is sound as then it does not matter in which order proposals, including multiple proposals, come forward.
622	AAP350.	Rebecca Opoku, local resident	Business re-provision	Any other businesses which would suffer a loss as a result of the development should be compensated appropriately and/or offered a spot on the site	Noted. The Local Plan seeks to identify a range of sites which can enable businesses to grow in Haringey. The Local Plan cannot require a specific business to be relocated on a site, or financially recompensed however. There is an expectation that the market will be replaced on the site.
579	AAP351.	Laura Harrison,	Conservation	Any development here should retain and restore the historic façade, and as far as possible the remaining period features of the interior,	Noted. Improvement to the public realm around station entrances is listed as an urban realm improvement for this area.

		resident		which are a local historical asset. Attempts should also be made to de-clutter the streetscape, particularly near the tube entrances. A coherent approach should be applied to the whole block.	Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.
643	AAP352.	Giota Alevizou, local resident	Conservation	Fifth bullet re: conservation area should explicitly mention locally listed buildings and refer to the Council's broader policies and approach to securing the refurbishment of heritage assets along the High Road and more generally	Noted. Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd. Action: identify listed buildings in the site allocations
644	AAP353.	Wards Corner Coalition	Conservation	Fifth bullet re: conservation area should explicitly mention locally listed buildings and refer to the Council's broader policies and approach to securing the refurbishment of heritage assets along the High Road and more generally	Noted. Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd. Action: identify listed buildings in the site allocations
818	AAP354.	Our Tottenham	Conservation	This should explicitly mention locally listed buildings and refer to the Council's broader policies and approach to securing the refurbishment of heritage assets along the High Road and more generally	Noted. Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd. Action: identify listed buildings in the site allocations
644	AAP355.	Wards Corner Coalition	Consistency with Tottenham Futures	It is suggested that the AAP reflects a shared vision and objectives for Tottenham established through the Tottenham Futures consultation and agreed with the community. This is not the case in relation to Wards Corner. WCC responded to this consultation (please cross refer to our response for details of the issues raised) and met with the Tottenham Futures community engagement officer during the consultation period, as recorded on page 32 of the Annex to the Tottenham Futures consultation1.	Noted.
818	AAP356.	Our Tottenham	Allocation wording	This section should provide details as to actual usage i.e. indoor market; retail and workspace; community uses; housing.	The text outlining ownership and use were swapped in the document. This will be amended to ensure the details of the site are correct. Action: Amend current and previous use to provide details of actual usage
643	AAP357.	Giota Alevizou, local resident	Allocation wording	'current /previous use' Should provide details as to actual usage i.e. indoor market; retail and workspace; community uses; housing.	The text outlining ownership and use were swapped in the document. This will be amended to ensure the details of the site are correct. Action: Amend current and previous use to provide details of actual usage
644	AAP358.	Wards Corner Coalition	Allocation wording	Should provide details as to actual usage i.e. indoor market; retail and workspace; community uses; housing.	The text outlining ownership and use were swapped in the document. This will be amended to ensure the details of the site are correct. Action: Amend current and previous use to provide details of actual usage
643	AAP359.	Giota Alevizou, local resident	Decentralised energy	potential for a decentralised energy hub on this site	This is provided for in the policy.
644	AAP360.	Wards Corner Coalition	Decentralised energy	potential for a decentralised energy hub on this site	This is provided for in the policy.
627	AAP361.	Alison Armour, local resident	Destination development	If the Council is serious about developing a destination development then only the WCC is going to achieve that. I that route is not taken	Objection is noted.

				then we will have an ugly white elephant.	
818	AAP362.	Our Tottenham	Development	It should be acknowledged that incremental development would be consistent with an integrated approach to the development of this site, as long as the whole site and broader area is taken into account.	Noted.
587	AAP363.	Carol Sykes	Disabled access	Any development should secure disabled access to the stations. If development goes ahead without this, the chance to do it will be lost for all time	Noted, improvements of this type will be delivered through Transport for London's strategic plan and managed locally though the IDP.
622	AAP364.	Rebecca Opoku, local resident	Height	Height restrictions should apply here.	Specific height requirements have been removed from all site allocations. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies including for tall and taller buildings.
623	AAP365.	Cllr Felicia Opoku, and separate identical response as local resident	Height	Height restrictions should be in place	Specific height requirements have been removed from all site allocations. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies including for tall and taller buildings.
654	AAP366.	Latin Elephant on behalf of Pueblito Paisa Ltd	Impact of new development	The proposals for development at either side of the Seven Sisters / West Green Road Town Centre and the development of a new town centre at Tottenham Hale does not acknowledge the potential impact this could have upon the existing town centre at West Green Road.	The preferred use will be for a town centre use to complement the additional residential floorspace, but there is no requirement for it to necessarily be A1 retail. The retail evidence shows there isn't sufficient demand for additional retail in this Centre. The development of a new district centre at Tottenham Hale has had regard to the potential impacts this could have on nearby centres.
665	AAP367.	Friends of the Earth	Include local communities	We are concerned that the matter of 'affordability' is particularly important for existing and start up businesses that need low overheads, and which is not mentioned in the district centre for Tottenham Hale description. In our view Tottenham's existing traders should not be marginalised, but rather protected and encouraged. Local traders often serve the needs of the local community best. Site SS5 Wards Corner and Suffield Road does not mention cultural and ethnic diversity retention or affordability as part of future planning requirements. This should be a consideration.	Noted. The Local Plan seeks to identify a range of sites which can enable businesses to grow in Haringey. The Local Plan cannot require a specific business to be relocated on a site, or financially recompensed however.
643	AAP368.	Giota Alevizou, local resident	Incremental approach	First bullet re: comprehensive approach. It should be acknowledged that incremental development would be consistent with an integrated approach to the development of this site, as long as the whole site and broader area is taken into account.	Noted. Action: A master plan will be required to show how incremental development would deliver comprehensive development
644	AAP369.	Wards Corner Coalition	Incremental approach	First bullet re: comprehensive approach. It should be acknowledged that incremental development would be consistent with an integrated approach to the development of this site, as long as the whole site and broader area is taken into account.	Noted. Action: A master plan will be required to show how incremental development would deliver comprehensive development
654	AAP370.	Latin Elephant on behalf of Pueblito Paisa	Incremental development	Incremental development should be consistent with an integrated approach to the development of this site and not as an isolated development.	Noted. Action: A master plan will be required to show how

		Ltd			incremental development would deliver comprehensive development
622	AAP371.	Rebecca Opoku, local resident	Market	I strongly object to developments taking place where Seven Sisters Market is not re-provided on site	Noted. Action: Amend policy to state market must be reprovided on site
623	AAP372.	Cllr Felicia Opoku, and separate identical response as local resident	Market	Reprovision of Seven Sisters Market should be onsite	Noted. Action: Amend policy to state market must be reprovided on site
643	AAP373.	Giota Alevizou, local resident	Ownership	'Ownership' should include Transport for London	The text outlining ownership and use were incorrectly swapped in the document. This will be amended to ensure the details of the site are correct. Action: Amend ownership to include public and private
644	AAP374.	Wards Corner Coalition	Ownership	should include Transport for London	The text outlining ownership and use were incorrectly swapped in the document. This will be amended to ensure the details of the site are correct. Action: Amend ownership to include public and private
818	AAP375.	Our Tottenham	ownership	Wrong data. Ownership should be specified and include Transport for London	The text outlining ownership and use were incorrectly swapped in the document. This will be amended to ensure the details of the site are correct. Action: Amend ownership to include public and private
818	AAP376.	Our Tottenham	Planning permission	[bullet point 2 – coordinated approach to development] This is inappropriate given two plans already have permission for Wards Corner. The site allocation for Apex House requires any plans for Apex House to consider these existing plans for Wards Corner, so the issue of coordination is dealt with through SS3.	Disagree, the mutual cross-referencing approach is sound as then it does not matter in which order proposals, including multiple proposals, come forward.
414	AAP377.	GLA	Planning permissions	This site allocation is broadly supported. It is noted that the allocation recognises existing planning permissions HGY/2008/0303 and HGY/2011/1275.	Support noted.
644	AAP378.	Wards Corner Coalition	Prefers WCC planning permission	WCC's position is that the community plan for Wards Corner is preferable to Grainger's Plan and supports the work of the West Green Road / Seven Sisters Development Trust to implement the community plan. The comments we provide below relate only to the long-term planning framework provided by SS5 for this site.	Planning preference noted.
654	AAP379.	Latin Elephant on behalf of Pueblito Paisa Ltd	Recognise diverse economies	Latin Elephant would welcome a section in Tottenham's AAP that acknowledges and expresses its support and intention to protect Tottenham existing migrant and ethnic economies. This is particularly relevant if considering that over half of the Haringey's population is of a migrant and ethnic background; and as acknowledged at the beginning of the document, 'is home to many distinct, diverse and strong communities where over 200 different languages are spoken' (p5). Latin Americans account for approximately 5.3% of Haringey's population according to the 2011 Census, and have also gained recognition as an ethnic group for local monitoring processes. Also, a high proportion of the shops at Seven Sisters Market and surrounding roads cater to Tottenham's	Noted.

				migrant and ethnic population. Supporting specialist ethnic and migrant retail is relevant for regeneration schemes across London and a pertinent policy aspect which we outlined in our response to FALP2014 (see references below).	
643	AAP380.	Giota Alevizou, local resident	Refurbishment	Need to add an additional bullet point re: the potential for refurbishment, restoration and infill in and around existing housing	It is considered that wording to this effect would require certainty that only the planning permission HGY/2011/1275 goes ahead.
644	AAP381.	Wards Corner Coalition	Refurbishment	An additional bullet point should be added to the site allocation to ensure that development proposals for refurbishment, restoration, densification or infill in and around existing housing on the site are not ruled out.	It is considered that wording to this effect would require certainty that only the planning permission HGY/2011/1275 goes ahead.
818	AAP382.	Our Tottenham	Refurbishment	There is potential for refurbishment, restoration and infill in and around existing housing .	It is considered that wording to this effect would require certainty that only the planning permission HGY/2011/1275 goes ahead.
643	AAP383.	Giota Alevizou, local resident	Refurbishment of Wards Corner	Bullet 2 of para 5.9 should be amended to reflect the fact that refurbishment is also an option for Wards Corner, as well as redevelopment (as evidenced by the two planning permissions in place for the site).	Redevelopment can also be the adaptive reuse of a building which would cover refurbishment. Therefore both planning permissions would be covered by this bullet point.
644	AAP384.	Wards Corner Coalition	Refurbishment of Wards Corner	Bullet 2 of para 5.9 should be amended to reflect the fact that refurbishment is also an option for Wards Corner, as well as redevelopment (as evidenced by the two planning permissions in place for the site).	Redevelopment can also be the adaptive reuse of a building which would cover refurbishment. Therefore both planning permissions would be covered by this bullet point.
643	AAP385.	Giota Alevizou, local resident	Reprovision of market	Third bullet re: reprovision of the existing market. It should be clarified that this reprovision will proceed with the agreement and partnership of existing traders, with particular care to ensure long-term affordability, space to grow and provide community services, units suitable for existing uses, and compensation for moving, fit-out costs and legal fees etc. Such commitments are necessary in light of the Mayor of London's commitments in relation to retaining the existing market.	Noted. There is reference to the re-provision of a market at this location if and when a redevelopment goes ahead.
644	AAP386.	Wards Corner Coalition	Reprovision of market	Third bullet re: reprovision of the existing market. It should be clarified that this reprovision will proceed with the agreement and partnership of existing traders, with particular care to ensure long-term affordability, space to grow and provide community services, units suitable for existing uses, and compensation for moving, fit-out costs and legal fees etc. Such commitments are necessary in light of the Mayor of London's commitments in relation to retaining the existing market.	Noted. There is reference to the re-provision of a market at this location if and when a redevelopment goes ahead.
579	AAP387.	Laura Harrison, resident	Retail	The refurbishment of this site to rehouse the market, and provide other opportunities for small stalls and boutiques, would be a good complement to provision for larger-scale retail on the Apex house site	Noted, it is considered key to the retention of the market that small units are provided. Action: Include reference to requiring small units to enable market use in the allocation.
587	AAP388.	Carol Sykes	Retail offer	The Wards Corner shopfront should be retained. There is no need at all to demolish the human scale houses in Suffield Road and the useful shops and market on the High Road and West Green Road. There are so many newly built retail units on the High Road which are still empty. And what is coming to the only one to be occupied? Poundland! What will the gateway to Tottenham become? Empty	Noted. It is considered that an active frontage will be provided on this site in the future. Investment in this area will attract new retailers into the area and drive further investment in the longer term.

				boarded up shops and pound stores.	
421	AAP389.	Historic England	Site requirements	Re. the requirement to preserve or enhance, we would suggest deleting “as per the statutory requirements”. This implies a minimum standard of design in this context. It would be helpful to identify any design guidance or proposed strategy which will ensure high design quality in this location.	Agreed.
654	AAP390.	Latin Elephant on behalf of Pueblito Paisa Ltd	Support community planning consent	The community of traders at Wards Corner’s desire is for the community plan to be implemented. This plan has been granted planning permission and takes into account projected growth in the market. Having said this, the comments below relate only to long term planning framework provided by TAAP.	Noted.
567	AAP391.	Page Green Residents’ Association	Support extant planning permission	We support the Existing Permission 2 – HGY/2011/1275 as it keeps the façade of these valuable Edwardian Buildings, which make this site truly distinctive rather than a concrete and glass structure that you could find any where in Europe. These buildings are a valuable asset and part of Tottenham’s history. It would be a real shame to demolish them. We want Haringey to find a developer who can restore and renovate these fine buildings, whilst helping to maintain their current and lively and unique Latin American community.	Noted.
643	AAP392.	Giota Alevizou, local resident	Town Centre Vision	Earlier comments relating to the lack of vision for the town centre. This is a key site for the expression of Tottenham’s diversity, its cultural and heritage offer and its strength in small businesses and community activities. The potential arrival of Crossrail 2 to Seven Sisters and the Further Alterations to the London Plan relating to retail and town centres and diversity discussed above make this essential. An additional bullet point should be added to confirm that future development proposals will be required to contribute positively to this vision.	Noted. It is agreed that the vision for Seven Sisters/ West Green Rd can be improved upon in the introduction. Action: Improve the articulation of the opportunities to improve Seven Sisters/ West Green Rd centre in the introduction to this section.
644	AAP393.	Wards Corner Coalition	Town Centre Vision	Earlier comments relating to the lack of vision for the town centre. This is a key site for the expression of Tottenham’s diversity, its cultural and heritage offer and its strength in small businesses and community activities. The potential arrival of Crossrail 2 to Seven Sisters and the Further Alterations to the London Plan relating to retail and town centres and diversity discussed above make this essential. An additional bullet point should be added to confirm that future development proposals will be required to contribute positively to this vision.	Noted. It is agreed that the vision for Seven Sisters/ West Green Rd can be improved upon in the introduction. Action: Improve the articulation of the opportunities to improve Seven Sisters/ West Green Rd centre in the introduction to this section.
818	AAP394.	Our Tottenham	Town centre; local businesses; transport	We support the response by Wards Corner Coalition with respect to this site. Earlier comments relating to the lack of vision for the town centre. This is a key site for the expression of Tottenham’s diversity, its cultural and heritage offer and its strength in small businesses and community activities. The potential arrival of Crossrail 2 to Seven Sisters and the Further Alterations to the London Plan relating to retail and town centres and diversity discussed above make this essential. An additional bullet point should be added to confirm that future development proposals will be required to contribute positively to this vision.	Noted. It is agreed that the vision for Seven Sisters/ West Green Rd can be improved upon in the introduction. Action: Improve the articulation of the opportunities to improve Seven Sisters/ West Green Rd centre in the introduction to this section.