

Appendix 2.5 - Comments on the Tottenham Hale section of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

General comments on the Tottenham Hale section of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
579	AAP610.	Laura Harrison, resident	Access to light	There already exist a large number of new tall buildings at the Tottenham Hale site. I am concerned that master-planning here to date has been poorly considered, with many properties receiving only limited daylight. A further tall building is planned for the south end of the site, which will only increase this problem. Post-occupancy studies should be undertaken before further development progresses here, and consideration of access to natural light should be a primary concern in any further developments of a similar height are permitted, and especially to the north of this site.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. Action: Remove specific heights from the allocations
815	AAP611.	Zena Brabazon	Affordable housing	The housing proposed in the plans is largely high rise tower blocks 'with the emphasis being on the more affordable end of the spectrum'. Yet the great need here in Tottenham Hale, as in the rest of Tottenham is for genuinely affordable public housing for families. Introducing a managed, institutionalised private rented sector will do nothing for these families who will be squeezed out as property prices and rents rise.	Noted. All new developments will be required to provide affordable housing in line with development management policies.
636	AAP612.	David Nutsford, local resident	Cycling	I have lived in the Ferry Lane Estate, near the Tottenham Hale station for one year. I don't own a car so use the trains or cycle most days. Harringey is ideally placed for a cycling commute into central London and I don't seen enough being made of this opportunity. I would like to see more facilities for cyclist around Haringey such as: More secure cycle parking (in retail areas, at train stations and in new residential developments) Improving the Lea Navigation tow path between Tottenham Hale and The Olympic Park. An improved cycle lane network connecting Tottenham Hale to the Lea River, to Finsbury Park and ideally to Shoreditch.	Noted. The Council is seeking to improve cycling routes in the borough through its Quietways network of cycle routes. Many of the development sites in this area contribute to this aim. Cycle parking requirements will be addressed through the DMDPD.
421	AAP613.	Historic England	Design Quality	The area is likely to experience the greatest transformation in respect of new development as set out in the objectives. If Masterplans are to deliver the quality of development sought the council needs to develop mechanisms for securing a high quality of design within a challenging fragmented area. As such we would welcome the inclusion of requirements which help drive a higher quality of development than previously experienced, avoiding blocking views and access to the Lee Valley and improves pedestrian and cycle access, whilst mitigating the impact of the gyratory system.	Noted, these issues will be picked up in the DMDPD.
695	AAP614.	Russell Dove, local resident	Economic development	The documents envisage large-scale development in North Tottenham and Tottenham Hale. While I will not comment on those proposals here, I am concerned about the impact that focusing on these sites may have on the key town centre in Bruce Grove. The development of Wood Green and the shopping city had a very negative effect on the economic viability of the centre of Tottenham from the 1970s onwards. The same may happen again if all the	It is noted that the developments must be organised in such a way as to maximise investment in the area, and it is considered that a plan is essential to being able to deliver this outcome.

				economic development and council investment is directed away from the existing town centre. I am also concerned that in the medium to longer term the proposals at Tottenham Hale in particular will dislodge existing businesses there. The Retail Park is a busy place at present but it is proposed for demolition. All the proposals together, especially the existing situation at Wards Corner and High Road West (and the East side at the Spurs stadium site), are in fact creating a situation of massive planning blight all at the same time right across Tottenham where no one can invest. Far from helping Tottenham, this is holding Tottenham back from normal incremental and organic growth at a critical time. If any of these initiatives go ahead they must be timed in such a way as not effectively to close Tottenham down.	
818	AAP615.	Our Tottenham	Employment	What criteria will be used to define what is 'successful employment'? This needs to be made very clear.	What is a successful employment outcome for an area will vary based on its spatial characteristics. In terms of Tottenham Hale, due to its excellent public transport legibility, and improving amenity, successful employment will be knowledge-driven and generally high density.
818	AAP616.	Our Tottenham	Green link	The Green Link construction referred to here does not mention its proposed route through Down Lane Park. The green link will have a detrimental impact on Down Lane Park, and this poses a threat to peaceful safe use of the park as well as loss of park amenities.	The aim will be to link Down Lane Park to other open spaces in the borough.
818	AAP617.	Our Tottenham	Green link	The proposal has been strongly objected by the Friends of Down Lane Park and their response provided as an appendix A3 provides further detail of their position. There is no evidence that it is what local people want or any indication that people will use. For much of the route there are existing well-used roads and pavements, and for other parts of the proposed link there is no demand for extra routes. The proposed route also depends on the removal of significant barriers, such as Murphy Ltd builders yard on Ashley Road.	The aim will be to link Down Lane Park to other open spaces in the borough, not to build over it.
818	AAP618.	Our Tottenham	Green link	The Green Link construction referred to here does not mention its proposed route through Down Lane Park. The Park is a vital local amenity fought for by local people when there were previous proposals to build houses on it. This was opposed by the community, who then worked to secure funding for the new children's playground. This is a lifeline for families living locally, especially those in temporary housing or in flats. The green link will cut through this and it is entirely unacceptable that this should go ahead at vast public cost, and at great social cost to the community living in the areas to the north west of Tottenham Hale Station.	The aim will be to link Down Lane Park to other open spaces in the borough, not to build over it.
818	AAP619.	Our Tottenham	Green link	The Green Link construction referred to here does not mention its proposed route through Down Lane Park. The Park is a vital local amenity fought for by local people when there were previous proposals to build houses on it. This was opposed by the community, who then worked to secure funding for the new children's playground. This is a lifeline for families living locally, especially those in temporary housing or in flats. The green link will cut through this and it is entirely unacceptable that this should go ahead at vast public cost, and at great social cost to the community living in the areas to the north west of Tottenham Hale Station.	The aim will be to link Down Lane Park to other open spaces in the borough, not to build over it.

818	AAP620.	Our Tottenham	Green link; amenities	The Park is a vital local amenity fought for by local people when there were previous proposals to build houses on it. This was opposed by the community, who then worked to secure funding for the new children's playground. This is a lifeline for families living locally, especially those in temporary housing or in flats. The green link will cut through this and it is entirely unacceptable that this should go ahead at vast public cost, and at great social cost to the community living in the areas to the north west of Tottenham Hale Station.	The aim will be to link Down Lane Park to other open spaces in the borough, not to build over it.
415	AAP621.	Transport for London	Gyratory	The traffic gyratory has now been removed.	Noted. Action: remove reference to the gyratory
818	AAP622.	Our Tottenham	Health	Demonstrate this is enough for the existing backlog/shortage AND planned population growth	Health provision will be addressed in the infrastructure delivery plan.
623	AAP623.	Cllr Felicia Opoku, and separate identical response as local resident	Height	Height restrictions should apply to developments in this area as it may have a detrimental impact to the wildlife on the Marshes as well as block natural light to existing residents	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
818	AAP624.	Our Tottenham	Height	The housing proposed is largely high rise tower blocks 'with the emphasis being on the more affordable end of the spectrum'. It goes on to say 'the delivery of 1 and 2 bed units will be prioritised in keeping with Tottenham Hale's urban character'. Yet the great need here in Tottenham Hale, as in the rest of Tottenham is for genuinely affordable public housing for families. Introducing a managed, institutionalised private rented sector will do nothing for these families who will be squeezed out as property prices and rents rise.	The Plan recognises the need to produce a number of houses, across a number of tenures and house sizes, to meet identified housing need in the borough.
421	AAP625.	Historic England	Heritage	Whilst comparatively low in designated heritage assets (with the exception of 62 Monument Way, a grade II building at risk) the Urban Characterization Study has identified significant local heritage assets which should be integrated into aspirations for the area. Heritage assets can be preserved and enhanced to provide a much needed sense of place within what was once an important historic neighbourhood. Identified heritage assets include high quality industrial buildings (particularly within TH3) and surviving pre-post war residential streets.	Noted.
653	AAP626.	CBRE on behalf of Hermes and Argent	Housing zone	In addition, the DPD should recognise the funds available for infrastructure as part of the now confirmed Housing Zone, reducing the likely requirement for developers' contributions.	Noted. Action: Increase information around the Housing Zone Bid/Implementation.
634	AAP627.	Alan Stanton, local resident	Infrastructure	The introduction to the individual plans, titled the Character of the Neighbourhood Area, states that this is an area where 'targeted investment can best accelerate the delivery of substantial volumes of new homes and jobs'. It suggests that for 5000 homes and 4000 jobs to be created, there is a need for 'early infrastructure planning' with reference to utility providers. Yet, the infrastructure is more than utilities; scant and superficial mention is made of the need for a	Enhancements to the levels of infrastructure will be managed through the IDP, and included in this document prior to submission.

				health infrastructure for example, which even now, before 5000 people move in, is entirely inadequate for the local population. People moving into Hale Village find it difficult to register with a GP for example and things are not improving.	
818	AAP628.	Our Tottenham	Infrastructure	The infrastructure needed to cater for such a growth is more than utilities. Scant and superficial mention is made of the need for health infrastructure for example, which even now, before 5,000 people move in, is entirely inadequate for the local population. People moving into Hale Village find it difficult to register with a GP for example.	Health infrastructure provision will be addressed in the infrastructure delivery plan
818	AAP629.	Our Tottenham	Infrastructure	More social infrastructure is needed to cater for the planned growth, and more evidence is needed of where this would go.	Infrastructure provision will be addressed in the infrastructure delivery plan.
818	AAP630.	Our Tottenham	Wording	Very unclear sentence [portfolio approach to housing] which needs unpicking. What does this really mean, what are the implications for local residents, and what are the Council's intentions?	The portfolio approach aims to create flexibility through allowing a range of sizes and tenures of housing to be provided across a range of sites within an area.
810	AAP631.	Tynemouth Area Residents Association (TARA)	Local services	Such a provision is likely to meet only the massive existing shortfall – not the new developments. Further, our local General Practitioners at Tynemouth Area Medical Practice advise us that there is great difficulty in this area with recruiting doctors.	Health provision will be addressed in the infrastructure delivery plan.
653	AAP632.	CBRE on behalf of Hermes and Argent	Mix of uses	We suggest: <i>Employment land in [the Tottenham Hale] area will be retained and intensified in order to create a greater job density, whilst recognising that a limited amount of employment land is appropriate for more mixed use development in order to promote strategic regeneration initiatives and meeting housing as well as employment targets.</i>	Noted. Action: Add clarification that both employment and residential outcomes are required in the introduction.
634	AAP633.	Alan Stanton, local resident	PWording	Phrases such as 'the Council will take a portfolio approach to housing, using the delivery tools at its disposal to make flexible arrangements for certain uses in key areas of Tottenham Hale' need unpicking. What does this really mean, what are the implications for local residents, and what are the Council's intentions?	The portfolio approach aims to create flexibility through allowing a range of sizes and tenures of housing to be provided across a range of sites within an area.
653	AAP634.	CBRE on behalf of Hermes and Argent	PRS in Tottenham Hale	We welcome this text and recommend that bullets one and two above are upgraded to policy status rather than supporting text.	Support is noted.
636	AAP635.	David Nutsford, local resident	Smaller scale development	When it comes to Tottenham Hale more generally I think there is a need to encourage smaller scale developments as it is currently very soulless.	Tottenham Hale has been identified as a Growth Area in the Local Plan, and as such will be the focus of higher density development. This was established in the London Plan, and in the adopted Local Plan: Strategic Policies document, which the AAP must be in accordance with.
818	AAP636.	Our Tottenham	Tenure	Tottenham Hale has a high proportion of families living in private rented and temporary accommodation. There is no mention of tenants and their needs in Haringey's "Local Plan Preferred Option Development Management Policies Consultation Document February 2015. The AAP for Tottenham Hale similarly does not mention tenants once, whilst making 46 references to owners. Yet	Noted. Reference has been made to the housing tenure patterns in Tottenham. Action: Addition of information on housing tenure

				the impact on them of these council proposed policies and plans is extremely serious, especially regarding the singular lack of commitment to genuinely affordable or social housing in these developments.	
415	AAP637.	Transport for London	Transport	The document should refer to the Tottenham Hale station upgrade and West Anglia Main Line improvements.	Noted, this will be included in the IDP.

Comments on TH1 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
632	AAP638.	The Friends of Down Lane Park	Tall buildings	The proposed tower blocks on the Ashley Road sites (TH2 and TH3) would similarly have a detrimental impact on the park and its positioning in the park. The same is true of the site along Hale Road the current petrol station (TH1), while a ten storey tower block on the Welbourne site next to a park is a mistaken judgement that stands out as starkly as such a building would. The fantasy of twenty storey towers on Watermead Way is an alarming prospect for those who would have to look at them, and a likely nightmare existence for any residents. You don't have to make a lengthy case against tower blocks that are surrounded by other tower blocks, the railway line with tower blocks the other side, and a busy road with tower blocks the other side to begin to recognise what an appalling development that would be. Living in Tottenham Hale, in zone 3 of the transport network, and the Lea Valley in close proximity then residents would expect to see the sky above. Yet, the planned forest of tower blocks will substantially ruin the skyline. The area has the advantage of being open and with a rural landscape context. Yet, the plans to create a Manhattan-esque new entity threatens that and represents an architectural abuse of the area. Seeing the sky is important to human life. There are psychological benefits to feeling the warmth of the sun, as sunshine improves the mind and gives us health benefits. Living and working in the shade of the proposed tower blocks is not healthy or desirable.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
653	AAP639.	CBRE on behalf of Hermes and Argent	Clarification	The proposed allocation is set out on page 95, but is very vague. We therefore recommend that the proposed allocation is clarified, simply by drawing out some of the supporting text from pages 96 to 98. In terms of site requirements, bullet 1 says that any development 'must accord' with the emerging masterplan. However, decision-makers will not be able to attach the same weight to the masterplan as the AAP, as it will not have been subject to the same scrutiny and nor will it form part of the development plan. We therefore recommend that bullet 1 is amended to say that development should be 'informed by' the emerging masterplan.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.

818	AAP640.	Our Tottenham	Community	There are serious concerns about Tottenham Hale being designated a district centre. The proposals for development do not mention the impact of a night time economy which can be detrimental to a community's quality of life and this is largely a residential area. This is a serious omission and needs to be rectified and spelt out so local people can make an informed judgement.	Agreed text can be clarified. The policy will set the parameters for development in the area, but further detail will be set out in the District Centre Framework. Action: Amend text to “support applications for appropriate development within the Tottenham Hale District Centre as indicated on map 4.1, and in line with the principles set out in the District Centre Framework.”
625	AAP641.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Comprehensive redevelopment	We note the revised expectation in Policy “AAP1- E” Regeneration that a comprehensive approach to development is expected by the Council with neighbouring landowners interests and adjacent uses being assessed and accounted for when detailed planning commences, with this obligation being added between the Cabinet approved AAP draft and the AAP issued for consultation. Micuber Estates and Berkeley Square Developments respect this approach and have established constructive dialogue with neighbouring and surrounding landowners, however there are limitations with respect to retaining the ability to delivery the individual sites within their respective ownerships. Council officers have been party to this dialogue and respective design teams have held joint meetings to ensure this comprehensive approach is in place. An emerging design for the Island supports a development of some scale on subject site 4 and by developing these sites in the initial stage of the regeneration, will provide an early opportunity to improve the public realm around the Station Square. Micuber Estates and Berkeley Square Developments support the statements from the Council that a Meanwhile Strategy is being prepared to consider how the Station Square is to be developed in stages and welcome a copy of such proposals.	Support is noted.
669	AAP642.	HTA Design LLP on behalf of The Woodgate Group	DCF conformity	Site Requirements: Area B'states that Area B “ <i>will be comprehensively developed</i> ” and must accord with the emerging Tottenham Hale District Centre Framework (DCF), including areas A and C of 'this policy'. At present the DCF has not been subject to sustainability appraisal or consultation. It has not been adopted as a formal planning policy guidance document. It does not refer to the Tottenham Urban Characterisation Study, published in February 2015. As such there is no justification for development to 'accord' with it. The chosen wording of the emerging planning policy that development should also accord with areas A and C of 'this policy' is also not correct. Site requirements and development guidelines do not constitute sound planning policy.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
669	AAP643.	HTA Design LLP on behalf of The Woodgate Group	DCF referencing	The Woodgate Group is fully supportive of an approach that recognises that Tottenham Hale requires taller buildings of high quality. It is positive to see that the District Centre Framework proposes locations for 11+ storeys as it is evident that much higher density proposals will have to be delivered around the station to fulfil the housing delivery expectations related to the Housing Zone. The Haringey Urban characterisation study clearly classifies this area as 'central' - the highest density setting for London. Yet, the District	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.

				Centre Framework at Paragraph 10.6 (page 87) indicates a shortfall of 40 dwellings and 290 jobs against a target for the 'Island Site' of 470 dwellings and 500 jobs. It seems unusual that a framework that is to demonstrate how challenging housing requirements are to be delivered concludes a shortfall of 40 homes. In our view, the DCF does not yet demonstrate the true capacity of the site in terms of the number of homes it could deliver. The Woodgate Group is committed to working with Haringey and the GLA to illustrate how the site has the capacity in townscape and urban design terms to deliver a scheme suitable to the future character of the area, the policy requirements to deliver high quality high density housing, and able to deliver in the region of 320 homes alone on Site B of Station Square West.	
669	AAP644.	HTA Design LLP on behalf of The Woodgate Group	DCF referencing	The introduction of the AAP does not refer to the emerging District Centre Framework (DCF) however the emerging the neighbourhood area policies, and consequently the emerging site allocations, do. This is a contradiction.	Noted, maximise consistency.
669	AAP645.	HTA Design LLP on behalf of The Woodgate Group	DCF referencing	The content of the DCF (2014) does not form part of this formal consultation process. References to the DCF (2014) should not be a material consideration in the determination of planning application against these emerging planning policies as the DCF has not been through a formal consultation or adoption process	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
669	AAP646.	HTA Design LLP on behalf of The Woodgate Group	DCF referencing	The Interim Sustainability Appraisal supporting the AAP (URS, February 2015) highlights policies on tall building in the AAP need to respond to, and where possible help to define, the surrounding character, as well as make the most of the opportunities for intensification and regeneration. This is not clear in the AAP or the emerging site allocations. Paragraph 7.4 in the emerging District Centre Framework sets out a number of building height scenarios which affect the Island Site, including 'node', 'ring' and 'strip'. The chosen approach - the strip - one where 'taller buildings in the Tottenham Hale is one that reflects the prevailing east-west grain of the area' and where "the Wellbourne Centre sits at the threshold to the central area of Tottenham Hale and the core east-west axis that runs through the area" requires justification	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
669	AAP647.	HTA Design LLP on behalf of The Woodgate Group	Design	Following the recent designation of the Housing Zone in January 2015, the emerging site allocations, and consequently the housing capacity at Tottenham Hale, must now be reviewed to ensure that the development principles for each site allocation enable the most efficient use of land on Tottenham Hale Island. Emerging planning policy should not be restrictive and prevent Haringey meeting or exceeding its minimum housing supply targets of the London Plan (2015). Currently the massing and urban design strategies suggested for the emerging Site Allocation TH1 Station Square West(Area B) under-utilise the potential of the site and introduces restrictive requirements on landowners concerning future massing of the proposal. The emerging policy states that the Local Planning Authority will assess planning applications based on this emerging	Tottenham Hale's housing zone complement is addressed in Appendix A.

				planning Policy TH1 Station Square West . This policy wording needs to be deleted as the emerging policy is too restrictive and is not based on a sound evidence base. The DCF (2014) is inconsistent with the Haringey Urban Characterisation Study (2015) and the emerging Development Management Policies DPD (2015).	
653	AAP648.	CBRE on behalf of Hermes and Argent	Developer contributions	The DPD refers to pooled section 106 contributions in dealing with Station Square West (site ref TH1, pages 95-98), suggesting that they will fund improvements to the public realm. That is an entirely reasonable approach, but seeking additional section 106 contributions may have a bearing on, for example, the level of affordable housing that the sites might bear. We recommend that this is noted in the supporting text.	Noted.
815	AAP649.	Zena Brabazon	District centre	There are serious concerns about Tottenham Hale being designated a district centre. The proposals for development do not mention the impact of a night time economy which can be detrimental to a community's quality of life and this is largely a residential area. This is a serious omission and needs to be rectified and spelt out so local people can make an informed judgement.	The allocation of Tottenham Hale as a District Centre is in line with adopted Regional and Local Policy, and supported by the Borough's Retail Study.
634	AAP650.	Alan Stanton, local resident	Children's play area	This proposal includes a 'green link' from Hale Village to the Tottenham High Road. This cuts directly across Down Lane Park and specifically across the children's play area. We object to this since the play area is sited near to the families living on Chestnuts Estate, Warren Court and the flats around Monument Way. No account is taken of their needs or wants or of this loss of amenity. At the same time the development guidelines say the 'interface with Down Lane Park should be treated with care'. The development of the green link would not do so.	Down Lane Park is an important local asset which forms part of Haringey and Tottenham's green grid. It is recognised that it needs to be optimised to complement the development coming forward in Tottenham Hale. Children's play facilities will be improved not eroded in this area.
414	AAP651.	GLA	General	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation identifies various opportunities for taller point block buildings of 11+ storeys at prominent locations. GLA officers are satisfied that this is a suitable location for taller buildings in principle, subject to the requirements of London Plan Policy 7.7.	Support is noted.
815	AAP652.	Zena Brabazon	Green link	This proposal includes a 'green link' from Hale Village to the Tottenham High Road. This cuts directly across Down Lane Park and specifically across the children's play area. We object to this since the play area is sited near to the families living on Chestnuts Estate, Warren Court and the flats around Monument Way. No account is taken of their needs or wants or of this loss of amenity.	Down Lane Park is important and forms part of the green grid. Council recognises the park needs to be optimised due to development coming forward. Children's play space will be important in the green grid, as will be optimising links to and from them.
818	AAP653.	Our Tottenham	Green link	This proposal includes a 'green link' from Hale Village to the Tottenham High Road. This cuts directly across Down Lane Park and specifically across the children's play area. We object to this since the play area is sited near to the families living on Chestnuts Estate, Warren Court and the flats around Monument Way. No account is taken of their needs or wants or of this loss of amenity. At the same time the development guidelines say the 'interface with Down Lane Park should be treated with care'. The development of	Down Lane Park is important, forms part of green grid, recognise this needs to be optimised due to development coming forward. Children's play will be of critical importance.

				the green link would not do so.	
634	AAP654.	Alan Stanton, local resident	Height	The comprehensive redevelopment proposed suggests perimeter blocks of 11+ storeys around the southern edge of the site, and a wider forest of blocks up to 15 storeys. This would change the character of the area, impact on the open feeling and environment of the park, and could conceal it from view. There is mention of block courtyards which suggests grouping of towers which will impact on our local environment, views and quality of life. Building a 15 storey tower on the adjacent site at the corner of Ashley Road is entirely unnecessary and out of keeping with this side of Tottenham Hale. This proposal from the planning service seems more aligned to the financial interests of developers to have highest densities on every piece of land in our locality.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
669	AAP655.	HTA Design LLP on behalf of The Woodgate Group	Height	The emerging site allocation (TH1, 2015) restricts the future supply of housing on this site by determining where height should go. As this site falls within a housing zone and has excellent accessibility, this limitation should be removed provided that comprehensive proposals comply with Policies DM2 'Design Standards and Quality of Life, Policy DM 5 'Siting and design of tall buildings (excluding Section A as the locations are not clear), and Policy DM6 'Locally Important views and vistas' of the emerging Development Management DPD.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan
815	AAP656.	Zena Brabazon	Height	The comprehensive redevelopment proposed suggests perimeter blocks of 11+ storeys around the southern edge of the site, and a wider forest of blocks up to 15 storeys. This would change the character of the area, impact on the open feeling and environment of the park, and could conceal it from view. There is mention of block courtyards which suggests grouping of towers which will impact on our local environment, views and quality of life.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
815	AAP657.	Zena Brabazon	Height	Tower blocks along Watermead Way will impact on the view people have from the Park View Road side of Tottenham Hale. We wish to retain that view as that enhances our quality of life and enjoyment of the park. No regard is given in these proposals to the impact on existing residents in this part of Tottenham Hale.	This is not based on the document.
815	AAP658.	Zena Brabazon	Height	The petrol station is a very useful local service which is located at the confluence of many roads. We wish it to be retained. Building a 15 storey tower on the adjacent site at the corner of Ashley Road is entirely unnecessary and out of keeping with this side of Tottenham Hale. This proposal from the planning service seems more aligned to the financial interests of developers to have highest densities on every piece of land in our locality.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
818	AAP659.	Our Tottenham	Height	Comment to edit once Claire has an answer from Zena about the location:	Convenience shopping will be enhanced. Petrol station not consistent with high PTAL future.

				The petrol station is a very useful local service which is located at the confluence of many roads. We wish it to be retained. Building a 15 storey tower on the adjacent site at the corner of Ashley Road is entirely unnecessary and out of keeping with this side of Tottenham Hale	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
818	AAP660.	Our Tottenham	Height	Tower blocks along Watermead Way will impact on the view people have from the Parkview Road side of Tottenham Hale. No regard is given in these proposals to the impact on existing residents in this part of Tottenham Hale.	Tower blocks along Watermead Way are not included in the document.
818	AAP661.	Our Tottenham	Height	The comprehensive redevelopment proposed suggests perimeter blocks of 11+ storeys around the southern edge of the site, and a wider forest of block up to 15 storeys. This would change the character of the area, impact on the open feeling and environment of the park, and could conceal it from view. There is mention of block courtyards which suggests grouping of towers which will impact on the local environment, views and quality of life	The Strategic Policies document sets Tottenham Hale as a growth area, and as such higher density development is appropriate in this area.
625	AAP662.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District Centre	In order to achieve some consistency in the policy text we would also suggest revised text be applied to TH1 Station Square West Area A. <i>“Area A: Comprehensive redevelopment of the Southern end of Ashley Road forming part of a new District Centre, creation of a new Green Link and an enhanced Ashley Road.”</i> -	Agreed. Action: Amend Site Allocation.
625	AAP663.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Landmark development	In addition supporting text notes that buildings of 11+ storeys will be considered and this we also agree with as it provides an opportunity to create landmark development, particularly with the constraints of the tube line impacting on the viability of a reduced scale development.	Support is noted.
669	AAP664.	HTA Design LLP on behalf of The Woodgate Group	Links between documents	Chapter 5 of the AAP includes Site Allocations for the Neighbourhood Area of Tottenham Hale where there are significant opportunities for development and change. The chapter provides expectations for each site relating to land use, design, infrastructure and delivery. The emerging capacity studies the land owners have provided together have not been considered regarding the opportunities at Tottenham Hale. The Woodgate Group is keen to continue discussions with the Borough in this regard and review the amended wording of the site allocations of Tottenham Hale following this Regulation 18 consultation. The Physical Development Framework for Tottenham (2012) was conceived within a different planning policy framework and does not utilise the full potential of the area. The recent District Centre Framework (DCF, 2014) does not consider the Haringey Urban Characterisation Study. Neither does either report consider the site or area as a cross-section. The DCF	The Physical Development Framework only forms one part of the evidence base at this stage. It was prepared as early evidence to inform regeneration across Tottenham, but the District Centre Framework adds more detail. The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan

				which appears to have informed the area based policies of the AAP has not been consulted or reviewed against the emerging local plan and therefore should not solely inform the content of the AAP and development aspirations for Tottenham Hale as a new Housing Zone for London to boost the supply and delivery of new homes.	
634	AAP665.	Alan Stanton, local resident	Local View	Tower blocks along Watermead Way will impact on the view people have from the Park View Road side of Tottenham Hale. We wish to retain that view as that enhances our quality of life and enjoyment of the park. No regard is given in these proposals to the impact on existing residents in this part of Tottenham Hale.	This comment is not based on the document.
625	AAP666.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Marketability	Very limited marketability of sites in the Ashley Road area, with the interventions of Green link, improved station design, and general improvement of building stock are needed to improve this “address”.	Support is noted.
624	AAP667.	Tottenham & Wood Green Friends of the Earth	Parking	We welcome <i>” Parking should be minimised on this site due to the excellent local public transport connections”</i> but as we have said above, we need comprehensive CPZs in area or parking will “leak out”.	Support is noted.
634	AAP668.	Alan Stanton, local resident	Petrol station	The petrol station is a very useful local service which is located at the confluence of many roads. We wish it to be retained.	Convenience shopping will be enhanced through the creation of a new District Centre. The retention of a petrol station is not consistent with the high PTAL future for the area.
625	AAP669.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Preliminary masterplan	Preliminary Masterplan enclosed	Noted.
625	AAP670.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	DEA Deallocation	Given its location within the District Centre area this land (referred to in the HELS as the “island” (para 5.89) and subject site 4) was recommended in that report to be de-allocated from the LEARA designation, which we agree with.	Support is noted.
669	AAP671.	HTA Design LLP on behalf of The	Tall buildings	The accompanying DCF (2014) does not provide any supporting analysis as to why tall buildings cannot be accommodated on each corner of Area B of the emerging site allocation TH1 for Station	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the

		Woodgate Group		Square West and therefore the proposed wording of the emerging Policy TH1 Station Square West is not 'sound' or 'evidenced'. The current wording of the site allocation TH1 Station Square West will not harness the benefit of the Housing Zone investment and will not maximise the opportunity the Tottenham Hale Island presents. It is of concern that there are inconsistencies across the emerging AAP, the accompanying Interim Sustainability Appraisal, the Development Management DPD, the DCF and the borough's characterisation study in relation to strategy for the preferred approach to tall buildings; all of which do not support this restrictive wording proposed for the site allocation. Given the significant increase in accessibility of this site and the surrounding area with Crossrail, the Council's local plan should focus on optimising the Tottenham Hale Island sites for high density housing led schemes to increase delivery rather than constrain development opportunities as supported by the GLA.	implementation strategy for the allocations set out in the Local Plan
669	AAP672.	HTA Design LLP on behalf of The Woodgate Group	Tall buildings	Area C is a similar triangular site to Area B. The emerging planning policy which restricts the provision of tall buildings on all corners of the Area B is completely unjustified (Policy TH1).	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan
625	AAP673.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Timings	In addition the Ashley Road sites (Sites 1, 2 and 3), when combined with those outside of Micuber Estates direct ownership, offers a comprehensive development area that can be bought forwards in a timely programme and in a more accessible location for the broader community, both existing and new. This accessibility and centrality argument is more evident when the overall AAP area is considered in context (Key Diagram Figure 1.3)	Support is noted.
669	AAP674.	HTA Design LLP on behalf of The Woodgate Group	UCS Vs DCF	Paragraph 7.4 in the emerging District Centre Framework sets out a number of building height scenarios which affect the Island Site, including 'node', 'ring' and 'strip'. The chosen The Haringey Urban Characterisation Study includes a number of important recommendations regarding building heights and tall buildings not reflected in the AAP, including (see page 238 of the 'General Recommendations' of the Haringey Urban Characterisation study): • <i>"It is important to consider building heights across a neighbourhood, a block and along a street not just a development site"</i> : The Woodgate Group is in particular concerned that the AAP makes site specific recommendations on tall buildings based on the DCF (2014), whereas the DCF (2014) has not fully justified the approach taken to preferred siting of tall buildings or long distance view impact. • <i>"Urban design principles - such as relating heights to urban grain, public transport, street hierarchy, nodes, creation of landmarks and wider townscape considerations"</i>: The Woodgate Group notes the importance of wider townscape considerations and are fully supportive of this. • <i>"The development /intensification potential of an area now and in</i>	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan

				<i>the future (through an understanding of Council regeneration projects, site allocations, masterplans and briefs)".</i> The Woodgate Group is of the view that Tottenham Hale will undergo significant change in the coming years. The Group have been working with the Council and adjoining landowners to demonstrate how the Island Site could deliver three tall buildings making a substantial contribution to setting in place a new skyline for Tottenham Hale and the emerging District Centre. It is critical for the emerging masterplan of the area to reflect the true ambition and potential for growth.	
669	AAP675.	HTA Design LLP on behalf of The Woodgate Group	UCS/ DCF	If Haringey Council intends that the emerging site allocation policy be supported by an urban design strategy to the site, then the accompanying DCF should be updated to reflect the Housing Zone status, the Borough's Characterisation Study, the protected local views and vistas, the emerging Development Management DPD, and consultation should take place with the landowners on capacity studies, before the site allocation can be considered 'sound'. The current massing and the supporting policy for the site allocation 'TH1' cannot be considered 'sound' as it does not appear to have been positively prepared, justified in a clear evidence base, effective in conveying how this will deliver the GLA's ambition to boost housing supply as part of a designated housing zone or consistent with national planning policy as the potential of the brownfield site is under-utilised.	The allocation positively seeks to help meet Haringey's objectively identified housing and employment needs, and the issues identified are being identified in the DCF.
625	AAP676.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Development constraints	The site is constrained by the surrounding roads and proximity of the Victoria line which runs under the corner of the site, and any development will need to consider the costs of building over the tube line and isolating the building from vibration.	Noted.
669	AAP677.	HTA Design LLP on behalf of The Woodgate Group	Views/ vistas	The DCF does not consider locally protected views or vistas. As a result the wording of the emerging Site Allocation TH1 Station Square West has not been informed by a proportionate evidence base.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan

Comments on TH2 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
625	AAP678.	Stride Treglown on behalf of Micuber Estates and Berkely Square	Industrial heritage	The Council's aspiration to retain the existing warehouse style buildings on Site 1 (16 Ashley Road) is not supported; as it will limit the potential to create truly innovative design and accommodation standards. The existing buildings have little architectural merit or historical value, other than Berol House, which will be retained, with continued investment supporting its improved appearance.	These are considered to be an important link to the areas past, and will be preserved, at least in part.

		Developments			
632	AAP679.	The Friends of Down Lane Park	Tall buildings	The proposed tower blocks on the Ashley Road sites (TH2 and TH3) would similarly have a detrimental impact on the park and its positioning in the park. The same is true of the site along Hale Road the current petrol station (TH1), while a ten storey tower block on the Welbourne site next to a park is a mistaken judgement that stands out as starkly as such a building would. The fantasy of twenty storey towers on Watermead Way is an alarming prospect for those who would have to look at them, and a likely nightmare existence for any residents. You don't have to make a lengthy case against tower blocks that are surrounded by other tower blocks, the railway line with tower blocks the other side, and a busy road with tower blocks the other side to begin to recognise what an appalling development that would be. Living in Tottenham Hale, in zone 3 of the transport network, and the Lea Valley in close proximity then residents would expect to see the sky above. Yet, the planned forest of tower blocks will substantially ruin the skyline. The area has the advantage of being open and with a rural landscape context. Yet, the plans to create a Manhattan-esque new entity threatens that and represents an architectural abuse of the area. Seeing the sky is important to human life. There are psychological benefits to feeling the warmth of the sun, as sunshine improves the mind and gives us health benefits. Living and working in the shade of the proposed tower blocks is not healthy or desirable.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
625	AAP680.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Employment use	We recognise that “employment” for this site, being in an identified Regeneration Area can cover a very broad range of employment uses. In addition, we have witnessed the stricter B1, B2 and B8 application of planning policy say 10 years ago, to a more diluted and broad land use range now. For instance uses such as hotel have become more acceptable aligned to employment uses. For reasons outlined below, and in our local market assessment, the demand for the more traditional B1, B2 and B8 uses is not strong. Therefore, recognising the strong push for housing, a broad range of uses are proposed by Berkeley Square Developments and Micuber Estates. There is evidence locally of the success of mixed-use residential development, namely Hale Village, which whilst providing a quantum of residential development, also contributes significantly to local employment. For the reasons outlined above a truly mixed use is advocated, with land uses currently being promoted being: A1 retail ☐ A2 Financial and Professional Services ☐ A3 food and drink ☐ C3 dwelling houses ☐ B1 offices	The Council will welcome a range of employment uses in regeneration areas. The range of uses set out here is overly flexible however. For example A1-3 uses in particular should be located primarily in town centre locations. As this site is edge of centre, employment uses should be provided in new development in preference to “A class uses”.

				☐ C3 dwelling houses ☐ C1 hotel ☐ D1 health centres, nurseries ☐ Sui Generis	
625	AAP681.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Combine Ashley Rds sites	The severance of Ashley Road North and South be removed and the 2 areas be combined in a single designation	This area has been divided into two site allocations as the aspirations differ for each site.
625	AAP682.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Employment designation	The LEARA allocation is removed	It is considered that this area has an important role to play in the provision of economic growth in Tottenham Hale, and should remain a Regeneration Area as recommended in the ELS.
625	AAP683.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Design principles	The scale of this new development (Berol House et al) will take reference from the surrounding context, and be used to shelter the residential development from the realities of the highways infrastructure, which is both detrimental visually and environmentally to any residents. A mixed use, employment-led scheme on Site 2, will step down from the height of the existing Unite Development on Hale Village, to create a courtyard with Berol House, which enables pedestrian movement between the station and Ashley Road. Berol House could benefit from an additional two-storey modern development to increase the B1 capacity, then the residential development on the West of Ashley Road will be of varying heights to create an exciting design which is not over-bearing but delivers the quantum of housing needed. By working with the Green Link there are design opportunities to create exciting areas of public realm and open square's for pedestrian movement, entrainment and pop-up markets. Around such squares, additional height could be appropriate and we support a review of the public realm strategy to reflect the proposals contained in Appendix 1 of this response which illustrate such potential along Ashley Road	Noted.
625	AAP684.	Stride Treglown on behalf of Micuber Estates and Berkely	District Centre clarification	This statement P99, under "Proposed Site Allocation" is inaccurate. Figure 1.3 whilst not entirely of clear resolution, when aligned with Map 4.2 "The Green Link," shows the TH2 site as lying within the town centre defined area.	Noted. The District Centre boundary in the document will be amended to bring the allocation into accordance. Action: Change map 4.2 to make the former alignment of the Green Link the northernmost point of the District Centre.

		Square Developments			
634	AAP685.	Alan Stanton, local resident	Green link	This plan proposes a green link which cuts directly across Down Lane Park, and specifically through the children's play area. We object to this proposal. Down Lane Park is one of the very few amenities for people living in Tottenham Hale's residential roads and estates. This is treasured and valued, and its development has been fought for by the local community and we now have a thriving Green Flag Award park with new tennis courts, a fine play area, and other facilities.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
632	AAP686.	The Friends of Down Lane Park	Park expansion	To provide recreational options for people in any new flats in the area the case for a bigger park providing more open green space and more play facilities is clear. Therefore it is proposed that if the council acquires land between Hale Road and the existing footprint of the park, and land between Ashley Road and the existing footprint of the park, then that area be used to expand the park. Such an expansion would provide enhanced park opportunities for current local people and any new residents moving into the area.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
815	AAP687.	Zena Brabazon	Green link	The proposed green link is a very expensive and unnecessary project since there are many ways people living in Hale Village and Ferry Lane can reach Tottenham High Road should they wish to do so. This could be better spent on social housing or local environmental improvements.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
818	AAP688.	Our Tottenham	Green link	This plan proposes agreed link which cuts directly across Down Lane Park, and specifically through the children's play area. We object to this proposal. Down Lane Park is one of the very few amenities for people living in Tottenham Hale's residential roads and estates. This is treasured and valued, and its development has been fought for by the local community and we now have a thriving green flag park with new tennis courts, a fin play area, and other facilities.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
818	AAP689.	Our Tottenham	Green link	The proposed green link is a very expensive and unnecessary project since there are many ways people living in HaleVillage and Ferry Lane can reach Tottenham High Road should they wish to do so. The millions proposed for this could be better spent on social housing or local environmental improvements.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
632	AAP690.	The Friends of Down Lane Park	Tall buildings	The park is threatened with being encircled by high tower blocks and new buildings installed as part of the Harris Federation school. If realised the proposals would result in building blocks on the north edge of the park along the recycle centre and council depot. Then there will tall buildings on the Ashley Road sites that will tower over the tennis courts to children's playground area. In addition, the south edge of the park will face on to tower blocks on Hale Road and the Welbourne site. This enclosure of tower blocks will be over-bearing on a community park, as well as the terraced housing on Park View	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.

				Road. It is a park for people, not a patch of green between tall buildings. A community park should not become a grassed area between tower blocks. Parks are there to replicate being in the countryside and provide an outlet for the human desire to be detach at times from the bustle of the urban world. They are great places because they are not surrounded by a screen of concrete and glass slabs. A bank of tall towers will cast long shadows over the park. It is important to remember that psychologically parks play a vital function in our lives. They provide tranquility and enable us to get away from stressful living because they are secluded or have secluded sections.	
625	AAP691.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District centre	Reference (P99) to Ashley Road South being “north of a new District Centre” be replaced with “within the District Centre as shown on the Key Diagram”	Noted, it is not considered that this area should be included within the new District Centre. It is considered that this area has an important role to play in the provision of economic growth in Tottenham Hale, and should remain a Regeneration Area as recommended in the ELS.
625	AAP692.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District centre	Similar to the text used in the other District Centre sites we would also suggest new text be applied to the combined Ashley Road North and South site. <i>“Comprehensive redevelopment of the Northern end of Ashley Road forming part of a new District Centre, creation of a new Green Link and an enhanced Ashley Road.”</i>	Noted, it is not considered that this area should be included within the new District Centre. It is considered that this area has an important role to play in the provision of economic growth in Tottenham Hale, and should remain a Regeneration Area as recommended in the ELS.
625	AAP693.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Mixed use development potential	The Ashley Road site 1(adjoining Down Lane Park) provides the most exciting opportunity within the Housing Zone for an inspirational residential development of exceptional quality and standard of living accommodation. With the benefit of close connectivity through the train and bus stations, in addition to direct access to Down Lane Park, this will create a place where families and individuals will thrive, and benefit from a diverse and vibrant development. The potential to include active ground floor retail, public amenity and community facilities in a location that via the Green Link also enables residents from outside of the Housing Zone to directly benefit from this thriving mixed use development and the broader District Centre facilities.	Noted.
625	AAP694.	Stride Treglown on behalf of Micuber	Mixed use development potential	Site 2 (Berol House et al) offers the opportunity to create a diverse mixed use scheme development, which could include a variety of employment uses and also residential development. We support the proposals in the THDCF for residential and commercial	Noted.

		Estates and Berkely Square Developments		development, with such commercial uses to reflect both market requirements and viability. The current market requirements are detailed in Section 6 below, but current market rents did not support the further development of B1 or B8 uses, however other opportunities exist for C1, C3, D1 and Sui Generis.	
625	AAP695.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Preliminary masterplan	Preliminary Masterplan enclosed	Noted.
410	AAP696.	North London Waste Authority	Existing buildings	Welcomes comments regarding this site that 'Good quality buildings, including but not limited to Berol House and 16 Ashley Road should be retained and adapted for flexible and affordable employment use.	The NLWA's support is noted.
625	AAP697.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District Centre	The rationale for these landholdings being part of the District Centre area are clear: The preceding and recent (October 2014) THDCF recognised the appropriateness for the area to include key town/district centre uses. For example, "the Green Link with a cluster of bars and cafes," (P68), reference to 4,167 sqm retail (P69), and both sides of Ashley Road identified for retail and commercial uses at ground floor (P65). ☐ The THDCF, when referring to the diagram below, states "A connected and integrated district centre." (P56). ☐ The THDCF placing this area as part of and nearer the centre of the District Centre. ☐ The use of the green link as a key east-west pedestrian linkage would be more appropriate through the middle of a District Centre rather than on the edge where employment uses could be less appropriate. ☐ The concept of the District Centre as initially prepared by Allies and Morrison was explicit in its inclusion of Ashley Road to its boundary with the Down Lane Park and any move away from this goes to the heart of the District Centre proposals and the intention for comprehensive regeneration (see page 53). Micuber Estates and Berkeley Square Developments strongly resist any recommendation to segregate the District Centre and weaken the sense of place across the whole area.	Noted, it is not considered that this area should be included within the new District Centre. It is considered that this area has an important role to play in the provision of economic growth in Tottenham Hale, and should remain a Regeneration Area as recommended in the ELS.
421	AAP698.	Historic England	Industrial heritage	Ashley Road contains a number of fine undesignated industrial heritage assets. We would suggest that the council consider including requirements which seek to integrate these buildings within new development. Such buildings can provide useful and attractive opportunities for creative industries (as acknowledged in the GLA's draft City Fringe OAPF). They can also help define local character	It is noted, the Council has made reference to this in the policy.

				and act as an inspiration for high quality contextual design.	
625	AAP699.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Timing	In addition the Ashley Road sites (Sites 1, 2 and 3), when combined with those outside of Micuber Estates direct ownership, offers a comprehensive development area that can be bought forwards in a timely programme and in a more accessible location for the broader community, both existing and new. This accessibility and centrality argument is more evident when the overall AAP area is considered in context (Key Diagram Figure 1.3)	Noted.

Comments on TH3 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP700.	GLA	Strategic aspirations	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that part of the allocation includes a licensed waste site. Accordingly, requirement for equivalent waste capacity to be re-provided is supported in accordance with London Plan Policy 5.17.	Support is noted.
632	AAP701.	The Friends of Down Lane Park	Tall buildings	The proposed tower blocks on the Ashley Road sites (TH2 and TH3) would similarly have a detrimental impact on the park and its positioning in the park. The same is true of the site along Hale Road the current petrol station (TH1), while a ten storey tower block on the Welbourne site next to a park is a mistaken judgement that stands out as starkly as such a building would. The fantasy of twenty storey towers on Watermead Way is an alarming prospect for those who would have to look at them, and a likely nightmare existence for any residents. You don't have to make a lengthy case against tower blocks that are surrounded by other tower blocks, the railway line with tower blocks the other side, and a busy road with tower blocks the other side to begin to recognise what an appalling development that would be. Living in Tottenham Hale, in zone 3 of the transport network, and the Lea Valley in close proximity then residents would expect to see the sky above. Yet, the planned forest of tower blocks will substantially ruin the skyline. The area has the advantage of being open and with a rural landscape context. Yet, the plans to create a Manhattan-esque new entity threatens that and represents an architectural abuse of the area. Seeing the sky is important to human life. There are psychological benefits to feeling the warmth of the sun, as sunshine improves the mind and gives us health benefits. Living and working in the shade of the proposed tower blocks is not healthy or desirable.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
632	AAP702.	The Friends of	Alternative route	The housing proposals for the recycle site and the current depot site	Note that potential for an improved link from the northern end of Ashley Rd through to Park View Road and the Lee Valley

		Down Lane Park		could result in unsightly and too high tower blocks sitting ugly next to a community park and low-level street terraced housing. Yet the removal of the depot offers an opportunity to improve the access to the Lea Valley and the Tottenham Marshes at the northern end. This end is where a genuine green link could improve access for residents to the beauty of the Lea Valley. Achieving this would be a significant boost to environmental and health capital in the area.	Regional Park are included within the document.
815	AAP703.	Zena Brabazon	Amenities	With regard to design guidelines for Area B, the council confirmed that the games areas of Down Lane Park would not be used to provide the school with sports facilities. It was accepted very early on in the discussions regarding the sale of the Technopark that the park was a community facility and that the resources secured were for local community use. This commitment made to councillors and the Friends of Down Lane Park should be honoured.	The use of the protected open space is not an issue to be considered in this Plan.
818	AAP704.	Our Tottenham	Community facilities	The Council confirmed that the games areas of Down Lane Park would not be used to provide the school with sports facilities. It was accepted very early on in the discussions regarding the sale of the Technopark that the park was a community facility and that the resources secured were for local community use. This commitment made to councillors and the Friends of Down Lane Park should be honoured.	The use of the protected open space is not an issue to be considered in this Plan.
815	AAP705.	Zena Brabazon	Height	These plans seem vague and sketchy, but raise serious concerns which need full clarification. The site requirement for Area B states that 'the southeast corner of this site should be the tallest point. Heights should be reduced towards the north and where the site faces Down Lane Park'. There is no mention of how high these buildings might be, although elsewhere Watermead Way is proposed as an area for buildings up to 22 storeys. these heights would impact on the park and also on the residents living along Park View Road and other nearby roads. these vague proposals conceal the possibility of another forest of tower blocks looming over Down Lane Park and on the horizon.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. The comment attributed to Watermead way is not in the document.
815	AAP706.	Zena Brabazon	Design	We draw your attention to the CABE report on the initial designs for Hale Village which expressed clear criticism of the wall of blocks proposed. In this AAP new buildings on Watermead Way (TH3 area B) extends this 'wall' much further.	We are not sure what part of the document this comment refers to. All developments will be required to respond to their surroundings as set out in DM1 of the DMDPD.
815	AAP707.	Zena Brabazon	Design	We draw your attention to the CABE report on the initial designs for Hale Village which expressed clear criticism of the wall of blocks proposed. In this AAP new buildings on Watermead Way (TH3 area B) extends this 'wall' much further.	We are not sure what part of the document this comment refers to. All developments will be required to respond to their surroundings as set out in DM1 of the DMDPD.
624	AAP708.	Tottenham & Wood Green Friends of the Earth	Green Corridor	TH3 should include creation of a green corridor between the development and A1055.	We are not sure how this is possible.

634	AAP709.	Alan Stanton, local resident	Height	The site requirement for Area B states that 'the southeast corner of this site should be the tallest point. Heights should be reduced towards the north and where the site faces Down Lane Park'. There is no mention of how high these buildings might be, although elsewhere Watermead Way is proposed as an area for buildings up to 22 storeys. It is inconceivable that these heights would not impact on the park and also on the residents living along Park View Road and other nearby roads. Although not spelt out in the site requirements and design guidelines, it would seem that these vague proposals conceal the possibility of another forest of tower blocks looming over Down Lane Park and on the horizon.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. Action: Create consistency regarding height guidelines for all sites.
818	AAP710.	Our Tottenham	Height	There is no mention of how high these buildings might be, although elsewhere Watermead Way is proposed as an area for buildings up to 22 storeys. It is inconceivable that these heights would not impact on the park and also on the residents living along Parkview and other nearby roads. Although not spelled out in the site requirements and design guidelines, it would seem that these vague proposals conceal the possibility of a forest of tower blocks looming over Down lane Park and on the horizon.	Noted. Action: Create consistency regarding height guidelines for all sites.
799	AAP711.	Bob Lindsay-Smith	Local employment	The AAP does retain some local employment sites, but loses employment in others: NT2 - but existing businesses in Park Lane are not mentioned, NT3 - how can 'modern, flexible workspaces' get your car fixed?, BG2, BG4, TH10. Also in TH3 the 'intensification of current employment uses' (with the implication of higher rents) would appear to put the excellent social enterprise Restore at risk.	The aim with regards this policy is to increase the job density in an area with high public transport accessibility.
634	AAP712.	Alan Stanton, local resident	Park for school use	With regard to design guidelines for Area B, the council confirmed that the games areas of Down Lane Park would not be used to provide the school with sports facilities. It was accepted very early on in the discussions regarding the sale of the Technopark that the park was a community facility and that the resources secured were for local community use. This commitment made to councillors and the Friends of Down Lane Park should be honoured.	The use of the protected open space is not an issue to be considered in this Plan.
410	AAP713.	North London Waste Authority	Waste	NLWA welcomes the statement that the site's existing licensed waste capacity will be replaced prior to any redevelopment taking place. This will ensure waste management capacity is not lost and will not have a detrimental effect on progress towards achieving an area wide recycling rate of 50% by 2020.	The NLWA's support is noted
625	AAP714.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Timings	In addition the Ashley Road sites (Sites 1, 2 and 3), when combined with those outside of Micuber Estates direct ownership, offers a comprehensive development area that can be bought forwards in a timely programme and in a more accessible location for the broader community, both existing and new. This accessibility and centrality argument is more evident when the overall AAP area is considered in context (Key Diagram Figure 1.3)	Noted.

624	AAP715.	Tottenham & Wood Green Friends of the Earth	Waste	<i>"The site's existing licensed waste capacity will be replaced prior to any redevelopment taking place."</i> but the TAAP must set out clearly where it will be moved to	Noted.
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Comments on TH4 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
632	AAP716.	The Friends of Down Lane Park	District Centre	Proposals (TH 4 and TH5) are also not convincing on whether the planned district centre will be a great place for the workers and residents envisaged making up the future population.	Further detail will be included in the District Centre Framework.
818	AAP717.	Our Tottenham	Retail centre	Haringey Council has plans to revitalise Tottenham High Road and to make Seven Sisters station an anchor site for the High Road. To develop an enlarged retail centre at Tottenham Hale is more than likely to contradict the Council's first aim. The current retail park is busy and successful, and is a day time centre. These proposals would significantly increase the usage, again over developing which will cause even greater traffic problems, air contamination and noise pollution.	The District Centre is allocated in both the London Plan, and in the Council's adopted Strategic Policies DPD. These documents have already made the case for this allocation. The aim is to make Tottenham Hale a public-transport led District Centre, thus the impact of additional cars on the road network stemming from these developments is considered to be minimal.
818	AAP718.	Our Tottenham	Economy	Concerns about developing a new district centre have also been set out above. The document is silent on the matter of the night time economy which is a glaring and unacceptable omission.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
818	AAP719.	Our Tottenham	Green Link	Objections to the Green Link crossing Down Lane Park have already been set out above. We consider the proposals to be over development. The plans here propose up to eleven storeys, yet when the last permission was given for Tottenham Hale the number of storeys proposed was nine. There is an emerging pattern here where developers get agreement for a certain height, and then return for a couple of additional storeys which is then granted. This sets a precedent for higher towers elsewhere irrespective as to whether or not they are appropriate. In this instance eleven storeys above the station is in effect 12 or 13 storeys since the station is already there, and this will be in front of a current wall of blocks at HaleVillage which now form the eastern aspect of the site. This will only intensify the concentration of tower blocks in the area. We draw your attention to the CABE report on the initial designs for HaleVillage which expressed clear criticism of the wall of blocks proposed. In this AAP new buildings on Watermead Way (TH3 area B) extends this 'wall' much further.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. We are not sure what part of the document the "wall" comment refers to. All developments will be required to respond to their surroundings as set out in DM1 of the DMDPD.
634	AAP720.	Alan Stanton, local resident	Height	We consider the proposals to be an over-development. The plans here propose up to eleven storeys, yet when the last permission was given for Tottenham Hale the number of storeys proposed was nine. There is an emerging pattern here where developers get agreement for a certain height, and then return for a couple of additional storeys	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site

				which is then granted. This sets a precedent for higher towers elsewhere irrespective as to whether or not they are appropriate. In this instance eleven storeys above the station is in effect 12 or 13 storeys since the station is already there, and this will be in front of a current wall of blocks at Hale Village which now form the eastern aspect of the site. This will only intensify the concentration of tower blocks in the area. We draw your attention to the CABE report on the initial designs for Hale Village which expressed clear criticism of the wall of blocks proposed. In this AAP new buildings on Watermead Way (TH3 area B) extends this 'wall' much further.	Allocations as all developments will be expected to respond appropriately to their context.
815	AAP721.	Zena Brabazon	Height	We consider the proposals to be an over-development. The plans here propose up to eleven storeys, yet when the last permission was given for Tottenham Hale the number of storeys proposed was nine. There is an emerging pattern here where developers get agreement for a certain height, and then return for a couple of additional storeys which is then granted. This sets a precedent for higher towers elsewhere irrespective as to whether or not they are appropriate. Eleven storeys above the station is in effect 12 or 13 storeys since the station is already there, and this will be in front of a current wall of blocks at Hale Village which now form the eastern aspect of the site.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
815	AAP722.	Zena Brabazon	Public realm	The station has just undergone extensive re-modelling at significant public cost. Is the intention to build a new square or will the bus station and square remain as they are? This building work was very disruptive and now it appears to be repeated.	It is recognised that the bus station element of Tottenham Hale station has undergone significant remodelling. The rail station itself requires upgrading to make the full use of the services that pass through it, including improving wheelchair accessibility. It is noted that the potential for 4/5 tracking of the West Anglia line may necessitate further improvements to the station. The creation of development above, and around as part of a new District Centre is considered appropriate, and in line with the adopted Spatial vision for the area.
634	AAP723.	Alan Stanton, local resident	Station remodelling	The station has just undergone extensive re-modelling at significant public cost. Is the intention to build a new square or will the bus station and square remain as they are? This building work was very disruptive and now it appears to be repeated.	It is recognised that the bus station element of Tottenham Hale station has undergone significant remodelling. The rail station itself requires upgrading to make the full use of the services that pass through it, including improving wheelchair accessibility. It is noted that the potential for 4/5 tracking of the West Anglia line may necessitate further improvements to the station. The creation of development above, and around as part of a new District Centre is considered appropriate, and in line with the adopted Spatial vision for the area.
415	AAP724.	Transport for London	Height	"Development of this site could be up to 11 storeys" – It should be noted that this should be taken as being two storeys of station building with nine storeys above it, making a total of 11 storeys.	Noted.
415	AAP725.	Transport for London	Pedestrian link	<i>"potential to introduce a new pedestrian link beneath the road to the retail park with the introduction of Crossrail"</i> . Further clarification is required on this on both the location of the link, and which road is being referred to. The current station scheme proposes closing off the Ferry Lane underpass. It will need to be assessed against any other Haringey Council guidance on creating new underpasses.	Noted, improved text on this will be included. Action: Improve text to clarify the pedestrian network around the Station Square area.
415	AAP726.	Transport for London	Physical link	<i>"Creation of a physical link between the Station and the Green Link"</i> . What is meant by a physical link - does this mean a new station entrance? Clarification is required here.	For clarity, a physical link is access through which you can walk. It is not per se a station entrance, but clearly a station entrance will be one end of the physical link.

					Action: Improve text to clarify the pedestrian network around the Station Square area.
415	AAP727.	Transport for London	Land use	We would suggest adding two more bullets: “ <i>This site should seek an active ground floor frontage to enliven the area around the station entrance</i> ” and “ <i>A retail use at ground floor level with residential above will represent an appropriate mix of uses.</i> ”	Agreed. Action: Include amendments as drafted.
415	AAP728.	Transport for London	Wording	TfL welcome the reference to “ <i>new residential and/or commercial development above the station</i> ”. However, TfL believes the following statement: “ <i>The new public square will become the heart of the new station</i> ” should seek to better promote Tottenham as a whole, rather than just the station, the words “new station” could be better replaced with ‘ <i>...the heart of the new district centre</i> ’ or ‘ <i>... the heart of the new, fully integrated transport interchange</i> ’. Further to this, TfL considers the statement: “ <i>This site will form the new Tottenham Hale District Centre</i> ” should be revised as TfL considers that a number of the sites (all of the ones mentioned in this section) will form the district centre, rather than just this one.	Noted. Action: Revise wording to align the preferred approach as having the train station as the centre of the new District Centre, with a number of sites combining to form a new District Centre.
818	AAP729.	Our Tottenham	Transport	The station has just undergone extensive remodelling at significant public cost. Is the intention to build a new square or will the bus station and square remain as they are?	It is recognised that the bus station element of Tottenham Hale station has undergone significant remodelling. The rail station itself requires upgrading to make the full use of the services that pass through it, including improving wheelchair accessibility. It is noted that the potential for 4/5 tracking of the West Anglia line may necessitate further improvements to the station. The creation of development above, and around as part of a new District Centre is considered appropriate, and in line with the adopted Spatial vision for the area.

Comments on TH5 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP730.	GLA	Tall buildings	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation identifies opportunities for taller point block buildings of 11+ storeys to promote legibility. GLA officers are satisfied that this is a suitable location for taller buildings in principle, subject to the requirements of London Plan Policy 7.7.	Support is noted.
415	AAP731.	Transport for London	Pedestrian connections	We would suggest adding an additional bullet point to the Development Guidelines: “ <i>Potential to explore pedestrian connections across the railway to improve access from the east (Ferry Lane estate).</i> ”	Noted, this will be addressed in the streets and spaces strategy.
624	AAP732.	Tottenham & Wood Green Friends of the Earth	Road layout	It is not clear why we need a new road through site where there is a two-way Broad Lane nearby. Any new thoroughfare should be for walking and cycling only	There is a need for a fine graining of the road layout in new development to create a street-based centre with active frontages. Pedestrian and cycling permeability will be given preference.
624	AAP733.	Tottenham & Wood Green Friends of	Height	We are concerned at the visual impact of a building of more than 11+ storeys on the view from Ferry Lane Estate	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area.

		the Earth			Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
624	AAP734.	Tottenham & Wood Green Friends of the Earth	Green Corridors	Any new development on the retail park should include creation of new green corridors along the railway and other edges and along any central corridor.	Noted. Action: Add point considering how a contribution to the borough's ecological network can be made.
625	AAP735.	Stride Treglown on behalf of Micuber Estates and Berkely Square Development s	Timings	We do recognise that TH5 would retain its ability to provide "destination retail" as outlined in the THDCF and in any event, is likely to be delayed due to its current obligations to existing tenants but should not prevent the full potential of Tottenham Hale being achieved.	Noted.
632	AAP736.	The Friends of Down Lane Park	District centre	proposals (TH 4 and TH5) are also not convincing on whether the planned district centre will be a great place for the workers and residents envisaged making up the future population.	Noted, the principles of how a District Centre will operate will be set out in the AAP. Further implementation advice regarding specific mixes of uses will be included in the DCF.
634	AAP737.	Alan Stanton, local resident	Retail competition	Haringey Council claims it wants to revitalise Tottenham High Road and to make Seven Sisters station an anchor site for the High Road. Therefore to develop an enlarged retail centre at Tottenham Hale is more than likely to contradict the Council's first aim. The current retail park is busy and successful, and is a day time centre	The District Centre is allocated in both the London Plan, and in the Council's adopted Strategic Policies DPD. These documents have already made the case for this allocation. It is noted that the types of business, including taking into account the local town centre offer at Seven Sisters/West Green Rd, and Tottenham High Rd/Bruce Grove can be expanded in the District Centre Framework, but the overarching policy framework will be set out in the AAP.
634	AAP738.	Alan Stanton, local resident	Traffic	These proposals would significantly increase the usage, again over developing which will cause even greater traffic problems, air contamination and noise pollution. These plans are silent on Ferry Lane which is the direct route into Tottenham Hale from Walthamstow. How will developing a new town centre and extending the retail park impact on Ferry Lane and the people who live along it? People mainly drive to retail centres, yet no mention is made in this proposal of traffic issues and management. Anyone living locally will know that despite the improvements from the new gyratory, traffic problems are still very frequent and significant.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
634	AAP739.	Alan Stanton, local resident	Night time economy	No mention is made of potential night time activities which remains a serious omission. This is a residential area and even with the developments you propose will remain so.	Noted, the development of an evening/ night time economy is essential for any District Centre. Further evidence is being prepared to identify how this can be addressed through future planning frameworks for the centre.

634	AAP740.	Alan Stanton, local resident	Air pollution	For people living along Broad Lane, and indeed for children attending Earlsmead School, air pollution remains a real day-to-day issue.	Noted.
634	AAP741.	Alan Stanton, local resident	District centre	Finally, these proposals seek to create a town centre for an area which is not a town and is essentially a transport interchange. It is not like Stratford which always was a shopping and town centre, nor is it like Walthamstow which has always had a main shopping urban street. This is an artificial development which runs the risk of destroying a perfectly good and popular retail park, imposing even more very tall buildings with over intensification, whilst also undermining the retail trade along High Road, Tottenham.	The clear aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
636	AAP742.	David Nutsford, local resident	Sense of place	The retail park feels very cut off from the tube station due to the way the bus station was designed. More needs to be done in the near future to ensure Tottenham is a welcoming place to pedestrians or it may never shrug off its industrial past. It needs more greenery, cafes, playgrounds	Noted. It is expected that Ashley Rd will link the various parcels in Tottenham Hale together in a coordinated fashion.
653	AAP743.	CBRE on behalf of Hermes and Argent	Developer contributions	The DPD refers to pooled section 106 contributions in dealing with Station Square West (site ref TH1, pages 95-98), suggesting that they will fund improvements to the public realm. That is an entirely reasonable approach, but seeking additional section 106 contributions may have a bearing on, for example, the level of affordable housing that the sites might bear. We recommend that this is noted in the supporting text.	Noted. This is covered in the adopted Planning Obligations SPD.
653	AAP744.	CBRE on behalf of Hermes and Argent	Clarification	In terms of site requirements, bullet 1 says that: <i>Any [presumably 'a'] Council-approved District Centre Framework will be prepared for this site, and development should be in accordance with it.</i> However, decision-makers will not be able to attach the same weight to the District Centre Framework as the AAP, as it will not have been subject to the same scrutiny and nor will it form part of the development plan. We therefore recommend that bullet 1 is amended to say that development should be 'informed by' the District Centre Framework.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
653	AAP745.	CBRE on behalf of Hermes and Argent	Parking	In terms of design guidelines for the retail park site, the draft AAP suggests that parking should be minimised. However, parking requirements are likely to be driven by the type of retail offer, and policy should reflect this. Summary of recommendation: Revise text to require that the amount of parking sought should reflect the type and role of the proposed retail floorspace	The growth predicated in Tottenham Hale is based on its high public transport accessibility. The provision of high levels of parking will not be supported, as it compromises the spatial vision for the area.
810	AAP746.	Tynemouth Area Residents Association	Traffic	Broad Lane, now undergoing improvements to decrease traffic and create a residential environment, would provide entrance/exit points for huge developments on Tottenham Retail Park leading to vastly increased business and residential road usage. Access to other sites around Broad Lane will similarly increase traffic flow through Broad	Noted. The clear aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based. Car free development will be sought as much as possible on sites in Tottenham Hale due to the excellent public transport connections.

		(TARA)		Lane. Therefore, car-free zones must be implemented in all residential developments.	
810	AAP747.	Tynemouth Area Residents Association (TARA)	Viability	The current buildings and usage of the site is viable, and should not normally be subject to a special Site Allocation for Development. However an argument for exception could be made in this case. The site in its current form was created relatively recently and does not integrate with the general form or character of Tottenham. The northern part of the site consists of viable buildings and usage and should therefore not be subject to a Site Allocation. The southern part of this site is historically very poorly designed, and could be redeveloped (including the removal of traffic access through the site and the creation of a public square).	It is considered that the whole site must be considered as a single entity due to its unified use and ownership. It is noted that the use can be improved, paying particular attention to connections into and through the site.
810	AAP748.	Tynemouth Area Residents Association (TARA)	Traffic	With the narrowing of Broad Lane this area is no longer equipped to deal with heavy traffic flow. This development means a substantial increase in heavy traffic and should, therefore be a car-free zone. Any future development should conform to the Guiding Principles set out above.	Noted. Car free development will be sought as much as possible on sites in Tottenham Hale due to the excellent public transport connections.
815	AAP749.	Zena Brabazon	Retail centre	To develop an enlarged retail centre at Tottenham Hale is more than likely to contradict the Council's first aim. The current retail park is busy and successful, and is a day time centre. These proposals would significantly increase the usage, again over developing which will cause even greater traffic problems, air contamination and noise pollution. These plans are silent on Ferry Lane which is the direct route into Tottenham Hale from Walthamstow. How will developing a new town centre and extending the retail park impact on Ferry Lane and the people who live along it? People mainly drive to retail centres, yet no mention is made in this proposal of traffic issues and management.	The aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based.
815	AAP750.	Zena Brabazon	Activities	No mention is made of potential night time activities which remains a serious omission. This is a residential area and even with the developments you propose will remain so. For people living along Broad Lane, and indeed for children attending Earlsmead School, air pollution is a real day-to-day issue.	Noted, the development of an evening/ night time economy is essential for any District Centre. Further evidence is being prepared to identify how this can be addressed through future planning frameworks for the centre.
815	AAP751.	Zena Brabazon	Town centre	These proposals seek to create a town centre for an area which is not a town and is essentially a transport interchange. This is an artificial development which runs the risk of destroying a perfectly good and popular retail park, imposing even more very tall buildings with over intensification, whilst also undermining the development of Tottenham High Road.	The clear aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

818	AAP752.	Our Tottenham	Ferry Lane	These plans are silent on Ferry Lane which is the direct route into Tottenham Hale from Walthamstow. How will developing a new town centre and extending the retail park impact on Ferry Lane and the people who live along it? People drive to retail centres, yet no mention is made in this proposal of traffic issues and management.	The growth predicated in Tottenham Hale is based on its high public transport accessibility. The current retail park is a significant draw by private car, and it is envisaged that a shift to other uses will be created.
818	AAP753.	Our Tottenham	Economy	No mention is made of potential night time activities which remains a serious omission. This is a residential area and even with the developments you propose will remain so. Anyone living locally will know that despite the improvements from the new gyratory, traffic problems are still very frequent and significant. For people living along Broad Lane, and indeed for children attending Earlsmead School, air pollution is a real day to day issue.	Noted, the development of an evening/ night time economy is essential for any District Centre. Further evidence is being prepared to identify how this can be addressed through future planning frameworks for the centre.
818	AAP754.	Our Tottenham	Town centre	These proposals seek to create a town centre for an area which is not a town and is essentially a transport interchange. It is not like Stratford which always was a shopping and town centre, nor is it like Walthamstow which has always had a main shopping urban street. This is an artificial development, imposing even more very tall buildings with over intensification, whilst also undermining the development of Tottenham High Road.	The aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

Comments on TH6 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
809	AAP755.	Montagu Evans on behalf of Hale Village Properties	Height	TH6 allocation fails to maximise the opportunities available to the Council in respect of the Site. The allocation as currently drafted only suggests support for an 18 storey building and makes no comment as to whether the principle of a building above 18 storeys could be acceptable. The purpose of the AAP must be to ensure that development sites within Tottenham are fully optimized.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
809	AAP756.	Montagu Evans on behalf of Hale Village Properties	Height	bullet point 1 of the Development Guidelines section is negatively worded as the policy suggests that a building of over 18 storeys will require justification and no commentary is provided in terms of potential support of a building above this height. It is our position that this part of the policy as drafted is unsound as it has not been positively prepared. Paragraph 182 of the National Planning Policy Framework requires Plans to be positively prepared to meet objectively assessed development requirements.	The Council believes the text is appropriate, in that all tall buildings need to be of excellent architectural quality.
809	AAP757.	Montagu Evans on behalf of Hale Village	Urban characterisation study	the Council's own evidence base, in the form of the Urban Characterisation Study, which at page 108 states that the Hale Village Tower could reach 20 – 25 storeys.	The Council believes the text is appropriate, in that all tall buildings need to be of excellent architectural quality.

		Properties		In order to make this part of the policy sound we recommend that the first bullet point is reworded as follows: <i>"Proposals for a tall building over 18 storeys should be explored in line with the Urban Characterisation Study which suggests a building of between 20 – 25 storeys could be appropriate. Any proposal for a tall building within or above these parameters will need to be of exceptional architectural quality in accordance with the DMDPD tall building policy."</i>	
810	AAP758.	Tynemouth Area Residents Association (TARA)	Section 106	The council failed to appropriately secure Section 106 contributions	This issue is outside the scope of the Plan.
810	AAP759.	Tynemouth Area Residents Association (TARA)	Education	The council failed to provide onsite education facilities, as planned.	This issue is outside the scope of the Plan.
810	AAP760.	Tynemouth Area Residents Association (TARA)	Health	The council failed to provide health service centre, as planned. Thus contributing to the wider deficit in health provision in the area	This issue is outside the scope of the Plan.
810	AAP761.	Tynemouth Area Residents Association (TARA)	Viability	The developer had to be bailed out with public money due to financial failure. This led to the expansion of the development (increase of height of buildings); developer citing lack of viability of the original plans.	This issue is outside the scope of the Plan.
810	AAP762.	Tynemouth Area Residents Association (TARA)	Education	Hale Village development failed to provide the education facilities that were incorporated into the plans for the site. The expansion of Welbourne School has created capacity to help meet current needs but at the cost of valuable green amenity space.	This issue is outside the scope of the Plan.
810	AAP763.	Tynemouth Area Residents Association	Delivery	There is strong evidence that the Council is not competent to ensure the proper delivery of major projects, as evidenced by two major developments in our area: Hale Village and Spurs. The Council has been out-manoeuvred by property developers, and singularly failed to provide the expected outcomes for its local constituents.	This issue is outside the scope of the Plan.

		(TARA)			
815	AAP764.	Zena Brabazon	Development	Permission for this has already been granted for a hotel. If this is developed as residential flats then this would, in our view, constitute glaring over development in this already congested site full of tower blocks.	The current permission is for a mix of residential flats and a hotel, and already has, in principle, permission for 18 storeys of development. The Urban Characterisation Study supports this as a suitable location for a tall building.
562	AAP765.	Cllr John Bevan	Design	The design and the overall uncoordinated look of the recent existing development at this site is attracting much criticism and reflects badly on the Council in its failure to ensure that the original design brief was properly and rigorously applied. The Hale Village Tower need to ensure that its design does not lead to more criticism and indeed needs to be used as an opportunity, as far as possible, to try and bring some uniformity / a joined up approach to the overall design / look of the Tottenham Hale development.	Noted. The design policies of the DMDPD will manage the quality of development on this site.
632	AAP766.	The Friends of Down Lane Park	Design quality	The existing glass towers of Hale Village have spoilt the skyline of Tottenham Hale. People passing through are frequently critical of the green and orange face of the block along the station and railway line. More tower blocks will increase the likelihood of people passing through the area having a negative view of the area. So far from staying, the proposals will result on people passing through quicker or potentially avoiding the area. This is an important point because of the common stereotyping of Tottenham and the worth of its residents. More ugly tall buildings make the area less attractive and less a place where residents have strong civic pride. An outcome of the council's proposals could be to make Tottenham Hale an area residents are less willing to associate with and a place where people might be put-off from living in.	The Council aims to make Tottenham Hale a liveable destination based around good public transport, a new district centre, and a network of green spaces. All new development will be assessed against the design principles in the development management policies which aim to deliver high quality design-led developments.
634	AAP767.	Alan Stanton, local resident	Residential overdevelopment	Permission for this has already been granted for a hotel. If this is developed as residential flats then this would, in our view, constitute glaring over development in this already congested site full of tower blocks.	The current permission is for a mix of residential flats and a hotel, and already has, in principle, permission for 18 storeys of development. The Urban Characterisation Study supports this as a suitable location for a tall building.
632	AAP768.	The Friends of Down Lane Park	Lee Valley Regional Park	This is the Lea Valley. A regional park. An area of beauty. An area of environmental importance. An historical area. The monstrous development plans will damage all of this. If the plans are ever realised then history would surely view it as a mistaken period of urban planning never to be repeated. The council's proposals need to be stopped now so that the area doesn't go in the wrong direction, with the consequences remaining with us the residents for decades. The proposed development on Hale Wharf (TH7) is out-of-step with the character of the area. A line of tall tower blocks along the Lea will destroy the skyline, affect bird migration, and have a detrimental	Noted. It is the aim of this policy to outlook from, and routes through LVRP Reference to Lee Valley Regional Park. These will be critical issues when considered through planning applications, as picked up in DM1 and DM2. As such it is the aim of this document to improving access, ecology quality, improving paddocks through appropriate adjacent development. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site

				impact on the context of and to the area and its relationship with the river. A new Wetlands is being developed at the Walthamstow Reservoirs to encourage people to appreciate and enjoy nature more. In contrast, Haringey Council's contribution to the environment is to plonk a series of tower blocks adjacent to this development to exploit it for the sale of property. Hale Village is an existing blot on the landscape. So, any new tower blocks (TH6) over-shadowing the Tottenham Marshes and Lea Valley would made the blot bigger. What a dreadful legacy that the future dominant view in Tottenham Hale will be of a concentrated suite of tall buildings and not the beauty of the open wildness of the marshes and reservoirs. The housing on Bream Close and the Ferry Lane estate show how housing can be built without destroying the natural setting of those areas and providing harmonious riverside living. The buildings blend into their surroundings. Animals actually roam the green space around the houses along the waterways. It is difficult to imagine tall tower blocks having the same togetherness of nature and communities.	Allocations as all developments will be expected to respond appropriately to their context.
818	AAP769.	Our Tottenham	Height	Permission for this has already been granted for a hotel. If this is developed as residential flats then this would, in our view, constitute glaring over development in this already congested site full of tower blocks.	The current permission is for a mix of residential flats and a hotel, and already has in principle permission for 18 storeys of development. The Urban Characterisation Study supports this as a suitable location for a taller building.
414	AAP770.	GLA	Strategic aspirations	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation recognises existing planning permission HGY/2006/1177.	Support is noted.
415	AAP771.	Transport for London	Pedestrian connections	We would suggest adding an additional bullet point to the Development Guidelines: <i>"Potential to explore pedestrian connection under Ferry Lane and is a condition of the original Hale Village planning consent to investigate."</i>	
422	AAP772.	Environment Agency	Sites in Flood Zone 2	Where sites are in Flood Zone 2 this should be noted explicitly in the explaining what this means for the design guidelines of the development. Where there is more than one flood zone (e.g. in Flood Zones 1 & 2) this should also be noted and the development should follow the sequential approach to steer the development to the parts of the site at lowest risk of flooding. We suggest the following additional wording is added to the development guidelines for the above sites: <i>This site is in Flood Zone 2, classified by the National Planning Practice Guidance as having a medium risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. For development on this site to be acceptable the FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.</i>	Noted. Action: Add <i>"This site is in Flood Zones 2 [delete as applicable], classified by the National Planning Practice Guidance as having a low/medium/high [delete as applicable] risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test."</i>

				For sites where there is more than one Flood Zone (AAP : NT2, NT3, NT4; SA : SA52, SA63, SA66) we suggest the following additional wording: <i>This site is in Flood Zones 1 & 2 & 3 [delete as applicable], classified by the National Planning Practice Guidance as having a low/medium/high [delete as applicable] risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.</i>	
422	AAP773.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: <i>A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.</i> We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: <i>This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.</i>	Noted. Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
422	AAP774.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.

Comments on TH7 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
421	AAP775.	Historic England	Heritage	New development should preserve and/or enhance the setting of the adjacent grade II listed Ferry Boat Inn	Noted.

422	AAP776.	Environment Agency	De-culverting	This allocation is included in the SFRA, however the red line boundary is different and the site name is also different (Tottenham Hale, Tottenham Hale Retail Park). The SFRA identifies the flood zone that the development falls in but does not highlight the river wall and its importance as a flood defence within the flood risk implications for the site. This must be amended. We are pleased to see that we are flagged as a key stakeholder in the development guidelines. We have suggested additional wording on page 3 of our response to secure a satisfactory development design in terms of flood risk. For this site we also request the following wording in addition to consider the adjacent rivers and implications on flood risk and biodiversity: <i>The site is surrounded by a network of main rivers (Pymmes Brook, Lee Navigation and Lee Cut). Development should ensure opportunities to enhance the ecological status of the rivers, reduce flood risk and ensure access for future maintenance and replacement of the river walls is realised. The condition of the flood defence must be commensurate with the lifetime of the development. A condition survey will need to be undertaken and any repair works identified carried out.</i>	The site is included in the SFRA as site 128. Action: Add suggested wording.
423	AAP777.	National Grid	Overhead lines	Hale Wharf is crossed by VC 275 kV overhead line. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. National Grid prefers that buildings are not built directly beneath its overhead lines. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ.	Noted.
573	AAP778.	Michael Hodges, local resident	Height	How tall will these buildings be? I object to tall buildings or tower blocks located anywhere on Hale Wharf.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Therefore specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
579	AAP779.	Laura Harrison, resident	Paddocks	The Paddock Nature reserve could be a huge public asset but is currently isolated, inaccessible and unsafe, and attracts rough sleepers. Substantial investment is needed to transform this area. Any development which includes the Paddock nature reserve should retain and safeguard the current green space, whilst creating a higher quality, more accessible wildlife and leisure environment.	Support is noted.
624	AAP780.	Tottenham & Wood Green Friends of the Earth	Ecology	It should include a green strip of small trees and bushes along the eastern edge to soften it visually from the Paddock. It needs rigorous lighting control to prevent light pollution affecting the Paddock and adjacent river and reservoir areas.	Noted, a new bullet on landscaping requirements will be added. Action: Addition of a new bullet point on landscaping
624	AAP781.	Tottenham & Wood Green Friends of the Earth	Height	This development must “step down” in height from the road to no more than 5 storeys along the section backing onto the Paddock	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Therefore specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

632	AAP782.	The Friends of Down Lane Park	Paddocks	The Paddock green space is in an unacceptable poor condition. Yes, some improvements have been started, but it is largely unkempt and there are areas of dumped rubbish. It could do with a significant investment to both safeguard it as a green area and enhance it as a resource for the community to enjoy. This should be a priority of the work for improving the future of the area.	Principles are agreed.
632	AAP783.	The Friends of Down Lane Park	Lee Valley Regional Park	This is the Lea Valley. A regional park. An area of beauty. An area of environmental importance. An historical area. The monstrous development plans will damage all of this. If the plans are ever realised then history would surely view it as a mistaken period of urban planning never to be repeated. The council's proposals need to be stopped now so that the area doesn't go in the wrong direction, with the consequences remaining with us the residents for decades. The proposed development on Hale Wharf (TH7) is out-of-step with the character of the area. A line of tall tower blocks along the Lea will destroy the skyline, affect bird migration, and have a detrimental impact on the context of and to the area and its relationship with the river. A new Wetlands is being developed at the Walthamstow Reservoirs to encourage people to appreciate and enjoy nature more. In contrast, Haringey Council's contribution to the environment is to plonk a series of tower blocks adjacent to this development to exploit it for the sale of property. Hale Village is an existing blot on the landscape. So, any new tower blocks (TH6) over-shadowing the Tottenham Marshes and Lea Valley would made the blot bigger. What a dreadful legacy that the future dominant view in Tottenham Hale will be of a concentrated suite of tall buildings and not the beauty of the open wildness of the marshes and reservoirs. The housing on Bream Close and the Ferry Lane estate show how housing can be built without destroying the natural setting of those areas and providing harmonious riverside living. The buildings blend into their surroundings. Animals actually roam the green space around the houses along the waterways. It is difficult to imagine tall tower blocks having the same togetherness of nature and communities.	Noted. The document recognises the importance of the Lee Valley Regional Park and aims to improve access to and from the park. However, we also acknowledge that the park contains internationally protected wetlands and therefore development should protect and improve the park. SP13 and the open space development management policies seek to ensure that development adjacent to open space does not adversely impact on it. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. Action: Remove specific heights from the allocations
634	AAP784.	Alan Stanton, local resident	Height	The plans for Hale Wharf are silent as to the height of new buildings. It is entirely inappropriate, in our view, for tall buildings or tower blocks to be located anywhere on Hale Wharf.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

					Action: remove from allocations references to specific heights
650	AAP785.	Jeanette Sitton, local resident	Antisocial behaviour	Presumably, bridge pedestrians will be able to enter the site at any time - day or night, and this will inevitably result in an increase in antisocial activity, more so than now, (eg littering; drugs; violence; fire setting and structural damage to the site. I fear it will no longer be the wildlife haven as we know it now, if the bridge enters it	A separate masterplan for the Paddocks will be produced to guide enhancement of ecological & open space quality. It is assumed that entrance to the Paddocks will not be 24Hrs.
650	AAP786.	Jeanette Sitton, local resident	Biodiversity	The Paddock is a locally unique site, rich in biodiversity. Much of its wildlife are accustomed to quietness, minimal disturbance through low footfall. As a result, they thrive there, in an oasis - a semi-island, with water running along each side. I fear, a bridge will change all of that	A separate masterplan for the Paddocks will be produced to guide enhancement of ecological & open space quality.
650	AAP787.	Jeanette Sitton, local resident	Safety	Also, FYI, the Friends of the Paddock still exist, but now in name only. As Secretary, I was very active there for a number of years, but since the increase in squatter activity I have stopped visiting the site, as it's unsafe to do so alone. Of course, Haringey should have used a firmer hand on this issue.... but anyway, I digress...	Noted.
651	AAP788.	Tibbalds on behalf of ISIS Waterside developments and Newlon	Comprehensive redevelopment	Given that the site is in multiple ownerships and that each landowner may have differing objectives for the future use of their site it would be inappropriate and in the context of the overarching objective in relation to timely delivery, unwise to 'require' a comprehensive proposal for the Site. Such a requirement could fetter the ability of a willing landowner bringing forward development on one site, should another landowner choose not to bring forward his/ her land. In addition each landowner will be required to secure individual stand – alone planning consents on land in their ownership and will want to control the delivery of such a planning consent. Each landowner, will however as part of any pre-application process be willing to demonstrate that their individual schemes would not fetter the ability of an adjacent landowner to bring forward his/ her site in the future. Suggested rewording: Given this commentary we would suggest that bullit point 5 should be deleted and bullit point 6 be re-worded; '<i>Development should be delivered in a co-ordinated manner. The Council will work with landowners and developers to help secure the delivery of the comprehensive redevelopment of the Site</i>'.	Noted. It is considered that the policy is appropriate to ensure co-ordinated delivery. The Council cannot require development to come forward at the same time or by a single developer, but it can ensure co-ordinated development. Action: Add a comprehensive development policy to the DMDPD.
651	AAP789.	Tibbalds on behalf of ISIS Waterside developments and Newlon	Existing employment floorspace	The Site currently support a mix of low-grade storage, building contractors and B1 light industrial/ office uses. Based on survey work we confirm that the Newlon/ ISIS sites support around 7,000sqm of floorspace and that this floorspace supports between 40 and 50 workers. Given the nature of the activities it is difficult to confirm whether such jobs are full or part time. As part of the regeneration proposals both Sites will be cleared to enable redevelopment to take place. In the context of the objective to deliver a residential led mixed development ISIS's feasibility exercise suggests that it will be possible to introduce some commercial uses into the ground floors fronting onto a new landscaped space associated with the proposed new east/ west Green Link. It is envisaged that whilst east west movement across the Sites will be fairly limited they will	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out for DM50.

				experience some pedestrian footfall and hence there will be an opportunity to introduce a small amount of active commercial uses into buildings fronting onto the Green Link. In addition ISIS believe that there will be the potential to exploit the waterways and to introduce additional canal boats, which could support some commercial/leisure functions. The ISIS Site, given the nature of the proposed development will also need to support concierge staff and general maintenance staff. As part of any future planning application and indeed as part of the pre-application process the applicants will be happy to work with their commercial agents in order to try and maximise the potential to deliver new commercial/ leisure activity on the TH7 Site. As will be appreciated, however ISIS and Newlon do not want to reserve space within their developments, as a result of some artificial and undeliverable planning requirement, for commercial uses that will never be taken up. Such commercial uses are likely to be best suited to the ground floors of the development. Such space is already at a premium in that it is providing for the operational needs of the scheme and the accommodation of high quality family accommodation with gardens and hence it is our view that any commercial provision should be capable of delivery and of sustaining itself and its provision should be weighed up against the other key objective for the site i.e. the delivery of high quality family accommodation Suggested rewording: Delete bullit point one and modify bullit point 2 to read: <i>'Part of the site (Hale Wharf) is in employment use and will need to reflect the Council's aspiration to create a mix of uses on this site through the introduction of a mix of new commercial and leisure uses, which take advantage of the site's waterside location and which provide amenities for the users of the Regional Park'.</i>	
657	AAP790.	Canal & River Trust	Waterfront location	Although the Trust would support some employment uses within the site, in line with the Upper Lee Valley Opportunity Area Planning Framework, we consider that a residential-led development will provide the best opportunity to maximise the waterfront location of the site and improve public access and interaction with the River Lee.	Noted, it is considered that the policy includes provision for this.
657	AAP791.	Canal & River Trust	Regeneration area	The Trust is concerned that giving the site Designated Employment Area: Regeneration Area status will not make best use of its waterfront location. Although the site currently contains employment, in the form of low quality warehousing space, this use does not encourage access or interaction with the waterspace.	Regeneration area status is the only designation that supports mixed use development. Therefore it is considered the most appropriate for this site.
657	AAP792.	Canal & River Trust	OAPF	The Upper Lee Valley Opportunity Area Planning Framework, which was adopted by the Greater London Authority in July 2013, states for Hale Wharf there should be a "Landmark residential-led development with public realm maximising the waterfront location". The Mayor's framework indicates that the site would include residential, retail, leisure and workspace uses. The Trust is therefore concerned that the Tottenham Area Action Plan's focus on the site as a Designated Employment Area would be contrary to the Mayor's Upper Lee Valley Opportunity Area Planning Framework.	It is a key objective of the Plan to meet employment as well as housing need. Regeneration area status is the only designation that supports mixed use development. The use of this designation is supported by the findings of the Employment Land Study.

657	AAP793.	Canal & River Trust	Employment barges	We also support the provision of other types of moorings at Hale Wharf and we note that planning permission been implemented at the site for four employment barges. Whilst we support the provision of further employment barges, we would not want future moorings to be restricted to this use as the site may be suitable for other types of moorings such as leisure, café or restaurant and visitor and community boat moorings. Accordingly, we request that the wording of bullet point one be amended as follows: ☐ <i>Redevelopment of the Hale Wharf site will need to ensure the continued provision of facilities for the residential mooring community to the north of Hale Wharf. On the western side of the site, redevelopment should maximise the potential for the provision of a range of other types of moorings, including employment barges, café and restaurant boats, and leisure, visitor and community boats.</i>	Noted, but the Council is keen to ensure this part of the waterway provides a mix of uses to complement future residential use. As such this area is not seen as an area to promote residential moorings.
657	AAP794.	Canal & River Trust	Cooling	With regard to the seventh bullet point, we would also suggest that the site could benefit from using water from the Navigation for heating and cooling purposes and we would like this reflected within the text	This is a feature that could be supported as part of a detailed design.
657	AAP795.	Canal & River Trust	Residential mooring	Within the development guidelines, we object to the wording of the first bullet point (page 111). We would consider a 'house boat' to be a static purpose built floating home which is not self-propelled and does not have the ability to freely move within the canal network. This is as opposed to the more typical self-propelled narrow boat, which is most common on the River Lee Navigation and which are currently moored at Hale Wharf. We therefore request that the term 'house boat' is removed and replaced with the term 'residential mooring'.	Agreed, change word. Action: Amend text to reflect change
676	AAP796.	Lee Valley Regional Park Authority	Paddocks	It would be helpful to include the full Proposals text in relation to Hale Wharf as follows: Work with the London Borough of Haringey, the Canal and River Trust and other stakeholders to identify options for development on Hale Wharf that will bring this site into a Park compatible leisure use whilst also meeting its designation as a Regeneration Area within the London Borough of Haringey's Core Strategy. Appropriate uses would include (but are not restricted to) one or more of the following: • New recreational or sporting facilities, based on the sites waterside location • Accommodation serving visitors to the Park • Waterside visitor facilities and facilities for clubs with a community emphasis, incorporating leisure uses for example café, cycle and canoe hire/club facilities. The type, scale and design of development would need to be appropriate in terms of the sites location within the heart of the Park adjacent to internationally and nationally important biodiversity sites and its waterside environment. Any development of the site would be expected to support and	There is no value in repeating guidance from a non-statutory document in a statutory one. It is considered that the principles set out in the guidance document conform to the proposed planning policy.

				complement existing leisure and nature conservation activity and facilities in the area in particular the Walthamstow Wetlands project. It should also enhance landscape quality and visual permeability, the ecological values of the environment and adjoining waterways and support waterside habitat creation. Design should allow views through the site from the towpath to the reservoirs and wider Park. Development on the site should encourage sustainable modes of transport, making full use of the Tottenham Hale Station and bus interchange, with improved pedestrian and cycle links between this hub, Blackhorse Road station to the east and strategic pedestrian and cycle links within the valley. A new southern gateway into the Regional Park and Tottenham Marshes from Ferry Lane via Hale Wharf and a new pedestrian link across the waterways should form part of the regeneration of Hale Wharf. Development of the site which is not appropriate under the terms of the Park Act 1966 and the Park Authority's remit and does not accord with the proposals set out in the Park Development Framework will be resisted.	
802	AAP797.	Michael Hodges	Height	How tall will these buildings be? I object to tall buildings or tower blocks located anywhere on Hale Wharf.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
815	AAP798.	Zena Brabazon	Height	The plans for Hale Wharf are silent as to the height of new buildings. It is entirely inappropriate, in our view, for tall buildings or tower blocks to be located anywhere on Hale Wharf.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
818	AAP799.	Our Tottenham	Height	The plans for Hale Wharf are silent as to the height of new buildings. It is entirely inappropriate, in our view, for tall buildings or tower blocks to be located anywhere on Hale Wharf. Tall towers on Hale Wharf will damage the view of the Lea Valley and place a shield around the new Wetlands Trust Centre being established at the Walthamstow Reservoirs.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

Comments on TH8 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP800.	GLA	Strategic context	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation identifies an opportunity for a taller building marking the edge of the proposed 'green link', and the gateway to the new district centre at Tottenham Hale. GLA officers are satisfied that this is a suitable location for a tall building in principle, subject to the requirements of London Plan Policy 7.7.	Support is noted.
815	AAP801.	Zena Brabazon	Tall building	A tower would be entirely out of keeping with the estate and with Park View Road. Would this be allowed or even considered in other parts of Haringey?	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
619	AAP802.	Amanda Richardson, local resident	Monument Way	In addition, we are not in favour of building extra housing across the end of Fairbanks Road. We are well aware that the Government requires councils to increase housing, but feel that there are sites in Haringey that would be less detrimental to Chestnuts Estate, such as the disused space beside Ikea. It is particularly unfair to residents at the end of each row closest to Monument Way, who would have new structures looming over them.	It is the Council's view that the existing open space on Monument Way has limited value and has no formal open space or biodiversity designation. Housing development would have a higher level of benefit than preserving the current amenity value that the land provides. All development will be designed to respect the amenity of adjoining and future occupants of properties, as set out in draft DMDPD policies DM1 and DM2.
422	AAP803.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: <i>A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.</i> We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: <i>This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.</i>	Noted. Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
579	AAP804.	Laura Harrison,	Green links	The strip of land to the north of Monument way currently also provides an informal opportunity to travel through green space from	It is considered that the Green Link to the north offers a preferred pedestrian route to the Lee Valley from Tottenham High Rd.

		resident		Tottenham High Cross to the Marshes- this option is currently partially interrupted by demolition hoardings surrounding the old Welborne Centre, but could be formally reinstated through appropriate development there, to include access through the surrounding green space. Further opportunities to provide connections to the marshes should also be sought further North, to create a well-connected, well-used, safe and accessible space.	
818	AAP805.	Our Tottenham	Green space	The green space should be treasured, protected and enhanced.	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
632	AAP806.	The Friends of Down Lane Park	Green space	The land along Fairbanks Road (site TH8) should be enhanced both as attractive landscaping along the Chesnuts Estate, but also have installed outdoor gym facilities, such an investment will provide accessible in terms of being free and locally based on the estate. It is an investment that will result in healthier and more active lives for the estate's residents.	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
810	AAP807.	Tynemouth Area Residents Association (TARA)	Green space	This site consists of a green corridor adjacent to Chestnuts Housing Estate and the site of the Caribbean Senior Citizens Welbourne Community Centre (now demolished). Since the community centre was a popular and well-used facility before demolition, this site should provide a multi-purpose community facility. The green corridor is used by children as an informal play area and has no buildings. It provides a shield for the housing estate from the heavy traffic along Monument Way. This must be retained and enhanced to offset the green space deficit	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
634	AAP808.	Alan Stanton, local resident	Height	We would oppose yet another tower since this is a residential area with low rise blocks. The highest block is Warren Court, which is set back from the road and is eight or nine storeys. The Welbourne site is surrounded by a four and one five storey block, A tower would be entirely out of keeping with the estate and with Park View Road. Would this be allowed or even considered in other parts of Haringey? The Welbourne centre site is not in the proposed Tottenham Hale District Centre, it is in a quiet residential neighbourhood comprising residential streets of terraced housing and a low rise estate. Building a tower block on this site, which in these plans would stand almost opposite another tower block would destroy the character of our neighbourhood and be entirely out of keeping with the rest of the area's layout.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
573	AAP809.	Michael Hodges, local resident	Health centre	This Local Authority land would be ideal for social housing and a much needed health centre. I object to the building of tower blocks here, beside the current low rise public housing.	Support for the mix of uses is noted.
818	AAP810.	Our Tottenham	Height	The Welbourne site is surrounded by four and one five storey block and a tower would be entirely out of keeping with the estate and with	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are

				Parkview Road. The Welbourne centre site is not in the proposed Tottenham Hale District Centre, it is in a quiet residential neighbourhood comprising residential street of terraced housing and a low rise estate. Building a tower block on this site would destroy the character of our neighbourhood and be entirely out of keeping with the rest of the area's layout. We do not support aspects of the Green Link for reasons set out above in this document.	suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
815	AAP811.	Zena Brabazon	Monument Way	Turning to the design guidelines, what does 'introducing activity to Monument Way' mean? Monument Way is a main road which is greened, provides protection for the nearby houses from air and noise pollution through high walls and through an earth bund and high willow fencing. It should remain as it is. Any further housing on this road will be putting people in harm's way and this is entirely unnecessary. The green space along Fairbanks Road is part of the landscaping of Chesnuts Estate and should not be built on. It provides outdoor amenity for residents, with dog walkers using it for owners and pet exercise while young children play there so as to not disturb residents by playing in the grassed patches between the housing.	The principle of returning activity to Monument Way seeks to create doors facing the street, thereby creating passive surveillance onto Monument Way. It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
579	AAP812.	Laura Harrison, resident	Monument Way	It is absolutely not acceptable to build on the green strip of land to the north of Monument Way, which currently provides a walkway, sheltered from the heavy traffic and along green land, from Tottenham Green to Down Lanes park, and on to the Marshes beyond. This green pedestrian route should be safeguarded and improved. Any development on the Welbourne Centre site should seek to reinstate the valuable community space previously provided here.	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
648	AAP813.	Jennifer Williams, local resident	Monument Way	I am unhappy at the recent spate of flat building along Monument Way. Which it seems is planned to continue. I realise that there is a very underused green space by the wall separating it from the Chesnuts estate, but find it hard to comprehend how anyone could happily live in a flat that faces straight on to a major road. I wonder what is air quality of such homes as well as the ambient noise level, especially when you'd just like to open a window to get some air, or to cool down in the summertime.	All development will be designed to respect the amenity of adjoining and future occupants of properties, as set out in draft DMDPD policies DM1 and DM2.
662	AAP814.	Holy Trinity C of E on behalf of the Church of England	Monument Way	<i>While we appreciate the need to develop the site of the former Wellbourne Centre, the use of land alongside Monument way will overshadow the estate and school, diminishing the quality of life for those living there, and reducing a significant portion of Green space and parking for local residents.</i>	Support for the mix of uses is noted. It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
799	AAP815.	Bob Lindsay-Smith	Open space	Neither will open spaces be protected: The open space in Northumberland Park is described in Section 5.12.4 The solution given in the document is however not to look after these spaces better, but to build over them! The open space beside Monument Way would be built on as part of the Welbourne Centre scheme. There doesn't appear to be a definite promise to keep the whole of	An overarching aim of the document is to protect open space, and improve its quality and improve access to and through them. It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher

				The Paddock as a nature reserve.	level of benefit than preserving the current amenity value that the land provides. The Paddock will remain as open space, the only part of the Paddock with potential for new development in the existing garages/M.O.T centre site, which makes a detrimental neighbour to the green space.
818	AAP816.	Our Tottenham	Monument Way	What does 'introducing activity to Monument Way' mean? Monument Way is a main road which is greened, provides protection for the nearby houses from air and noise pollution through high walls and through an earth bund and high willow fencing. It should remain as it is. Any further housing on this road would destroy a much needed public green space, be overdevelopment and will be putting people in harm's way and this entirely unnecessary.	The principle of returning activity to Monument Way seeks to create doors facing the street, thereby creating passive surveillance onto Monument Way.
422	AAP817.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	
634	AAP818.	Alan Stanton, local resident	Pro health centre	Having a health centre underneath, and access to some community meeting space would be welcome given the shortage of primary health and community facilities in the area	Support is noted.
634	AAP819.	Alan Stanton, local resident	Pro public housing	Given the shortage of public housing, the proximity of this site to Chestnuts estate, and the fact that Haringey owns the land, it would make good sense to build public housing on this site	Support is noted.
624	AAP820.	Tottenham & Wood Green Friends of the Earth	Green space	The proposal would build over green open space along Monument Way. If this takes place, the green open space needs to be replaced nearby	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
815	AAP821.	Zena Brabazon	Social housing	Given the shortage of public housing, the proximity of this site to Chestnuts estate, and the fact that Haringey owns the land, it would make good sense to build public housing on this site. Having a health centre underneath, and access to some community meeting space would be welcome given the shortage of primary health and community facilities in the area. We would oppose yet another tower since this is a residential area with low rise blocks. The highest block is Warren Court, which is set back from the road and is eight or nine storeys.	Support for the mix of uses is noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
818	AAP822.	Our Tottenham	Social housing	Given the shortage of public housing, the proximity of this site to Chestnuts estate, and the fact that Haringey owns the land, it would make good sense to build public housing on the east end of this site. Having a health centre underneath, and access to some community meeting space would be welcome given the shortage of primary	Support for the mix of uses is noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area.

				health and community facilities in the area. We would oppose yet another tower since this is a residential area with low rise blocks. The highest block is Warren Court, which is set back from the road and is eight or nine storeys.	Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
802	AAP823.	Michael Hodges	Social housing	This Local Authority land would be ideal for social housing and a much needed health centre. I object to the building of tower blocks here, beside the current low rise public housing.	Support for the mix of uses is noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
662	AAP824.	Holy Trinity C of E on behalf of the Church of England	Tall building	<i>Many of the children who attend Holy Trinity School live in the Chestnuts estate, and we are concerned that a tall building, as proposed, along Monument Way, will have a negative impact on those living in homes in this area.</i>	All development will be designed to respect the amenity of adjoining and future occupants of properties, as set out in DMDPD policies DM1 and DM2.
619	AAP825.	Amanda Richardson, local resident	Threat to Chestnuts Estate	We attended the meeting on March 25th at Holy Trinity Church Primary School regarding housing. We are sorely disappointed that the speakers were unable to answer key questions about whether the estate, including Tamar Way, would be demolished and redeveloped. This has been a rumor for over five years now, which have been heightened by builders on the estate who are currently refurbishing Hamilton Close. Demolition seems likely with the increasing number of redevelopments proposed, such as Broadwater Farm Estate. It seems pointless to waste money updating bathrooms, kitchens and windows if the estate will be flattened in a few years. We feel we have been left in the dark and that the council is not being honest about their plans for Chestnuts Estate.	There are no proposals for redevelopment of the Chestnuts Estate.
619	AAP826.	Amanda Richardson, local resident	Wall separating Monument Way & Fairbanks Rd	My family and I are strongly disapprove of plans to remove the wall, trees and greenery separating Monument Way from Fairbanks Road. As you have written, residents of the estate value the secluded nature of our location. Removing the wall would expose us to traffic and increase the number of pedestrians walking through the estate, increasing the risk of theft. Furthermore, there will be the nuisance of increased noise and traffic. Your reasoning that trees would be adequate replacement of the wall is paltry. The proposed trees used at other locations are feeble and will take many years to grow. The ones that have been erected near the Welbourne Centre site are glorified sticks poking out of laminated pebbles that already have weeds growing through them. In short, trees have large spaces between them that the current wall lacks, which will allow people to freely walk onto the estate. We are not desperate for a side road from Monument Way onto the estate, especially if means losing the wall.	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides. Does the proposed development offer protection from the Road?

Comments on TH9 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
400	AAP827.	Ms J Hancher	Warehouse living locations	The policy is welcomed but should not be restricted only to the area of Fountayne Road / Markfield Road identified in policy TH9.	Noted, the boundary will be reviewed to ensure the most appropriate area is created.
422	AAP828.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.
422	AAP829.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: <i>A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.</i> We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: <i>This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.</i>	Noted. Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
422	AAP830.	Environment Agency	Sites in Flood Zone 2	Where sites are in Flood Zone 2 this should be noted explicitly in the explaining what this means for the design guidelines of the development. Where there is more than one flood zone (e.g. in Flood Zones 1 & 2) this should also be noted and the development should follow the sequential approach to steer the development to the parts of the site at lowest risk of flooding. We suggest the following additional wording is added to the development guidelines for the above sites: <i>This site is in Flood Zone 2, classified by the National Planning Practice Guidance as having a medium risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. For development on this site to be acceptable the FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without</i>	Noted. Action: Add "This site is in Flood Zones 1 & 2 & 3 [delete as applicable], classified by the National Planning Practice Guidance as having a low/medium/high [delete as applicable] risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test."

				<i>passing the sequential test.</i> For sites where there is more than one Flood Zone (AAP: NT2, NT3, NT4; SA: SA52, SA63, SA66) we suggest the following additional wording: <i>This site is in Flood Zones 1 & 2 & 3 [delete as applicable], classified by the National Planning Practice Guidance as having a low/medium/high [delete as applicable] risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.</i>	
428	AAP831.	Mr Green (CgMs)	Site description	The site is located to the east side and south side of Fountayne Road. The site has a PTAL of 4. The site is located 500 metres to the south of Tottenham Hale Underground and Rail station, and approximately 500 metres to the west of Seven Sisters Underground Station. The surrounding area comprises a mix of uses including warehouses and industrial, live/work, residential and retail uses. Markfield Park is located approximately 500 metres to the south. The site comprises a mixture of uses. These are predominantly live/work and residential uses. The site also comprises a car repair garage and some warehousing. The site comprises a variety of buildings. Along the eastern side of Fountayne Road there are original warehouse buildings comprising approximately 2 storeys. These runs perpendicular to Fountayne Road. To the south of Fountayne Road are further former warehouse buildings, comprising approximately 2 storeys. There is approximately 20,000 m2 of floorpsace, and the site area is approximately 1.72 ha.	Noted.
428	AAP832.	Mr Green (CgMs)	Warehouse living	The estate houses approximately 500 people, who are predominantly aged 25 – 35. All occupants are registered for, and pay Council Tax. Across Haringey we understand there are approximately a further 1,000+ people in warehouse living that we are aware of, a further 2,000+ in Hackney and considerably more across wider London. The units are predominantly residential, but there are some commercial units. A number of residents are sole traders working at or near home. The principal underlying characteristic is the entrepreneurial approach of the residents, setting up small creative businesses and adopting a co-operative and open approach to the sharing of skills and ideas. Many people run their own businesses. These range across a spectrum of creative industries. Their incomes are relatively low, and the advantage of these spaces is they provide affordable space where artists can live (and work in some cases). The changes to Mr Green's properties have taken place organically over the past 10-15 years and have provided a new lease of life to previously redundant warehousing and vacant office space, giving a home to a wide variety of individuals - most with a creative arts background. This regeneration has largely been a 'bottom up' process with people learning about the spaces through social	Noted.

				networks and using their creative talents to adapt them, making the necessary improvements to facilitate safe occupation for their comfort and to suit their living arrangements. As a result of the process, previously unoccupied estate buildings and unsafe streets and neighbourhoods (where prostitution and drug dealing prevailed) have been transformed into vibrant and safe places, with innovative creative and economic activity sustained and promoted. Local businesses have benefitted from this growing community and the increased spending power that has been brought to these neighbourhoods as well as the benefits of reduced crime.	
428	AAP833.	Mr Green (CgMs)	Accommodation format	Each warehouse unit varies but a typical example comprises a large communal area with kitchen, sitting area(s), and some creative space. These areas are often well lit with good levels of natural daylight. Off this communal area will be a number of large (approximately 16 m2) bedrooms. For some units these will have direct access to natural daylight, for a few units the light will be borrowed. In addition units will have a number of shared bathrooms and sometimes outdoor amenity space and cycle parking. The large communal spaces and large bedrooms exceed London Plan minimum sizes and are therefore very popular and good value. Mr Green has been committed to ensuring excellent standards are achieved throughout their estates. Unlike other estates they ensure units are not crammed with too many rooms, large areas of communal spaces are provided and a high level of amenity is achieved.	Noted.
428	AAP834.	Mr Green (CgMs)	Lawful uses	Unlike most of the other established employment sites that have been identified in the Site Allocations DPD, this site has evolved over the past 15 years to become predominantly residential in use with a well established warehouse community and creative living/working. The majority of the units are in residential use (previously commercial space), that is being occupied without a Certificate of Lawfulness. However, the majority of this space has been in established residential use by the host community for 5-10 + years and therefore capable of qualifying for a Certificate of Lawfulness of Existing Use as residential. There are significant physical barriers to use of the site for commercial uses including access, quality of floorspace and the residential nature of the area.	Noted.
428	AAP835.	Mr Green (CgMs)	Legislation	On the 15th April 2015 changes to the General Permitted Development Order introduced permitted development rights for the change of use of Use Class B8 Storage and Distribution to Use Class C3 dwellinghouse. There are a number of conditions that have to be met, but the thrust of the changes mean there is an acceptance from Central Government on the principle of the change of use from B8 to C3.	Noted.
428	AAP836.	Mr Green (CgMs)	Relevant appeals	There are a number of appeal decisions pertinent to this site where Inspectors have considered the planning merits of the loss of traditional industrial uses in these units and the change of use to warehouse living. 5 Fountayne Road Appeal (ref APP/Y5420/C/07/2058098) against Enforcement Notice served by Haringey Council for the unauthorised change of use from	Noted.

				business use (use class B1) to residential and live/work units in Haringey was part allowed on 13th January 2009 (the decision is at Appendix 1). The live/work element was granted temporary planning permission because of the significant employment and economic benefits arising from the use, as well as additional environmental and social benefits that substantially outweighed the conflict with UDP Policy EMP 7, and the compromised living amenity. The site was in part live/work, part residential use. There are some important points raised by the Inspector. Significant weight was given by the Inspector (paras 42-47 of appeal decision) to the way the use had come about organically and in response to the characteristics of the building, to meet the needs of the operators and the ability of the units to attract and support small creative types of employment, as a material consideration that outweighed the requirements of UDP Policy EMP7 and the desire of the LPA for the unit to meet specific residential standards. The Inspector recognised at Para 41 the building was <i>'an old industrial building with an inflexible and awkward layout, and access which would present problems of adaptation and occupation to many Class B1, B2 or B8 users. The nature of the building and its limited potential for alternative use is a significant material consideration'</i>. The Inspector noted <i>the north-south section of Fountayne Road, is a long and somewhat isolated cul-de-sac with two right-angled bends at its southern end, significantly older buildings, a much narrower road, poor turning, parking and servicing facilities, a particularly run-down appearance with buildings occupied for a broad mix of uses, including several outside the preferred EMP2 categories. This part of the employment area would appear to be the most disadvantaged and least attractive to potential employment-generating uses'</i>.	
428	AAP837.	Mr Green (CgMs)	Relevant appeals	There are a number of appeal decisions pertinent to this site where Inspectors have considered the planning merits of the loss of traditional industrial uses in these units and the change of use to warehouse living. Unit 4 and Unit C, 199 Eade Road Two recent appeal decisions relating to a similar site at Eade Road Estate are relevant to these representations. Appeal refs APP/Y5420/C/14/2212163 and APP/Y5420/C/14/2212166, dated 25th September 2014 (at Appendix 2) quashed enforcement notices at Unit 4 and Unit C, 199 Eade Road that related to the unauthorised change of use of commercial units to residential use. The Inspector for the enforcement appeals considered in detail the uses of the estate and condition and quality of the estate for employment uses. The key and relevant points from the decision are set out below. <i>Suitability of the Estate for Employment Uses</i> The Inspector accepted at para 21 of the decision, 'the appeal sites are no longer suitable for business, and agreed evidence tends to show that this part of the LSIS does not continue to meet the demand and needs of modern industry and business'. <i>Residential Uses</i> The Inspector recognised the significant residential element of the estates and residential environment at Para 29 of the decision, stating <i>'the environment is consistent with the character of Overbury Road, immediately to the northeast, which appears to be dominated by residential and live/work units and where a sign has been erected</i>	Noted.

				<i>saying Artists Village'.</i> <i>Future of Estates</i> The Inspector accepted residential uses on the estate were appropriate at para 35, supporting the avoidance of the long term protection of sites allocated for employment use, where there is no reasonable prospect of a site being used for that purpose.	
428	AAP838.	Mr Green (CgMs)	Floorspace replacement	Currently the policy for this site requires the original floorspace before conversion to residential use began to be replaced as part of new developments. Mr Green strongly objects to this requirement. This is a very unreasonable expectation for Fountayne Road/ Markfield Road site that were last in fully commercial use over 10 years ago. The site is residential in nature and has many physical limitations to being re-used as employment floorspace. The policy should instead make reference to the established position of the uses on site rather than as currently proposed, the original floorspace prior to the conversions. Paragraph 22 of the NPPF requires planning policies to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. A large part of Fountayne Road currently has no reasonable prospect of being returned to fully commercial use, which must therefore be a material consideration when deciding if there should be a return to pre-conversion levels of commercial floorspace, which is currently required by this draft policy. Indeed the Inspector for the appeal at 5 Fountayne Road recognised the inflexible and awkward layout, and access for the site which would present problems of adaptation and occupation to many Class B1, B2 or B8 users. The nature of the building and its limited potential for alternative use is a significant material consideration.	A more flexible approach to reprovion of new employment floorspace will be set out in the emerging plan.
428	AAP839.	Mr Green (CgMs)	Heritage	Mr Green recognises some of the buildings on the site are historic and have an element of industrial heritage value. Indeed some of the buildings could be incorporated into a redevelopment scheme for the site. However Mr Green objects to the requirement of retention of all the historic buildings on the site. The site is not within a conservation area, none of the buildings are listed nor locally listed. Therefore under current policy they are not protected. The buildings are only 2 storeys and whilst some may be retained as part of a comprehensive redevelopment, the policy needs to allow flexibility to consider their demolition. There are significant material planning benefits of a redevelopment scheme such as, an increase in provision of better quality employment floorspace, provision of new housing and provision of warehouse living, that would require demolition of some of the buildings. These benefits will not be fully realised if there was a requirement to protect all the buildings on the site. Mr Green therefore requests the wording of the policy is changed to allow flexibility, wording to include: <u><i>The industrial heritage value of the buildings on the site should be fully assessed as part of a redevelopment scheme. The loss of historic buildings may be acceptable where justified, where the planning benefits outweigh their loss.</i></u>	Agreed that the heritage value of the existing building stock should be fully assessed, and if valued, and suitable for its proposed mixed of uses, retained.
428	AAP840.	Mr Green	Warehouse	Supports the concept of warehouse living at the site. Given there is	Support is noted.

		(CgMs)	living	currently a large established warehouse living population at the site, this is an appropriate use for the site and will ensure the existing community can be retained. Considers warehouse living on this site an innovative form that can significantly contribute to meeting the housing and employment needs of the area. The contribution innovative forms of housing such as warehouse living can make is recognised by the Mayor's Housing Strategy that sets out at Section 4.10 Mayoral support for new approaches to meet housing supply and Section 2.6 and Policy P7 that supports innovative building approaches and modern methods of construction.	
428	AAP841.	Mr Green (CgMs)	Building height	Currently the site allocation has no guidance on acceptable building height. The site is in a very sustainable location bound by a railway line to the south and other employment/ mixed uses to the east and west. Given significant taller buildings will be brought forward to the north of the site on the retail park and around Tottenham Hale, medium height development should be supported on this site. The policy also needs to have flexibility to ensure a viable scheme can be delivered, which may require an increase in height at an appropriate part of the site to ensure the full regeneration benefits of the site are deliverable.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
430	AAP842.	Derek Horne & Associates for Majorlink Ltd	Objection	Objection to area of land included in TH9. It should include adjacent building in particular the building complex of Imperial Works, which is owned by the submitter and is of a similar character to the subject of the proposed policy [map is attached].	Imperial Works is included within the Allocation.
430	AAP843.	Derek Horne & Associates for Majorlink Ltd	Warehouse living	Whilst welcoming the allowance of 'warehouse living' it should be made clear as to whether this refers to C3 residential use or sui generis 'live/work'	This will be a sui generis form of non-conventional housing. The aim of the policy is explicitly not to allow this type of housing to transfer to C3 residential.
430	AAP844.	Derek Horne & Associates for Majorlink Ltd	Land use	Objection is raised to the requirement to specify employment uses at ground level. Experience of live/work units, both within Haringey and elsewhere in London, is that tenants prefer to utilise the available floor space in a flexible manner for both employment and residential use. Such an arrangement has been endorsed in appeal decisions within Haringey in relation to appeals at Fountayne Road, Markfield Road and at Omega Works in hermitage Road and other boroughs including Hammersmith and Barnet.	It is considered necessary to establish an element of specialised employment floorspace in this area to fully meet employment needs within the borough.
430	AAP845.	Derek Horne & Associates for Majorlink Ltd	Capped commercial rent	Objection to capped commercial rents. In a market economy the best way to secure investment in employment development is not to inhibit market conditions. The intention to cap commercial rents would be a disincentive to investors and therefore would deter investors, contrary to Council objectives	Noted, but there is an identified need to make new floorspace affordable in order to meet the borough's employment needs.
430	AAP846.	Derek Horne & Associates for Majorlink Ltd	Employment floor space	Objection to requirement for the quantum of dedicated employment floor space to match that originally built on site. In live/work units there is, by definition, a mixture of residential and employment uses. More particularly, if the Council's intention is to designate parts of the building at ground floor to be use purely for employment purposes that would imply a degree of segregation of non-employment uses in case of live/work units, which would certainly mean a reduction in dedicated employment floor space which would prejudice live/work.	
501	AAP847.	Daniel Hernandez, Warehouse Resident	Creative community	High amount of value in creative community/economy existing on the site.	Noted.

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501	AAP848.	Daniel, Hernandez, Warehouse Resident	Development potential	As on this site, old and underused industrial estates can be a source of pollution and crime.	Noted, however the retention of industrial estates in some parts of the borough is essential to meeting the objectively identified growth requirements in the borough
502	AAP849.	James Britten, warehouse resident, Fountayne Rd	Affordability	Meets affordable housing and affordable workspace needs at the same time.	Noted, provision of affordable housing and workspace are important to the Council
502	AAP850.	James Britten, warehouse resident, Fountayne Rd	Networking	Existing set up achieves a centre of gravity for creative enterprises	Noted.
502	AAP851.	James Britten, warehouse resident, Fountayne Rd	Employment designation	Notes that changing to residential would change character of the place.	It is considered that the deallocation of sites of this type from employment use altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future. The Council wishes to see this area contribute to meeting its employment need, and as such a RA designation can facilitate this aim while enabling an element of residential use, such as already exists on the site, to continue.
502	AAP852.	James Britten, warehouse resident, Fountayne Rd	Makes best use of land	By creating mix of interesting uses, warehouse living makes a sustainable use of old industrial stock.	Noted.
502	AAP853.	James Britten, warehouse resident, Fountayne Rd	Retrofit	contributions to housing and employment target can be met with the financial burden on the landlord rather than the council and without having to get into bed with a large developer	Noted, in order for the quantum of housing and employment to be managed there is required to be a policy.
502	AAP854.	James Britten, warehouse resident, Fountayne Rd	Creative community	“an oasis” of difference within London that it would be a shame to lose.	Support for retention of the existing community is noted.
503	AAP855.	Rich Young, warehouse resident, Fountayne Rd	Residential use	Notes that changing to residential would price current enterprises out of the area.	Agreed.
503	AAP856.	Rich Young, warehouse	Commercial designation	Does not believe that a purely commercial designation reflects the assets in the area.	Noted.

		resident, Fountayne Rd			
503	AAP857.	Rich Young, warehouse resident, Fountayne Rd	Support	To make the area/ buildings cleaner & safer.	Noted.
503	AAP858.	Rich Young, warehouse resident, Fountayne Rd	Hackney Wick	Notes some people have already been forced out of Hackney Wick.	Noted, the Council is seeking to create a sustainable mix of uses in this area.
505	AAP859.	Miriam Maselkowski, Fountayne Rd resident	Affordability	Meets affordable housing and affordable workspace needs at the same time.	Noted, provision of affordable housing and workspace are important to the Council
505	AAP860.	Miriam Maselkowski, Fountayne Rd resident	Entrepreneurialism	Positive environment to start and run a business.	Noted, the Council is keen for this area to continue to perform this function.
505	AAP861.	Miriam Maselkowski, Fountayne Rd resident	Likes the area	Positive sense of community between the firms and population in the area.	Noted.
505	AAP862.	Miriam Maselkowski, Fountayne Rd resident	Events potential	It would be good if the area could host events for the wider population.	Agreed. Action: Include reference to potential for creation of a destination in this policy.
505	AAP863.	Miriam Maselkowski, Fountayne Rd resident	Events potential	It would be good if the area could host events for the wider population.	Noted. Action: Include reference to potential for creation of a destination in this policy.
507	AAP864.	Andrea Ling, Fountayne Rd studio occupant (work)	Adverse to change	Current “organic” set up works well from respondent’s perspective	Noted.
507	AAP865.	Andrea Ling, Fountayne Rd studio occupant (work)	Unit size	A “one size fits all” unit size would not meet the needs of commercial occupants	Agreed.

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507	AAP866.	Andrea Ling, Fountayne Rd studio occupant (work)	Capped rents	Supports capping rent increases.	Support is noted.
510	AAP867.	Marika, warehouse resident	Support creative community	Wants to retain this type of space and community, and ability to network with similar people. Willing to work with Council to help secure this.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
512	AAP868.	Billie De Melo Wood, warehouse resident	Support creative community	Fears redevelopment could drive away existing creative community, and gentrify area a la Shoreditch.	Support for retention of the existing community is noted.
513	AAP869.	Alex Tennyson, warehouse resident	Support creative community	Love for the area, fear for future of personal business.	Support for retention of the existing community is noted.
517	AAP870.	Camilla Mason, warehouse resident	Support creative community	The community is vibrant and inspiring and one of the happiest places I have ever lived. It is full of inspiring people who are keen to collaborate and create with each other as well as in the surrounding area	Support for retention of the existing community is noted.
517	AAP871.	Camilla Mason, warehouse resident	Work with Council	Willing to work with the Council to create sustainable future.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
518	AAP872.	Louis Rutherford, warehouse resident	History	As I understand it, this adaptation to live/work was once authorised by the council, however, in recent years renewal applications for continued live/work status have stalled/ I understand that on Fountayne Road, the council is reticent to allow the use of the warehouse buildings to be converted to residential use by the landlords	The Council is concerned with making the best use of land in the borough. It is recognised that warehouse living has certain value, but comes at the expense of industrial stock. This policy seeks to manage how warehouse living can make a positive contribution to the Council's housing and economic needs.
518	AAP873.	Louis Rutherford, warehouse resident	Cultural offer	Tottenham, and the Fountayne Road hub, has already been identified by the V&A Museum as having one of the most vibrant art scenes in London alongside Peckham, Shoreditch/Dalston and Hackney Wick. On the 28 th March, 2014, Tottenham artists were invited to 'takeover' the gallery in a celebration of the creativity inherent in the area	Noted.
518	AAP874.	Louis Rutherford, warehouse resident	Warehouse living charter	The council now wishes to establish a new Warehouse Living charter which reflects the precedent being set in permitting a mixed-use, residential/commercial warehouse environment to thrive	Noted.
518	AAP875.	Louis Rutherford, warehouse resident	ELR criticism	Examples of live/work failing in ELR are out of date and don't reflect current position.	The Council does not support live/work as there is evidence to suggest that the employment benefits of this type of accommodation are not substantial
518	AAP876.	Louis Rutherford, warehouse	Successful example	Since 2007, Bow Arts, an Arts Council-funded educational charity has worked with social landlord – Poplar HARCA – to develop over 150 live/work studios in Tower Hamlets and has contributed over	Noted.

		resident		£250,000 back into the local community	
518	AAP877.	Louis Rutherford, warehouse resident	Successful example	Fountayne residents wish to start an Arts Council funded not-for-profit.	Noted.
518	AAP878.	Louis Rutherford, warehouse resident	Local residents happy (in Poplar)	the assertion of Chief Executive of the Poplar HARCA, Steve Stride that “our residents are happy that artists with a genuine commitment to the local community have been able to make a home [...] in properties that were prone to squatting and associated anti-social behaviour”	Noted.
518	AAP879.	Louis Rutherford, warehouse resident	Support creative community	Artists must be seen to be benefitting the local economy, having a positive impact in their community and meeting Council employment targets as set by the GLA. The landlords and council can facilitate this process through assisting the live/work community in formalising the existing warehouse quarter to form a thriving cultural hub for the area	Support for retention of the existing community is noted.
518	AAP880.	Louis Rutherford, warehouse resident	Work with Council	By working directly with the current occupants, the Council can avoid the failings suffered by other London councils a decade ago where the development of new live/work units were being used solely for residential purposes and developers were permitted to side-step the employment promotion and affordable housing policy requirements.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
519	AAP881.	Melanie Powell, warehouse resident	Current uses obsolete	Returning the industrial spaces around the Seven Sisters/Tottenham Hale and Manor House areas that have become live work communities to employment land, is not feasible - the land was re-purposed, all be it unofficially by its tenants, as it wasn't being used by businesses in the first place	Noted, the buildings are currently being used for a higher value use, and therefore it is unlikely that it will return on viability grounds. What the Council is proposing however is to introduce new employment uses, more in keeping with the emerging character of the area.
519	AAP882.	Melanie Powell, warehouse resident	24 hour culture	the ability for musicians to work into the early hours composing or playing in a community that can not only tolerant but accommodate their needs is priceless	The ability to have a 24-hour studio at present is noted. A policy supporting 24-hour noise in residential areas would not be supported however.
519	AAP883.	Melanie Powell, warehouse resident	Support creative community	By changing this land you would change a community Cleave your door open, borrow a cup of sugar, share food with neighbours or be struggling home with bags and be offered a lift?	Support for retention of the existing community is noted.
520	AAP884.	Antonella Di Carlo, warehouse resident	Benefits of multicultural communal community	Fountayne Rd is a community and is a cultural hub. Where people from all around the world and from very different backgrounds come and live together. The outcome of this geographical proximity creates numerous results. 1. Sharing ideas 2. Creation of partnership 3. Access to a Network 4. Sharing resources and skills in the local area 5. Creation of an urban community	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. While this is encouraged as it has the potential to yield positive economic benefits resulting from collaboration, the Council also want to promote other firms to use this area as an employment location. Clearly to achieve this second aim, a degree of separation, be it within a building, or in separate buildings, will be required. This Allocation will not contain detailed specifics on how this can be achieved, but rather seeks to establish a framework in which it can happen over the longer term.

				6.Supportive environment 7. Brings wealth to the local area 8. Is an example of the multicultural nature of London where people,literally, from so different backgrounds share with respect a street.(Local Church, professionals, students, people that work there,etc...)	
521	AAP885.	Ali Lockhead, warehouse resident	Support creative community	There is a wealth of artistic talent in this community where people inspire and support one another and where people are also keen to work with the local community, recognising music, art, filmmaking, fashion design, creative writing etc can engage young people who have otherwise become disaffected and help them get on track.	Support for retention of the existing community is noted.
521	AAP886.	Ali Lockhead, warehouse resident	Point of different	London too “corporate” these areas offer difference	Noted.
521	AAP887.	Ali Lockhead, warehouse resident	Communality	When you're working on a creative project to get it to a point where you can submit it for funding or have something tangible to sell it's really hard. As well as paying for studio rent you have to pay for materials and of course fund your existence. To be able to swap talents and collaborate with others, get help with a sound track, some filming or photography etc is invaluable.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. This is supported in the policy.
521	AAP888.	Ali Lockhead, warehouse resident	Global competition	It will such a shame if the talent ends up relocating to possibly Amsterdam or Berlin	It is noted that the existing population make a positive contribution to the area.
522	AAP889.	Jouna Lansman, warehouse resident	Middle class	We are middle class professionals and generally pleasant people that pay taxes and contribute positively in the area. I hope you will take these things into consideration in your consultation.	This is not a planning issue.
522	AAP890.	Jouna Lansman, warehouse resident	Support creative community	Supporter of warehouse (and other off-plan) living in our council and everywhere else	Support for retention of the existing community is noted.
522	AAP891.	Jouna Lansman, warehouse resident	Improvement of stock	This building had been abandoned for over 10 years before we rented it out on 10 year lease and built the place up to great standard	Noted.
522	AAP892.	Jouna Lansman, warehouse resident	Communality	I am a big believer in communal living and it's effect in improving human kindness and understanding. We live like a big family cooking and cleaning together and whatever else, which in turn promotes tolerance and open-mindedness. This way people are prone to help and socialise with each other and I can feel that being great for one's mental well being	Noted. The Council's policy seeks to retain and create new space for these types of outcomes.
522	AAP893.	Jouna Lansman, warehouse resident	Innovative policy	perhaps even pioneer a countrywide legislation of changing planning permission categories to include live/work? As it stands, this is not in existence at the moment.	The existing policy is considered to be unique. The Local Plan policy needs to be used to determine planning applications at a local level.
522	AAP894.	Jouna Lansman, warehouse resident	Improvement of stock	This building had been abandoned for over 10 years before we rented it out on 10 year lease and built the place up to great standard	Noted.
523	AAP895.	Matt Mead, warehouse	Regeneration impact	I think it is important to stress once again how important live/work can be for regenerating an area, as has been seen in Hackney Wick	Noted.

		resident		and Dalston.	
523	AAP896.	Matt Mead, warehouse resident	Economic development	Area creates positive environment for new firms, cited Odasho Ltd & Craving Coffee	Noted.
523	AAP897.	Matt Mead, warehouse resident	Affordability	It seems to me that the community that already exists here provides affordable housing and economic activity for the area - two things that the council wishes to foster in the borough	Noted, provision of affordable housing and workspace are important to the Council
523	AAP898.	Matt Mead, warehouse resident	Support creative community	I am very pleased to note the council's changed position to the warehouse dwelling in Haringey from the original plan of mass evictions to something more sensitive to the current communities already existing there	Support for retention of the existing community is noted.
530	AAP899.	Planning Co- Operative on behalf of Fountainne Business Centre Group	Promoting site	Fountainne Business Centre promoted as a site capable of delivering mixed-use development	Noted, as evidenced in the ELS, this may be an option in the longer term, but is not anticipated over the course of the Plan period.
530	AAP900.	Planning Co- Operative on behalf of Fountainne Business Centre Group	Improve access	Supports development that improves access to the employment areas to the east of the site.	Noted.
530	AAP901.	Planning Co- Operative on behalf of Fountainne Business Centre Group	Increase jobs	The site proposal should support a mixed use development of employment uses on the ground floor with residential uses above it. The replacement employment floorspace should exceed the floor-space or job density of the existing site or provide a lower proportion of floorspace but ensure that this provision is affordable to meet local business and employment needs	Noted, as evidenced in the employment land study , this may be an option in the longer term, but is not anticipated over the course of the Plan period. There is a requirement to retain some areas of purely employment stock in the short-medium term.
530	AAP902.	Planning Co- Operative on behalf of Fountainne Business Centre Group	Height	Taller elements of the residential development should be considered appropriate set back from the low to medium rise dwellings on Broad Lane	Noted, no change is being considered appropriate at this time.
530	AAP903.	Planning Co- Operative on behalf of Fountainne Business Centre Group	Deliverability	The AAP relies on some housing sites coming forward where delivery is very uncertain. The FBC site in contrast is very deliverable in a short time-scale.	Noted, the AAP identifies an appropriate set of deliverable housing sites to meet objectively identified housing need.
530	AAP904.	Planning Co- Operative on behalf of	Uplift on land	The mixed use proposal of this site makes best use of scarce land resources in one of the most accessible locations in the	Noted, as evidenced in the employment land study this may be an option in the longer term, but is not anticipated over the course of the Plan period. There is a requirement to retain some areas of

		Fountayne Business Centre Group		Borough.	purely employment stock in the short-medium term.
533	AAP905.	Heather Wilson, warehouse resident	Support warehouse community	My flatmates and I enjoy working and living here and have always been responsible members of the community. I have made professional and personal connections here in a way that wouldn't have been possible in another type of accommodation.	Support for retention of the existing community is noted.
533	AAP906.	Heather Wilson, warehouse resident	Work with Council	Speaking to my neighbours, I think we are all willing to cooperate and come to the best solution possible for the neighbourhood. We all want to continue living here and I hope you're able to take our feedback into consideration.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
534	AAP907.	Rosanna Puyol, warehouse resident	Cultural offer	Tottenham Hale needs this place as a cultural centre and this is a place the council can be proud of. In addition to the residential area and businesses, Fountayne Road has a powerful and unique identity thanks to the artists, recording and dance studios, and small religious communities. Both of these communities inhabit the space and bring public to Tottenham Hale. Fountayne road provides culture, creation and exchange, which are the cement of a peaceful society.	Noted, it is agreed that the potential for this area to act as a destination could be explored. Action: Include reference to this area potentially acting as a cultural destination.
540	AAP908.	Jeremy Guth, warehouse resident	Supports warehouse community	there are thousands like me in Haringey - working and living from these units, in a supportive community encompassing many different creative and non-creative pursuits. We are trapeze artists, painters, circus performers, musicians, freelance entrepreneurs, digital creatives and much more. We are able to make and do things here as a result of our immersive environment of live/work/community. These three elements are inseparable - live/work/community. love our unit the way it is, we do not want forced renovations. We moved into it by free choice (it wasn't a difficult decision!)	Support for retention of the existing community is noted.
540	AAP909.	Jeremy Guth, warehouse resident	Affordable	These warehouse units have become centres of art, culture, music and self-employment, they allow the development of flexible and low-overhead self-run businesses that simply would not be possible under other rental conditions	Noted, provision of affordable housing and workspace are important to the Council
540	AAP910.	Jeremy Guth, warehouse resident	Against residential or employment zoning	I love our community and do not want it to be diluted or dissinigrated though either residential re-zoning or employment-only re-zoning. There is likely more employment here currently than has been for many decades of decay. We want to retain full live/work status	The RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
543	AAP911.	Habiba Nh, warehouse resident	Affordability	As student I can not pay the rent for a room plus another rent for a trayning space to do my hom-ework and artistic research	Noted, provision of affordable housing and workspace are important to the Council
543	AAP912.	Habiba Nh, warehouse resident	Knowledge exchange	Living in a warehouse brings me also the opportunity to exchange a lot of knowledge and information about all what has to do with contemporary art movements, styles and ethics with my neighbours. This is a place full of creativity from where the contemporary culture of the city benefits.	Noted.
545	AAP913.	Pereira Sodre	Supports warehouse	I rehearse and record in many studios in this area, and the studios and quite unique cause it's not just a studio but it's a place where I can meet	Support for retention of the existing community is noted.

			community	with a lot of different people, from artists to carpenters, who have a sense of community. In this tough place that is London, it's quite rare to find a relief from the day to day struggle, and find people ready to help you. Thoses kind of places are the cities lungs, as much as any forest can be, and destroying them would only contribute in making London a bit colder and harder. People would go somewhere else of course, somewhere not too expensive, so of course, far from the center. Until they make life there easier, making people want to move there, attracting interest from developpers and starting the process all over again	
547	AAP914.	Philippe Peters, warehouse resident/ rock star	24 hour noise	The freedom of being able to have a space I could soundproof properly, work in seriously, is something that is otherwise plainly IMPOSSIBLE to find in London. It changed my life, I could have a real place to work right where I was living	The ability to have a 24-hour studio at present is noted. A policy supporting 24-hour noise in residential areas would not be supported however.
547	AAP915.	Philippe Peters, warehouse resident/ rock star	Affordability	there are a lot of people in my situation and let's face it, we cannot afford to have a living space and a separate studio/workshop, this is right impossible.	Noted, provision of affordable housing and workspace are important to the Council
554	AAP916.	Golnar Roshan, warehouse resident	Supports warehouse community	Please do not destroy one of the last remaining creative hubs in London. As a resident of the Warehouses in Fountayne road this is a very important and elemental space for us allowing us to live and work creatively as artists and designers. These homes and work spaces are a crucial and elemental part of our creative community and lives.	Support for retention of the existing community is noted.
554	AAP917.	Golnar Roshan, warehouse resident	Cultural value	the creative communities of Tottenham and Seven Sisters add a huge amount of cultural value to the area	Noted.
554	AAP918.	Golnar Roshan, warehouse resident	Heritage	We are continuing the heritage of the site by using the spaces for our businesses in making furniture, art, designs, products, fashion and other creative industries.	Noted.
554	AAP919.	Golnar Roshan, warehouse resident	Affordability	If these spaces were taken from us there would be no other affordable housing in London for us suitable for the work that we do.	Noted, provision of affordable housing and workspace are important to the Council
554	AAP920.	Golnar Roshan, warehouse resident	Management	With regard to the management and operation of the warehouse living spaces, we support an expansion of a co-operative leasing model, by which a resident-controlled, not for profit, co-operative takes management of more long-term leases of units across the sites. This would drive the retention of a genuine inter-relationship of the living and working elements by aligning the interests of inhabitants with the management of the spaces which they occupy, acting as a further barrier against any potential shift in emphasis within the internal structure of units towards higher residential	Noted, the management arrangement of the units is outside the scope of the plan.

				occupation.	
554	AAP921.	Golnar Roshan, warehouse resident	Masterplanning	While we recognise and tentatively support the need for a masterplan approach on some sites to protect their character, and ensure that residents are living in safe and comfortable conditions. We believe that a one-size-fits-all approach may put the residents living at warehouse sites with a more complex ownership and management structure at a disadvantage (such as those as Fountayne Road). We ask that the council supplement this stipulation by putting in place a plan for working with residents of these sites towards regularisation and to stimulate co-ordination between the multiple owners of the land, in consultation with its inhabitants, to improve living conditions where necessary.	Noted. The benefit of preparing masterplans is that the principles of the policy can be applied appropriately across the sites that make up the areas covered by this policy. The requirement for existing residents' needs to be assessed through any masterplan in the Policy.
555	AAP922.	Fabrizio Panella, warehouse resident	Masterplanning	While we recognise and tentatively support the need for a masterplan approach on some sites to protect their character, and ensure that residents are living in safe and comfortable conditions. We believe that a one-size-fits-all approach may put the residents living at warehouse sites with a more complex ownership and management structure at a disadvantage (such as those as Fountayne Road).	Noted. The benefit of preparing masterplans is that the principles of the policy can be applied appropriately across the sites that make up the areas covered by this policy. The requirement for existing resident's needs to be assessed through any masterplan in the Policy.
555	AAP923.	Fabrizio Panella, warehouse resident	Supports warehouse community	The incredible and rare variety of cultures and individuals that Tottenham and Haringey are made of is unique in the whole Europe. Especially looking at the warehouses near Seven Sisters and the Fountayne Road community, we can see examples of how creative communities can extremely benefit the area both on a economical, employment and cultural level.	Support for retention of the existing community is noted.
555	AAP924.	Fabrizio Panella, warehouse resident	Economic benefit	As a resident of Fountayne Road, I am a member of the freelance community, made of creatives from all industries: graphic designer, set designer, product and food designer, photographers. We work and collaborate with top level clients, and have created an incredible network of freelance professional that can strongly impact and benefit the economy of the community around us. Some of the commissions include: Selfridges, House of Parliament, Alexander Mc Queen, Bentley, Krizia, Studio Toogood, London Fashion Week, Milan Fashion Week, Paris Fashion Week, Saatchi Gallery, Topshop, Central Saint Martins College of Art and Design.	Noted.
555	AAP925.	Fabrizio Panella, warehouse resident	Against change to residential	we do not wish to see the sites changed to an overall designation of residential, as we recognise that this would create a large uplift in the value of the land which would threaten our continuing existence on the sites.	The RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
557	AAP926.	Jo Bee, warehouse resident	Supports warehouse community	Please consider that the warehouse communities in Haringey retain a subculture famous to London. It is not just the birth place of artistic expression and creative small businesses in the city, it is also where you will find soul and heart where many people from differing backgrounds can mesh successfully and connect.	Support for retention of the existing community is noted.

557	AAP927.	Jo Bee, warehouse resident	Work with Council	work with the residents... we are keen to listen and together we can continue to inspire this city	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
560	AAP928.	Charlie Lewis, warehouse resident	Supports warehouse community	The varied and unusual spaces found in our converted warehouses allow for a huge variety of artistic and creative endeavours. Musicians are able to budget more profitably by sharing studio and rehearsal space, leading to more successful recordings and gigs. As a musician with nearly 20 years of professional experience, I am ideally placed to point out the local contribution to the British Music Industry. There are numerous DJs, electronic musicians and rock musicians from my road who work in scenes of which I am somewhat unfamiliar, and I can only talk directly from my own studio and stage experience over the past year.	Support for retention of the existing community is noted.
560	AAP929.	Charlie Lewis, warehouse resident	Collaborative environment	Beyond the musical sphere, my own business is strongly supported by workers from other creative disciplines found in our community here on Fountayne Road – over the past two years, around 30% of my business has come from networking with other local media sector workers, in particularly video editors, film makers, theatre directors and other musicians.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. This is supported in the policy.
560	AAP930.	Charlie Lewis, warehouse resident	Against resi or industrial designation	In common with many of my colleagues and neighbours, I do not wish our warehouse community to become fully residential, nor do I perceive that returning the estate to a fully industrial model would be an effective move – it's perfectly clear to anyone who is familiar with what we do that creative workers are contributing far more to the area, economically and culturally, than the limited industrial use of the estate and derelict buildings which existed before our community came into being. And most of the successful industrial businesses in our estate have continued to flourish alongside our growing community.	The RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
560	AAP931.	Charlie Lewis, warehouse resident	Pro some regularisation	Equally, I'm not lobbying for "no change". Rather, I would like to see our live/work arrangements fully legitimized, with appropriate alterations to the buildings to comply fully with regulations, and lawful contracts with our landlords that hold up to legal scrutiny. If the process is conducted properly, Fountayne Road and the other live/work areas in Haringey will retain their unique creative and collaborative atmosphere, whilst removing some of the less desirable elements, such as health and safety concerns and municipal issues including, for example, refuse collection	Noted.
560	AAP932.	Charlie Lewis, warehouse resident	Affordable business premises	Another problem for businesses in the area is the rising cost of rent, pushed upwards by the arrival of an apparently endless stream of people wanting to move to our community. Some of them have come on the basis of wanting genuinely to contribute and thrive but I acknowledge that others approach our road with the touristic mindset of wanting to live somewhere hip. To be fair, our community must be doing something right that we are so popular. On the other hand, we need to preserve the positive aspects of our community and improve on it, or else we will see the area turn into yet another area of unaffordable housing at a time when there are proposals for the quota of affordable housing to be reduced by 10%. I'm not sure that this will serve the area from an economic or community angle. It makes far more sense to build on the vibrant success story that is occurring here in Haringey rather than bury it.	The regeneration area designation is the only one which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
579	AAP933.	Laura Harrison, resident	Supports warehouse community	In addition to the established communities at Eade and Overbury roads, which make a valuable contribution to the surrounding communities, the Fountayne and Markfield Road live-work communities also have the potential to make a huge long-term positive contribution to the area, if they can be supported to remain and grow. These accidental communities often exist despite poor treatment by current landlords, and	Support for retention of the existing community is noted.

				they should be supported to remain and contribute to community life.	
579	AAP934.	Laura Harrison, resident	Industrial use	The long-term relocation of heavy-industrial uses away from the Markfield area could also improve air quality here whilst freeing up further space for creative uses, with the site immediately overlooking Markfield Park offering an opportunity for more conventional residential development.	Noted, the Council believes it is important to retain industrial uses in this area to meet the employment needs of the borough.
624	AAP935.	Tottenham & Wood Green Friends of the Earth	O'Donovan's	The map suggests green open space S of railway when in fact this is O'Donovans, who also have front site N of railway. Very antisocial use to have adjacent to new warehouse living. The TAAP should be looking for an alternative site for this waste industry which is necessary but which is not a suitable neighbour for the Ferry Lane Estate, which makes Markfield Road an unattractive corridor and which blights any development in the area.	Noted there are unsuitable neighbours, but it is considered that this will happen with unplanned development. The O'Donovan's Site forms part of an ecological corridor, hence why it is green on the map.
692	AAP936.	Atticus Pappin, warehouse resident	Supports Warehouse community	Fountain road is the greatest road in london. It is so special to me and so many people. it not only brings vibrant atmosphere to tottenham but to the whole of London. before you get rid of the warehouse community why dont you come and see for yourself what a special community it is	Support for retention of the existing community is noted.
693	AAP937.	Rebecca Parkin, warehouse occupant (business)	Affordable workspace	I am writing with regards to future proposals of development in the Fountayne Road area. It has only been brought to my attention today via word of mouth that proposals which may greatly affect the future of my workshop are being discussed. I have little knowledge as to the details of this and I am greatly concerned as to how this will impact my future. I rent a workshop at 7 Fountayne Road which I have divided into three artists studios. As I am sure you are aware affordable studio/workshop space for designer's / artist's just setting out in business is in limited supply in london. I have put a great deal of time and effort into my workshop and it is a valuable asset for this time in my career and for those designers and artists sharing with me. I am using my studio space to further my career as a fine artist and also to undertake commercial pieces of work for events, backdrops for tv etc. we are all registered self employed.	Noted, provision of affordable housing and workspace are important to the Council.
810	AAP938.	Tynemouth Area Residents Association (TARA)	Viability	Parts of this area are neglected and run down and improvements to this site are necessary. Many of the buildings are viable and are currently occupied, making a valuable contribution to the local community. The site consists mostly of viable buildings and usage and should therefore not be subject to a Site Allocation.	The uses in these buildings need to be carefully managed in order to ensure that they make the appropriate contribution to the local housing and employment need in the borough.

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
810	AAP939.	Tynemouth Area Residents Association (TARA)	Viability	Parts of this area are neglected and run down and improvements to this site are necessary. Many of the buildings are viable and are currently occupied, making a valuable contribution to the local community. The site consists mostly of viable buildings and usage and should therefore not be subject to a Site Allocation.	It is considered that the existing buildings on this particular site are in poor condition, and that their redevelopment can make a positive contribution to the Council's objectively identified housing and employment needs. Additionally the site's relationship with its residential neighbours can be improved through redevelopment.
799	AAP940.	Bob Lindsay-Smith	Local employment	The AAP does retain some local employment sites, but loses employment in others: NT2 - but existing businesses in Park Lane are not mentioned, NT3 - how can 'modern, flexible workspaces' get your car fixed?, BG2, BG4, TH10. Also in TH3 the 'intensification of current employment uses' (with the implication of higher rents) would appear to put the excellent social enterprise Restore at risk.	The Council is developing a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. While it is noted that lower density employment (i.e. industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. The Council is hopeful that affected industrial enterprises will remain in the borough, and is willing to work with businesses to achieve this.