

APPENDIX 5 LOCAL LANDOWNERSHIPS

An initial desktop mapping exercise has identified the following key landownerships that are relevant to the Northumberland Park regeneration.

1.1 Tottenham Hotspur Football Club

The Tottenham Hotspur FC stadium and its associated uses is a key local employer and helps shape the identity of the area. It is in the process of significant regeneration, which will help to create a catalyst for the regeneration of Northumberland Park and the wider area. This anchors the Northumberland Park site at its western extent, and sows significant seeds for the successful regeneration of the estate. However, it also brings constraints with regard to additional facilities that are required to support the stadium, in the form of outside broadcast spaces, fan zones and crowd circulation and capacity issues.

1.2 High Road West regeneration

Haringey are currently seeking a development partner for the High Road West regeneration scheme to the west of the High Road, five minutes' walk from Northumberland Park. This regeneration will assist in the transformation of the existing area and help catalyse improvements to the retail offer on the High Road. Significant co-ordination will be required between the regeneration schemes with regard to the retail offer, housing development and sales strategies, and energy solutions via the proposed district heating system served by the North Tottenham energy centre.

1.3 Meridian Water regeneration

Meridian Water is an 85-hectare, £3.5 billion investment that will provide 10,000 new homes, a full range of neighbourhood facilities, 6,700 new permanent jobs and a new Meridian Water station over the next 20 years. The London Borough of Enfield's scheme has the potential to affect the viability of regeneration in Tottenham. Construction on Phase One will begin in 2016 with the new station open in 2018. The council aims to complete the development within 20 years but more details will emerge over time.

1.4 Hale Village regeneration (Tottenham Hale)

The Hale Village scheme is a catalyst for the regeneration of Tottenham Hale urban centre masterplan to be delivered. The construction is due to complete in 2018 with ten of the 13 buildings already completed and occupied. Upon completion the village will have over 1,100 residential homes. The regeneration is the closest new build comparator for values in Northumberland Park.

1.4.1 Fredrick Knight Sports Ground

This sports ground is situated north of Northumberland Park station and to the west of the railway line, and is managed by a board of trustees. It offers football pitches and other sports grounds. It currently provides a home for Tottenham Hotspur Ladies FC teams, and women's league football at weekends. Part of the ground is also used by Tottenham Power League Centre for 5-a-side football.

1.4.2 Lee Valley Park

The 26-mile-long, 10,000-acre linear Lee Valley Regional Park is one of London's largest metropolitan open spaces. Northumberland Park is located 10 minutes' walk to its west, but it is poorly connected and underused by residents due to the poor quality of the existing streetscape, a hard-to-penetrate industrial edge and the Northumberland Park station level crossing.

The Lee Valley Regional Park Authority is a statutory body responsible for managing and developing the park, and has a vision to develop and preserve leisure, recreation, sport and nature throughout the park.

A meeting has been held with Stephen Wilkinson, the Head of Planning & Strategic Partnerships, who has confirmed that the Authority are open to development discussions and collaborative working.

1.4.3 Bruce Castle Park

Located 10 minutes' walk to the west of Northumberland Park and owned by the Council is Bruce Castle Park. It comprises over eight hectares of parkland and dates back to the 11th century. Each year nearly 900,000 people visit the park to use its many facilities, play tennis, basketball or bowls or to enjoy festivals and events.

1.5 Industrial areas

The industrial estate landscape to the east of Northumberland Park extends to the open spaces of the Lee Valley Park, and to the north for two to three residential blocks. It supports a variety of uses including manufacturing, storage, office accommodation, communal yard space and parking. The existing use is protected by planning policy, but should this change the HDV should have influence over the eventual use, and acquisition should be considered.

1.6 Northumberland Park Station

The station is located within 100 yards of the eastern extremity of the site. The proposed upgrade works to the existing station facility are set out in the Place Making section of this Business Plan. The HDV will establish strong strategic relationships with West Anglia and Network Rail, TFL and the relevant train operating companies, to ensure that the regeneration presents the best possible business case to support the upgrade works, and to establish better place making integration of the new station facilities.