

RESPONSE TO THE LOCAL PLAN CONSULTATION TOTTENHAM AREA ACTION PLAN (AAP) JANUARY 2016

I am writing to object to the development proposals for Tottenham Hale as set out in the AAP of January 2016. My name is Zena Brabazon. I am chair of our local residents' group, Dowsett Estate Residents' Association.

General Comments

One of the implementation considerations set out as an introduction to the plans for Tottenham Hale TH1 – TH13 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 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 have not yet improved. One GP surgery in some type of temporary building is due to opening April 2016, but this is only after a very long campaign. It does not bode well for future infrastructure developments especially for health services.

The housing proposed in the plans is largely high rise tower blocks. These are likely to be one and two bedroom flats. Para 5.143 states that 'higher levels of family housing will be concentrated on sites less proximate to the centre...' Where will these be, and will they be genuinely affordable social housing for the hundreds of families in housing need in Tottenham? 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 entire thrust of these plans is to create a forest of tower blocks which will impact on our local physical environment; our park; and on local families who need proper affordable homes. Little account is taken of these matters in these proposals which give a green light to developers to build over 15 storeys and with high densities. I oppose this approach since it will change the character of the area, pays no regard to the quality of life of existing residents and has very scant provision for social housing.

Tottenham Hale has a very high proportion of families living in private rented and temporary accommodation. The AAP for Tottenham Hale does not mention tenants yet 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.

TH1: DISTRICT CENTRE IN TOTTENHAM HALE

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. This is largely a residential area and consideration should be given as to how the creation of a district centre and potential night time economy will affect residents. This is a serious

omission and needs to be rectified and spelt out so local people can make an informed judgement.

TH2: TOTTENHAM HALE STATION - comments and objections

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. 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 CABI 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 extends this 'wall' much further.

The station has just undergone extensive re-modelling at significant public cost. The new station interchange and new 'urban square' will create further disruption.

TH3: THE TOTTENHAM HALE RETAIL PARK - comments and objections

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. 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.

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.

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 development of Tottenham High Road.

TH4: STATION SQUARE WEST – comments and objections

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.

TH6: ASHLEY ROAD SOUTH EMPLOYMENT AREA – comments and objections

The model of the new Tottenham Hale which was used in earlier consultation sessions included tower blocks along Watermead Way. It is not clear from the map in the AAP if these are still proposed. The accompanying text is unclear stating only that 'the proximity of the new Harris Academy to the north and Down Lane Park to the north and west make the area particularly suitable for larger units along those edges'. What does this actually mean? If it means 22 storey tower blocks (as indicated in the model) then it is likely that they 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.

TH8: HALE VILLAGE - comments and objections

Permission for this was already granted for 18 storeys and for a hotel. It now appears that this site is to be developed as residential flats at even greater heights. This would constitute glaring over development in this already congested site full of tower blocks.

TH9: HALE WHARF- comments and objections

The plans for Hale Wharf are now being made public, including a tower up to 21 storeys and other very tall buildings. This is totally inappropriate for an area fringing the Tottenham Marshes/green belt. High buildings at this point would create the reverse of openness, and create a canyon feel, with Hale Village at 12 storeys on one side and new high buildings on the other. How can such a development do anything other than damage and spoil a beautiful natural environment? There are also implications for the Paddock, for the residents of Ferry Lane and those of Hale Village. Para 5.170 states 'there is an exciting opportunity to create distinctive riverside development on this site...' This seems to be code for allowing tower blocks which will do nothing to enhance the riverside at all.

TH10 : WELBOURNE CENTRE & MONUMENT WAY- comments and objections

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 council 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.

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.

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 is preferable for the area to remain as it is. If there is further housing on this road there must be very strong measures to prevent air contamination and pollution which could seriously harm peoples' health.

Zena Brabazon

Tottenham Hale resident

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