

IRESPONSE TO THE PLANNING CONSULTATION TOTTENHAM AREA ACTION PLAN (AAP) DATED FEBRUARY, 2015

I am writing to object to the development proposals for Tottenham Hale as set out in the AAP of February 2015. My name is Zena Brabazon. I am chair of our local residents' group, Dowsett Estate Residents' Association.

General Comments

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 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.

The Green Link referred to in this introduction 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 to us 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 housing proposed in the plans is largely high rise tower blocks 'with the emphasis being on the more affordable end of the spectrum'. (para 5.34). 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 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 stories 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. 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?

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 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: STATION SQUARE WEST – comments and objections

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 Chesnuts 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.

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.

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.

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.

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.

TH2: ASHLEY ROAD SOUTH - comments and objections

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.

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. The millions proposed for this could be better spent on social housing or local environmental improvements.

TH3: ASHLEY ROAD NORTH - comments and objections

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. 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.

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.

TH4: STATION INTERCHANGE - comments and objections

Objections to the Green Link crossing Down Lane Park have already been set out above. 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 (TH3 area B) extends this 'wall' much further.

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.

Concerns about developing a new district centre have also been set out above. I re-iterate that the document is silent on the matter of the night time economy which is a glaring and unacceptable omission.

TH5: 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.

TH6: HALE VILLAGE TOWER - comments and objections

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.

TH7: HALE WHARF- comments and objections

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.

TH8: WELBOURNE CENTRE - 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 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.

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. We do not support the Green Link for reasons set out above in this document.

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.

Zena Brabazon

March 23, 2015