



Canal &  
River Trust

27 March 2015

London Borough of Haringey  
Strategic Planning  
6<sup>th</sup> Floor  
River Park House  
London  
N22 8HQ

Dear Planning Policy Team,

**Re: Draft Tottenham Hale Area Action Plan**

Thank you for your consultation in respect of the above.

The Trust is supportive of the Tottenham Area Action Plan which will be integral to achieving the comprehensive and coordinated regeneration of the area. The Trust has a specific interest in the regeneration as the landowner of the River Lee Navigation and towpath and one of the landowners of Hale Wharf.

The Trust has the following specific comments to make:

**Policy AAP4 – Green Link**

The Trust supports the provision of the axial Green Link, which will provide an east-west connection to the Lee Valley Regional Park and the River Lee. We think that there should be greater recognition of the existing Blue Ribbon Network, which provides an important north-south route that continues to central London. As part of the regeneration of Tottenham there should be improved signage and connections to the River Lee towpath.

**TH7 – Hale Wharf**

The Trust is one of the landowners of this site. We note that you will have received a representation from Tibbalds Planning & Urban Design on behalf of ISIS Waterside Regeneration, which is one of the Trust's joint ventures. The Trust supports the content of that representation.

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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.

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.

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.

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’.

We also support the provision of other types of moorings at Hale Wharf and we note that planning permission has 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:

- *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.*

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. I have attached a copy of the Trust’s pamphlet regarding the use of canal water for this purpose.

Should you have any queries on my comments, please feel free to contact me.

Yours sincerely,

**Russell Butchers**  
**Area Planner - London**