



**Local Plan Consultation,
Planning Policy,
River Park House,
225 High Road
LONDON N22 8HQ**

26 March 2015

Dear Mr Kelly,

DRAFT LOCAL PLAN CONSULTATION.

Thank you for your invitation to comment on Council's Planning documents for Haringey. I write as Vicar (and Chairman of the PCC) of Holy Trinity (C of E) , Philip Lane, Tottenham. However, we would like you to consider the comments in this letter as an affirmation (in full) of and part of the response from the Church of England, presented to you by The Ven. Luke Miller, Archdeacon of Hampstead.

Bold and Inclusive Plan - Towards a flourishing and society

At Holy Trinity Tottenham, we have, over the years, taken great interest in the Council's Plans for Haringey. We would like to commend the Council for proffering in these planning documents, (in particular in the Local Plan), a vision for a flourishing, aspirational and safe society. We note that their remit is bold, the focus is inclusive of all residents and consideration is paid to environment and context.

Plea for 'best outcomes' for Tottenham residents

The main thrust of our response is to petition that the delivery of the local plan offers best outcome for everyone in the Tottenham area. We are keen to see that each of these proposals and the consequent changes they bring, impact positively on all who visit, work and live within our parish. The focus of our mission as a parish church is to empower each person and segment of the community around us to flourish. We are committed to removing the label of 'deprived' that is frequently applied to this part of the Borough. The limit on Betting Shops should go a long way towards this objective.

Above all, we applaud Council's embrace of two outstanding commitments to removing this stigma of Tottenham as the 'deprived and forbidden place.' The first is the expressed aspiration for available opportunities for the next generation of Tottenham residents, to compare with the best in London. The second is the commitment towards steady improvements in our schools.

Allied to those two commitments is the strong role, which the provision of good quality housing plays in shaping both an area and its peoples. We believe that people's living environment bear significant impact on their health, their ability to learn, and their relationship with others around

them. Whilst the plans propose significant new build homes, we would request that the plan should also address the quality and standard of existing homes, in which local individuals and families are already living. It would also help if the documents were to give a clear definition of what constitutes 'affordable' housing. The term is 'unsatisfyingly vague' under the plans.

Matters within our parish borders

However, we note that there are a number of significant proposals tagged within our parish borders, which stretches from Lawrence Road to the community nature reserve, incorporating not just our 'home' on Tottenham Green, but also Seven Sisters and Tottenham Hale. We would hope that you would address the following concerns raised in respect of the following proposals:

- **Wellbourne Centre (TH8)**

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. 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.

- **Leisure Centre Car Park (TGI)**

We agree that this is an under-used and poorly organised space, and that a suitable use could significantly benefit the centre and the green. However, we have some concerns around the assumption of a large, built development, which reduces the amount of green space and car parking spaces, and prohibits the land being used for outdoor facilities, which benefit the growing population in the area. Any development should enhance the cultural and civic designation of this area.

- **Tottenham Police Station (TG3)**

We are concerned about the potential loss of a police presence on the High Road. We recognise the changing requirements of modern policing, and understand that the current building may not suit the needs of the police force. However, we would be concerned if there were no longer a permanent police presence in an area that is often one of the busiest parts of the High Road.

Understanding Faith Communities as social drivers

It is important to state that we share Ven. Miller's concerns that the plan documents, as drafted, pay scant attention to faith communities within the borough.

However, we are emboldened by the fact that the Borough's C.E.O. has acknowledged that the achievement of the priorities under the plans, lie not in the Civic Centre but in our communities.

This is a crucial signal for all segments of the Haringey society. It is crucial to the extent that it reveals the need for our Council to understand all the communities – including peoples of faith - they serve.

As the incumbent Mayor of New York (Bill de Blasio - a man without any particular faith commitment) expressed recently, one of the important keys to understanding our communities is to “understand how deeply faithful people are, and how central faith is to people in their lives.”

We believe that peoples’ faith and convictions and the organisations within which they are berthed, constitute significant social driver in this Borough, West and East - perhaps more so in the East.

Many faith organisations provide affordable and sustainable community facilities, resources, genuinely caring relationships that can be rapidly and generously offered in support of Council operation.

We, therefore, hope that the council's plan will go further to acknowledge (and plan to accommodate) the contribution people of faith and their groups make to the development of community in Tottenham.

Finally, we reiterate that as the local church, we remain committed to all who live, work and visit the parish. We will engage with and seek for them to live fulfilled and empowered lives. We want to see, not just more economically successful community, but a society that is more just, more welcoming and where every individual receives respect and dignity. In short, a ‘TOTTENHAM that is not only loved but loving!’

Regards,

The Rev’d. Dr. Olubunmi Fagbemi