

Appendix B - Chronology of Local Engagement

January 2017

This document is a summary of the engagement undertaken since 2004 by the Council and Grainger for the Wards Corner Regeneration Project, with local stakeholders and the wider community. It also outlines the agreed on-going engagement activities aimed at continuing to provide the community with updates on future progress.

2004

- Public consultation on Haringey UDP conducted by the Council
- Grainger and their agents Union Land begin to approach all affected property owners on an individual basis to agree terms for Grainger to acquire their interest.

2005

April – September

- Haringey UDP examination in public.

2006

October – December

- Conservation Area Character Appraisal public consultation conducted by the Council.

2007

June

- Letters were issued by Grainger to tenants of the development site informing them of the next stage in the development process
- Pre-exhibition newsletters were issued to over 11,000 local households and businesses as well as key local stakeholders
- Invitations were sent to councillors and The Bridge New Deal for Communities (NDC) Board Members inviting them to a preview of the public exhibition

July

- A press release was issued to all local papers which provided details of the exhibition and invited people to get involved in the consultation process
- The development proposals were presented by Grainger to the Tottenham & Seven Sisters Area Assembly
- Two public exhibitions were held in a trailer outside the Seven Sisters Market displaying information on the proposals on eight boards and a model (13 July & 14 July)

September

- An article was published in "The Word", The Bridge NDC magazine, outlining the consultation process, the initial results, proposed next steps and who to contact for more information
- A meeting was held with the Tottenham Civic Society to discuss the initial proposals and collated feedback

November

- Update leaflets were issued to local households and businesses detailing the initial consultation results and next steps
- A meeting was held with various local residents' associations to discuss the proposals

December

- Follow up meetings were held with The Bridge NDC and residents' associations
- An updated article was published in "The Word" magazine on the progress of the consultation

2008

February

- Grainger issued a leaflet to an identified consultation area of 11,000 local households and businesses providing details of the planning application submitted to Haringey Council
- A press release was sent to local papers providing details of the submitted planning application
- Two further public exhibitions were held on the 29 February & 1 March, providing the local community with the opportunity to view the final proposals and provide feedback

March

- A series of meetings were held with the Tottenham Civic Society, various resident's association representatives, market traders, interested residents and Wards Corner Coalition members
- A presentation on the application was made to the Development Management Forum arranged by the London Borough of Haringey

May

- A meeting with David Lammy MP was held to discuss the revised proposals
- ICM were instructed by Grainger to undertake an independent telephone poll of 500 local residents in order to gain an understanding of the views of the wider public in the area

July

- A second meeting was held with David Lammy MP to discuss the revised proposals
- A meeting was held with officers and political representatives at the GLA
- A tour of other Grainger developments was arranged for Haringey councillors to demonstrate the quality of Grainger's' developments

August

- A series of meetings were held by Grainger with market representatives, to discuss the future of the Seven Sisters Market, on 8 August, 19 August, 1 September and 2 October

October

- A further meeting was held with officers and political representatives at the GLA
- An open meeting was held with all the market traders to discuss the way forward for Seven Sisters Market, in light of the discussions had with the market representatives

November

- Letters were issued to all traders in English and Spanish that provided written confirmation of Grainger's position and the relocation options

Ongoing

- Grainger organised an unmanned public exhibition at the Marcus Garvey Library between March and November with information about the planning application. A drop-in event was organised on the last Tuesday of each month between 5pm and 8pm at the exhibition space to provide members of the public with a further opportunity to ask questions relating to the proposals
- Quarterly updates were provided via The Bridge NDC's "The Word" magazine

- Regular updates were published on Grainger's website and dedicated project website

2011

Following the quashing in 2010 of the Council's decision on the application in 2008, Grainger's team provided some additional information and updated the relevant reports before the application was resubmitted in 2011. However, as the scheme under the council's consideration was the same as it had been in 2008, further consultation beyond the council's statutory consultation was not considered necessary.

Grainger continued to provide updates on the progress of the proposals via the dedicated project website and through media releases as appropriate. In addition, members of the project team including representatives from Grainger attended a Development Management Forum on 1 February to provide an update and take questions.

2012

In 2012, the proposals were amended in response to comments from the planning committee at Haringey Council, and a fresh application was submitted by Grainger. To notify the local community of the application, the following consultation activities were undertaken:

- Over 10,000 leaflets were distributed to households and businesses in the surrounding area
- The project website (www.sevensistersregeneration.co.uk) was updated accordingly
- Adverts were published in the Haringey Independent and Tottenham Journal and on their respective websites
- Letters were issued to all residents, businesses and stakeholders within the site boundary
- E-newsletter updates were sent to interested parties

2013

- Updates were issued through e-newsletters and the project website as necessary

October

- The Council commissioned an independent organisation to conduct a five-month consultation to gather views from the community on their hopes and ambitions for Tottenham in the next 20 years which informed the Tottenham Strategic Regeneration Framework.

2014

November

- Letters sent to all affected property owners to notify them of the Cabinet resolution 'in principle' to use its compulsory purchase powers if required and also to provide contact details of the appointed agents for anyone who had not yet engaged in discussions about the sale of their interest.

December

- Grainger's agents were instructed to follow up on the November letter with all affected property owners and lessees on an individual basis to agree terms for Grainger to acquire their interest

2015

April

- The Grainger project website was updated with information on progress and key local announcements of interest including the housing zone allocation for Tottenham

- Newsletters were issued with project updates and key announcements to approximately 9,000 households and businesses
- E-newsletters with project updates and key announcements were sent to interested parties

July

- Invitations were sent to landowners/lessees with information on drop-in events to encourage affected property owners and tenants who are not in active negotiations with Grainger about the sale of their interests to meet with, the Council, Grainger and appointed agents to obtain further information and discuss their individual situations
- The first of a series of 'drop-in' events was held on 21st July to encourage property owners and tenants to engage with the Council and Grainger over the sale of their interests

September

- Invitations were sent to landowners/lessees with information on the second drop-in event
- Rights to light agents, GIA, contacted any parties identified as potentially affected and began active negotiations with these parties (and their appointed lawyers and surveyors) with the intention of acquiring releases of rights to light

October

- The second drop in event was held on 8th October to encourage property owners and tenants who are yet to engage with the Council or Grainger over the sale of their interest and provide information on the process and an opportunity to enter into negotiations to sell their interests

November

- Letter sent by Grainger to immediate neighbours of 251-253 High Road to inform them about the submitted planning application to demolish the building
- Invitations were sent to landowners/lessees with information on the third drop-in event

December

- The third drop-in event was held on 10th December to encourage property owners and tenants who are yet to engage with the Council or Grainger over the sale of their interest and provide information on the process and an opportunity to enter into negotiations to sell their interests
- Community newsletter was issued with project updates and key announcements to approximately 9,000 households and business
- The Grainger project website was updated with information on the progress of the project and other news as per the community newsletter distributed
- E-newsletters with project updates and key announcements were sent to interested parties

2016

January

- Public consultation on the pre-submission version of the Haringey Local Plan Alterations to the Strategic Policies and the Tottenham Area Action Plan conducted by the Council

February

- Letter sent by Grainger to immediate neighbours of 251-253 updating them that planning consent to demolish the building had been granted.

March

- Invitations were issued to landowners/lessees with information on fourth drop-in event

- The fourth drop-in event was held on 17th March to encourage property owners and tenants who are yet to enter into negotiations with the Council or Grainger over the sale of their interest and provide information on the process and an opportunity to enter into negotiations to sell their interests

April

- Meeting between Grainger and Tottenham Green ward councillors (Councillors Bernice Varnier and Makbule Gunes) held to update them on project progress

May

- Letter sent by Grainger to immediate neighbours of 251-253 confirming the start date for demolition and timescales for completion, as well as contact details for during the works.

June

- First meeting with Seven Sisters Market Traders to initiate a steering group on 9th June
- Specific web page on the Grainger project website launched focusing on the CPO process

July

- Four individual one-to-one meetings between Grainger and market traders held on 15th July and the 29th July
- Third community newsletter and e-newsletter distributed
- Invitations were issued to landowners/lessees with information for the fifth drop-in event
- The fifth drop-in event was held on 26th July to encourage property owners and tenants who are yet to enter into negotiations with the Council or Grainger over the sale of their interest and provide information on the process and an opportunity to enter into negotiations to sell their interests
- Visits to the market to follow up on submission of EqIA forms and market trader individual meetings by Grainger and appointed communication specialists GL Hearn on 28th July, accompanied by an interpreter

August

- Five individual one-to-one meetings between Grainger and market traders held on the 6th, 12th and 26th August
- Visit to the market to follow up on submission of EqIA forms and market trader individual meetings by Grainger and appointed communication specialists GL Hearn on 2nd August, accompanied by an interpreter
- Examination in public held on the Haringey Local Plan Alterations to the Strategic Policies and the Tottenham Area Action Plan by the Council

September

- First 'Future of Seven Sisters Market Steering Group' meeting announced to all traders
- Updates to the Grainger project website made in line with the CPO being published and the formal objection period
- A new section created on the Council's website dedicated to information on the Wards Corner CPO (www.haringey.gov.uk)

October

- First Future of Seven Sisters Market Steering Group meeting held on 27th October
- Updates to the project websites made in line with the CPO formal objection period being extended
- Specific web page on the Grainger project website launched regarding the Seven Sisters Indoor Market
- Visit to the market to follow up on submission of EqIA forms and market trader individual meetings by Grainger and appointed communication specialists GL Hearn on 28th October, accompanied by an interpreter

November

- Updates to the project websites made in line with the CPO formal objection period closing
- Five individual one-to-one meetings between Grainger and market traders held on the 15th November
- Invitations were issued to landowners/lessees with information for the sixth drop-in event
- The sixth drop-in event was held on 15th November to encourage property owners and tenants who are yet to enter into negotiations with the Council or Grainger over the sale of their interest and provide information on the process and an opportunity to enter into negotiations to sell their interests. This event was attended by local interested parties, as well as people directly affected by the development.
- Second Future of Seven Sisters Market Steering Group meeting held on 24th November.
- Public consultation on the Main Modifications to the Haringey Local Plan Alterations to the Strategic Policies and the Tottenham Area Action Plan conducted by the Council
Public consultation on the Tottenham High Road Historic Corridor Appraisal and Management Plan Documents conducted by the Council.

On-going engagement

The Council and Grainger will undertake the following activities to continue engaging with affected property owners, lessees and other interested parties within the community. These activities include:

- Hosting further 'drop-in' events with appointed agents up to CPO inquiry
- Continued dialogue with local ward councillors to ensure they are kept up-to-date
- Continued engagement by Grainger with the market traders as part of the S106 obligation.
 - Individual meetings slots are scheduled two times bi-weekly which can be continued if necessary
 - Regular Future of Seven Sister Steering Group meetings, which the Council Tottenham Town Centre Manager attends.
- Wider engagement with local stakeholders and the continued publication of community newsletters and e-newsletters to approximately 9,000 properties and businesses within the local area. These include updates on the progress of the project as available
- Facilitate meetings where necessary with third party stakeholders including local amenity groups
- Updates to the project websites with regular news/updates as available
- Any further activities agreed between the Council and Grainger as part of the Grainger Community Engagement Strategy