

**From:** LDF  
**Subject:** FW: FDLP reply to site allocations proposals

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**From:** Martin Ball  
**Sent:** 07 March 2014 23:30  
**To:** Kelly Stephen; LDF  
**Cc:** Cllr Stanton Alan; Cllr Reith Lorna; Cllr Rice Reg; Simon G; zena.brabazon@blueyonder.co.uk  
**Subject:** FDLP reply to site allocations proposals

Dear Mr Kelly,

In responding to the consultation about the site allocation plan I am setting out the concerns the Friends of Down Lane Park - a group of residents who are active in improving Down Lane Park in the Tottenham Hale area - has regarding the development proposals for Tottenham Hale as they impact on the park.

We are pleased that the proposals do not seek to erode the size of the park, which is already small, or suggest any land swap significantly altering the boundaries of the park. It is welcomed that the proposals for the area don't repeat the mistake of Haringey Council's previous attempt to build flats on the southern area of the park. Down Lane Park is a protected recreational site as part of the Fields-in-Trust's Queen Elizabeth II Challenge initiative to safeguard green space as part of the London 2012 legacy and in celebration of the Diamond Jubilee. Achieving this status was a major plus that offers a platform for improving the park and community play opportunities. Together with the Get Active Tottenham programme it means we can increase participation in regular exercise amongst local people.

While there isn't any land grab for housing this time, we are concerned that the draft agenda for transforming Tottenham Hale will have a detrimental impact on the current setting of the park. At present we have a park for local people where they can relax and play, as well as socially meet up with others. The imposition of tower blocks similar to those at Hale Village around the park will crowd-in an open green space and also result in a significant increased use of the park that it is easy to imagine will squeeze out local people from their local green space. Further, the protection of our sky view is important, as there is personal enjoyment of seeing the blue sky above and a public health benefit of green space not being surrounded by high-rise buildings. As an outer London area we would expect the sky-line to not be littered with tower blocks. The Hale Village buildings have already changed the landscape view around here for the worst and we don't want to see that extended to near Down Lane Park or the edge of the Tottenham Marshes. Both our view of the expanse of the Lea Valley area and our urban green spaces need protecting from over-bearing developments. We currently have a wonderful open park and it should not be downgraded into a landscaped grassed area between tower blocks. Excessive building on Ashley Road in particular would have an adverse impact on Down Lane Park as an essential amenity for local people and worsen the quality of life for local people.

The proposed sale of the Technopark to become a Harris Federation school is a worrying indication of how Down Lane Park will soon be negatively impacted on by so-called development of the area. The proposal would result in a large school being sited in an inappropriate location with inadequate space for play facilities for pupils. To compensate for a lack of playground space and to make the property more attractive to Harris Federation, the Council wants the sale to involve both park facilities being annexed by the school and public land along Watermead Way being bundled into the deal. This is an abuse of public land and not beneficial for local people. The public land should

be maintained as a public right of way, and remain as an access route along Watermead Way and to the Tottenham Marshes. Furthermore, it is essential that we defend the principle of park facilities being available to local residents and not 'sold' as a sweetener in future commercial deals in the area. Down Lane Park's facilities are vital to the health and mental well-being of local people. Especially those living in over-crowded rented accommodation and without access to gardens.

What is disappointing in the development proposals for Tottenham Hale is the lack of ambition for developing Down Lane Park and creating new 'pocket' green spaces. There is page after page proposing high-rise buildings. Little on how the area will be made more pleasant for the existing population, let alone the proposed surge of new people whether living or working in the new buildings. The Council recognises that the park needs significant improvement to provide better green space and play facilities for the current population. A plan for more sports facilities and a cafe with community rooms for life-enhancing activities has been developed after regular discussion with the Friends group and other park users. This is set out in the management plan recently submitted by the Council in applying for Green Flag status for Down Lane Park. Even if a quarter of the proposed new homes were built then it is obvious that the park needs improving more than is presently being aimed for. As part of the Green Flag application the Friends advocated a 20-point agenda of improvement. Key to this is the extension of the park into adjacent sites such as the recycle centre, the depot, and alongside Monument Way. These sites are owned by the Council and it would be relatively straightforward for them to be used to increase the size of Down Lane Park and through creative use of the Monument Way land create a green corridor to the High Road. Turning the depot site into park land would also create the potential for significantly improving the link between Down Lane Park and the Tottenham Marshes, providing a gateway to the Lea Valley and the many outdoor opportunities there. For the Friends and other local groups the expansion of the park with increased facilities for people and improved connections is a desired outcome that would make the area more attractive and contribute to reducing health inequalities.

The Council must give consideration to actually using some of the Tottenham Hale sites for expanding the park as well as creating pocket park areas to provide environmental 'breathing' space within and around any new buildings. There is a need for more park and green space in Tottenham, and a sizeable part of the debate about the future of the area must be about creating greater provision. For this reason, it is disappointing that the proposals include replacing the green space between Monument Way and the Chesnut Estate with buildings. This is an example of an important space being concreted over and over-densification/intensification being the norm.

I am happy to provide further information and am willing to arrange a meeting with the Friends group to discuss how Down Lane Park can be protected as a community asset and enhanced as the green jewel in the Tottenham Hale community.

All best,  
Martin Ball

Chair, Friends of Down Lane Park.

Note: I have copied in my local councillors Alan, Lorna, and Reg. As well as Simon (FDLP Secretary) and Zena (Chair of the local RA).

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