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To whom it may concern:

**LDA Consultation Response**

Thank you for inviting the London Development Agency (LDA) to comment on the Haringey Core Strategy and Site Allocations DPD. The Agency supports the principle of policies set out in the LDF consultation documents, and welcomes references to the LDA's support and partnership working with LB Haringey. Please note separate comments will be submitted with respect to Haringey Heartlands.

**Core Strategy**

**1.3 Tottenham and Seven Sisters Area Assembly**

The Agency supports the borough's policy aspirations in both these areas, however would suggest a stronger focus on its future potential, as well as its existing importance.

The LDA agrees with the opportunities set out for Tottenham Hale, including Hale Village, the CHP plant as a central to supporting new development, and recognition of the importance of the Tottenham Hale gyratory in enabling development to come forward. However we estimate capacity for Tottenham Hale to be significantly higher than 2,500 homes. The figure should reflect its transport accessibility and improvements to the gyratory, and provide developer and investor certainty of its growth potential.

A figure closer to 5,000 homes and 1,400 jobs would be more appropriate, given the contribution that sites such as Ashley Road, Hale Village and Hale Wharf and other surrounding brownfield sites could make towards achieving the overall borough housing target. These figures are based upon the Tottenham Hale Housing Capacity Study (Llewelyn Davies 2004) co-commissioned by the borough and the LDA, and earlier work by Roger Tym 2004, which in turn underpinned the Tottenham Hale Urban Centre Station Square and Ashley Road Masterplan.

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## 2.1 Haringey's Spatial Strategy

The Agency supports the areas of Haringey Heartlands and Tottenham Hale as the key growth locations. It is important to maintain a tight focus on key growth areas, and prioritise objectives, particularly at a time of reduced public spending coupled with a cautious development market.

### 3.1.10 Tottenham Hale

The LDA supports the borough's aspirations for Tottenham Hale, including the role of Ashley Road and the gyratory, however for completeness would encourage a mention the Green Link. The focus should be on delivering the gyratory, and the Agency would suggest inclusion of the expectation that s106 contributions will go towards meeting a proportion of these costs (and perhaps reference to the agreed sum).

### 3.1.33 Tottenham High Road

The LDA continues to support Tottenham High Road as an area for regeneration with the potential to deliver a significant number of homes, supported by rail and tube infrastructure, as well as town centre/high street facilities. The Agency will continue to support the Tottenham High Road Corridor and Tottenham Green Cultural Quarter study. Improving the quality of place and maximising the use of sites should be key priorities for this work.

## 4.1 Decentralised Energy

Reference to the potential for a decentralised energy network is welcomed. The LDA would suggest a policy which encourages future-proofing new developments to enable connection at a later stage.

## 5.3 Town Centres

The Role of Bruce Grove/Tottenham High Road is significant in providing much-needed vitality to the A1010 Corridor. The town centre has the ability to act as a catalyst for regeneration along the wider corridor.

Building on its retail strengths, Tottenham Hale Retail Park can play an equally important role in stimulating the redevelopment of Tottenham Hale. Over time, a diversification of tenure and retail formats should be encouraged to fulfil the aspirations of the Tottenham Hale Urban Masterplan.

## 6.3 Open Space & Biodiversity

The Agency welcomes reference to the green link and its role in supporting future growth and facilitating access to the Lee Valley Regional Park.

## 7.2 Culture & Leisure

Reference to the Tottenham Green Cultural Areas is welcomed, including the recognition of the A1010 regeneration corridor. The LDA through Design for

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London will continue to support the broad partnership of agencies preparing a cultural strategy in the area and will seek to assist the delivery of improvements to Tottenham Green to support this.

#### 8.2 Planning Obligations

The Agency would suggest specific mention of the Tottenham Hale gyratory and the Tottenham Green Link within this document or as a cross-reference to more specific LDF policy, given these are major infrastructure requirements, central to enabling development in this location to come forward in a sustainable manner. The expectation that contributions will be required to meeting part of these costs should be set out in the LDF.

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#### Site Allocations

The Agency considers that the list of uses for Ashley Road Depot and Ashley Road South are appropriate. However with respect to the area boundary, the LDA would suggest a wider area is included, given options for redevelopment which have emerged through the Tottenham Hale Urban Masterplan are still being considered.

Within the Other Relevant Information section, the LDA would suggest a cross-reference to the adopted Tottenham Hale Urban Centre Masterplan Supplementary Planning Document (SPD).

Thank you again for inviting the LDA to comment on the Haringey Core Strategy and Site Allocations DPD. We look forward to continuing to work with LB Haringey to deliver projects which support the main aspirations set out in the emerging LDF.

Please do not hesitate to contact me should you have any queries.

Yours Faithfully



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Senior Spatial Planning Manager

