

Introduction

10 101, 104

As a grass-roots community organisation made up of residents and local traders with a stake in what happens in our town centre, we are motivated by values and principles that are not driven purely by commercial interest and these should be represented in policy. Town centres are more than just commercial and consumer centres. We are here because we know that all sustainability is local. We have come not because we have all the answers for your policy documents, but because if your policy documents cannot speak to us, do not include our participation, they will fail sustainability. It is us, the local people, whose diversity of activities in this locality make us the protagonists in this next generation. We are the stakeholders, knowledge-bearers, meaning makers; this locality's unique DNA. We have an interest and an investment, and planning policy must equip us with tools to assess how any new developments, plans, impacts will affect that investment. We want to engage in a positive and proactive way rather than reactively. We have come to request your processes and policy documents achieve this.

Chapter 3: People at the heart of change in Haringey

3.1 SP1 Managing Growth

While the wording of the policy has merits in that it promotes sustainable communities there is little reflection of this in the Council's aspirations for Seven Sisters Corridor.

Issue/topic: Seven Sisters Corridor

- **Bullet Point 1:** Initiatives to identify 'strategic priorities for the Seven Sisters corridor' should include a statement on involving the existing local community as a stakeholder 63/1/2/1
- **Bullet Point 3:** The terms 'new' and 'landmark' are vague, cliché and often contradictory within an area where heritage and conservation issues are pertinent such as Seven Sisters. Their interpretation results in mediocre developments with little architectural merit and they are used by developers to create schemes that maximize their profits but the new buildings are in fact not considered a positive 'landmark' by the local community. 'New' is not always the solution. The corridor is rich in under-utilized buildings, many of historic note, and the approach should be one that identifies and attempts to bring back to life these buildings 101

before even considering new development therefore this point should direct opportunities to bring back into use empty and under-utilized properties.

- **Bullet Point 5:** The Council's aspirations for Wards Corner must reflect the strong feelings and much vocalized objections to the regeneration model as described presently in the policy and must be changed to promote a community- and heritage-led approach that is sustainable and sensitive to the existing community living on and using the site. Wards Corner is a prime example of how attempts to concentrate high-density housing, intensive retail and improved public realm are not compatible with one another nor the historic and demographic context of the area. This is further compounded when the existing community is not involved in any significant way in determining how the area should be improved e.g. what really constitutes public realm improvements (as seen at Wards Corner where the community does not feel that increasing the pavement represents genuine public realm improvement).
- **Bullet Point 8:** Lessons need to be learned from attempting to develop Wards Corner as a 'landmark distinct building and gateway to Tottenham' and the same mistakes must not be repeated at Apex House. Apex House is a relatively new building and if the Council is serious about meeting its 40% reduction of CO₂ emissions by 2020 it must (in partnership with the local community) look for more imaginative ways to redevelop existing buildings such as Apex House. Such approaches include retro-fitting, which makes use of the existing building stock and the energy embedded within them.

Issue/topic: Areas of limited change

We support AGRA's submission which proposes change of wording:

Delete "particularly in the west of the borough" and example areas Crouch End etc.

New text:

"Significant areas of these are designated as CAs, of which there are 24 in the Borough, and will have development over the next 15 years."

Chapter 5: Economic vitality and prosperity shared by all

5.3 SP10 Town Centres

Issues of economic, environmental (such as peak oil and climate change) and social sustainability are not sufficiently referenced in this policy. Without consideration of sustainability issues higher density developments and ever-expanding town centres will

63/2/5.1

63/2/5.3

JGM

create concrete metropolises that rely on the very resources we are running out of for their continued operation. For this reason we strongly feel there needs to be greater links between development and environmental policies.

We feel there should be greater emphasis on restoring and reviving already existing and suitable local resources instead of always resorting to the resource-intensive processes of large-scale developments when there are often perfectly good amenities and facilities.

Any policy on town centre developments must identify, recognise and respect Social Capital of the locality as a first priority. Through this approach partnerships required to bring forward coproduction will become apparent without compromising equality of opportunity and wellbeing of a locality.

While the policy does recognise the socio-economic importance of a town-centre it lacks indications of how and who with the Council will take 'proactive partnership approach to reinvigorating' town centres.

LDF should add to policy:

- Research in partnership with the community to map the character of retail areas, including their socioeconomic character, through 'health checks'
- Promote partnerships between developers, retailers and residents at all stages of a major development to establish the optimum mix of retail-uses and unit sizes, and designs appropriate for the neighbourhood.
- Undertake a Social Impact Assessment that is not based solely on statistics but on direct input of those most affected by any major development where opportunity of equality is a major consideration. Community to be part of Section 106 negotiations, whereby the presence of a major store or stores is offset by a levy to support independent retailers displayed and located nearby.

Mital Patel

Karolina Maroszek: | _____

obo Wards Corner Community Coalition

