

Our Tottenham Response to Main Modifications Local Plan Consultation

Modifications to the Alterations to the Strategic Policies

AltsMod18 (page 5) the inspector suggested the following amended text:

'Where the Council undertakes estate renewal, it will seek to reprovide social rented housing (as defined in the glossary) with new social housing on an equivalent floorspace basis.'

We suggest changing this to:

'Where the Council undertakes estate renewal, it will seek to reprovide social rented housing (as defined in the glossary) with new social **rented** housing on an equivalent floorspace basis.'

Reason: This is to make absolutely clear that the reprovided housing should be at 'guideline target rents are determined through the national rent regime'. The latter is the definition of social rented housing given in the proposed amended glossary (see page 9 of these modifications.)

Modifications to the Tottenham Area Action Plan

In reference to AAPMod12 page 3-4

'D. To optimise the use of land in delivering wholesale renewal of Haringey's housing estates in Tottenham (as listed in Policy SP2 of the Strategic Policies), the Council will support proposals which are designed to:

- a. Improve the quality and range of affordable housing options;
- b. Better address housing needs in Haringey;
- c. Secure a more inclusive and mixed, sustainable community; and
- d. Increase housing delivery in Tottenham.'

We believe the first sentence should be changed to 'To better optimise the use of land in delivering wholesale **refurbishment or** renewal of Haringey's housing estates...'

We argue this makes it consistent with Alt 53 of the Alterations to Strategic Policies which does actually say that estates in Northumberland Park will be considered for refurbishment.

.Alt 53 states on page 17:

'Insert the following additional policy following Policy SP2 (10):

"The regeneration of Haringey's Housing estates renewal and improvement. The Council will bring forward a programme to undertake regeneration strategic improvements to, or renewal of, Haringey's housing estates, with priority being accorded to those located within wider regeneration proposals and/or identified as being most in need. An initial list is set out below:

- Northumberland Park
- Love Lane..." '

In AAPMod41, page 10-11: insert the following after 'The process for undertaking estate renewal will follow the following steps:':

**'- the potential for refurbishment;
- the principles under which demolitions would be considered;'**

Reason: This reflects the modifications made to SA62 in terms of consulting residents about the possibility for refurbishment as well as demolition. It also is in accordance with Alt 53 to the Alterations to Strategic Policies (see above.)

In AAPMinor8, page 22:

Change:

'Tottenham also has an ageing stock of Council housing and rather than re-providing or renovating low quality existing stock which is not a sustainable solution and it not viable, the Council will support proposals for more widespread renewal of Tottenham's housing estates in accordance with policy AAP3(D).'

to

'Residents will be fully consulted and will decide themselves whether to re-provide or renovate existing council housing stock in Tottenham. If the residents support proposals for more widespread renewal of a housing estate in Tottenham instead of refurbishment, it will take place in accordance with policy AAP3(D).'

Reason: The currently proposed modification contains a clear bias in favour of demolition and against consulting residents about refurbishment options. Again this contradicts Alt 53.