



HIGH ROAD WEST

HYBRID PLANNING APPLICATION

STATEMENT OF COMMUNITY INVOLVEMENT UPDATE

PREPARED FOR LENDLEASE BY SOUNDINGS

FEBRUARY 2022

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This document supports the High Road West Planning Addendum, and is supplementary to the Statement of Community Involvement (SCI). It outlines activities and findings in relation community engagement and consultation following the submission of the High Road West Planning Application. A number of planned future events are also outlined as these are due to take place prior to the proposed planning committee date.

Model Event at the Grange

October 2021

Submission of the High Road West Masterplan Planning Application

January 2022

Model Event at the Grange with Love Lane residents

Resident Newsletter

March 2022

Resident Newsletter

HRW at Love Lane RA meeting

Construction Information Session with Love Lane Residents

Construction Information Session with Headcorn and Tenterden

November & December 2021

Business Breakfast

Planning Submission Exhibition - Love Lane Residents

Planning Submission Exhibition - Headcorn and Tenterden

Planning Submission Exhibition - Public Drop-ins x 3

Planning information and videos launched online

Site Works Notices

February 2022

Elephant Park Site Visit with Love Lane residents

Resident site Works Notices

Neighbours site works flyers

Site walk around with Headcorn and Tenterden

Spring 2022 onwards...

Resident Panel Forum

Improvements session with Headcorn and Tenterden

Business engagement

1. PLANNING SUBMISSION EVENTS

Following the submission of the planning application the HRW engagement team held a number of events. Attendees included residents, immediate neighbours, businesses and the broader community. The engagement activities aimed to ensure local people were informed about the details of the submitted masterplan and first new homes proposals.

1.1. BUSINESS BREAKFAST

November 2021, The Grange

A business breakfast drop-in event was held for local businesses on Thursday 11th November, 9am-10.30am.

The event was an opportunity for businesses to better understand the HRW scheme, including updated timescales, the support available, and emerging thinking on current and future relocation options, including within the new development. Team representatives from Lendlease, LBH and Soundings were in attendance, allowing the team to gain a greater understanding the views of business owners, and to progress any queries or actions raised.

The event was promoted via letters to existing businesses within the masterplan area, as well as flyers distributed to businesses both inside and outside the masterplan area.

Key feedback

Business attendees located within the development red line were most interested in the phasing plan and when their businesses could be impacted by the re-development.

In particular, attendees to the north of White Hart Lane asked questions primarily related to ownership and tenure available for the spaces in the new development.

Businesses along the High Road in the south were taken through the current phasing plan and offered further one-to-one meetings to discuss next steps with regards to their properties and relocation options.

1.2. PLANNING SUBMISSION EXHIBITION - LOVE LANE RESIDENTS

November 2021, The Grange

In November the HRW team, including Lendlease, LBH and Soundings, attended a Love Lane RA meeting at the Grange. The meeting took place against the back drop of the HRW Planning Submission Exhibition boards. The HRW team were given a 30 minute slot in the meeting to present.

The meeting provided an opportunity to Lendlease to reintroduce themselves to Love Lane residents. The team explained that the planning application had now been submitted, and gave a summary of the proposals. Lendlease clarified that should the application be successful, there would be substantial further engagement with residents on the construction of new homes as well as designing the masterplan in detail. The meeting was an important step to speak to Love Lane residents about how they would like to be engaged going forward.

Key feedback

Residents stated that moving forward the RA would like regular sessions with Lendlease where HRW updates could be provided.

Residents were keen to have a relationship with the HRW construction liaison officer.

Residents would like to understand more about how residents would be kept involved in developing the masterplan, particularly Peacock Park and Moselle Square.

As a result of the session several follow up events have been arranged, including an upcoming construction session on site, a HRW presentation to the RA in March, and a session on socio economic programmes in April.

1.3. PLANNING SUBMISSION EXHIBITION - HEADCORN AND TENTERDEN

November 2021, The Grange

A planning exhibition drop-in was held for Headcorn and Tenterden residents on Thursday 11th November, 6pm-8pm.

Residents were invited to view the Planning Exhibition information including details of the first new homes at Whitehall Mews, located adjacent to their estate. The session also covered next steps, including further work with the community to develop the proposals. Actions carried forward from the previous meeting with HTBG were also discussed, including potential estate improvements. Team representatives from Lendlease, LBH and Soundings were in attendance, allowing the team to gain a greater understanding of resident views, and to progress any queries or actions raised.

The event was advertised via flyers which were sent to all addresses within the estate.

Key feedback

In relation to the proposals for Whitehall Mews, residents raised concerns about the proposed building heights, highlighting their desire for new buildings to be in keeping with existing buildings. Construction impact and the impact on cars and parking were also key concerns.

For the wider HRW Masterplan residents wanted to understand how Moselle Square would be managed, with particular interest in ensuring it was an inclusive community space. Residents wanted to see more information on the sunlight impact of the completed development.

Existing issues on the estate were raised, these included; fire safety, general safety and security. Ongoing event management issues with Tottenham Hotspur Stadium were also discussed.

Residents noted estate improvements were proposed elsewhere in the borough, the engagement team took this point away and sought clarity for the next meeting. Clarity was sought on whether land from the estate was being included in HRW plans.

The HRW engagement team agreed to follow up sessions on construction management and estate improvements.

1.4. PLANNING SUBMISSION EXHIBITION - PUBLIC DROP INS

November -December 2021, The Grange

Three drop-in events were held at various times of day to enable people with different commitments to attend.

- Tuesday 23rd November, 10am – 12pm
- Tuesday 30th November, 6pm – 8pm
- Tuesday 7th December, 3pm – 5pm

Planning Exhibition information, including details of the masterplan and the first new homes, was on display, as well as printed copies of the Design and Access Statement. Feedback forms, asking attendees' opinions on the event and how they would like to be involved in going forward, were also available. Team representatives from Lendlease, LBH and Soundings were in attendance, allowing the team to gain a greater understanding of public feedback, and to progress any queries or actions raised.

3,348 flyers advertising the events were delivered to Love Lane residents and addresses in a 400m boundary of the regeneration area.

Key feedback

Some residents were very interested in the local heritage and conservation area, and wanted to understand how this was being considered as part of the masterplan, and which buildings were being retained.

Generally attendees liked Plot A, specifically the kitchens, but wanted to understand its character.

Residents had queries about construction management – including how residents neighbouring the development would be affected during the construction stage.

Residents were keen to know more about the proposed transport plan, with a desire for existing roads to remain quiet.

1.5. PLANNING INFORMATION LAUNCHED ON HRW WEBSITE

November 2021, Online

Following the submission of the planning application, the HRW project website was updated to ensure the most up to date information on the project was available online.

A 'Planning' tab was added to the website containing information on the submitted masterplan and a link to view the Planning Submission Exhibition boards digitally.



In October 2021 a Planning Application was submitted for High Road West. This application was formed of an 'Outline' submission for the entire site which seeks permission for the general principles of how the site will work, and a 'Detailed' application for Whitehall Mews to allow the first new Council homes to be delivered.

'Planning' page on the HRW website

1.6. PLANNING INFORMATION VIDEOS LAUNCHED

November 2021, The Grange

As part of the HRW website update, the HRW engagement team created videos to clearly explain the proposals in an accessible way.

The videos covered six key topics; the masterplan; green and open spaces; jobs, workspaces and retail; community and leisure spaces; new homes; and Love Lane residents.

VIDEOS

If you would like to learn more about our proposals for High Road West, we've created a series of short videos that talk through the submitted planning proposals.

MASTERPLAN



GREEN AND OPEN SPACES



Planning videos on the HRW website

2. ONGOING ENGAGEMENT - LOVE LANE RESIDENTS

2.1. MODEL EVENT AT THE GRANGE

January 2022, The Grange

Love Lane Estate residents were invited to view a to-scale 3D model of the HRW Masterplan proposals, on Friday 28th January, 3pm-6pm.

Exhibition boards showing the High Road West scheme submitted in the planning application were on display, as well as printed copies of the Design and Access Statement. There was also information about how residents could get involved; by viewing and commenting on the planning application; attending a site visit at Elephant Park; and expressing their interest in future design panel or forum events. The event was catered and there were art activities for children. Team representatives from Lendlease, LBH and Soundings were in attendance, allowing the team to gain a greater understanding of resident views, and to progress any queries or actions raised.

The event was advertised via the resident newsletter which was sent to all addresses within the estate, as well as event flyers which were hand distributed to estate residents.

Key feedback

Many residents were excited about the proposed improvements to the neighbourhood, specifically the new community facilities and green and open spaces.

Parking was a key topic of conversation, residents were positive around the proposal that car parking would be provided for those residents who currently owned a car.

Residents were keen to understand more about the phasing and timescales of the scheme and what this meant for their personal circumstances.

Following discussions at this session the engagement team plan to hold a dedicated phasing meeting with residents following the outcome of the planning application.



Model Event at the Grange

2.2. ELEPHANT PARK SITE VISIT

February 2022, Elephant Park

A site visit to Elephant Park, a mixed use project being developed and delivered by Lendlease, was arranged for Love Lane residents on Friday 4th February, 9.45am-2.30pm.

The session included a presentation on the development at Elephant Park and a tour around the development. Around 50% of the scheme is already complete and residents were able to see inside a completed home, a community space, the library, public spaces and commercial areas - including shops and restaurants.

Team representatives from Lendlease, LBH and Soundings were in attendance, allowing the team to gain a greater understanding of resident views, and to progress any queries or actions raised. Team members explained that while the development at Elephant Park is not the same as what is proposed at HRW, it should help to give residents an idea of the types of spaces that could be delivered at HRW. Residents were given a pamphlet with a map of the walking route and illustrative images of what is proposed at HRW.

The event was advertised in the resident newsletter that was sent to all addresses within the estate, as well as at the model event at the Grange.

Key feedback

Resident feedback was overwhelmingly positive, and many expressed excitement at the prospect of something similar being delivered in Tottenham. Many residents were surprised to learn that the development was on 50% complete, and felt assured that this is how 'living with construction' could feel.

Public realm

Overall residents liked the space and quality of construction within the public realm. They welcomed the quantum of green space and trees, and liked the play spaces and how close these were to homes.

Residents were pleased to see the affordable and local retail offer along the wide public realm, and were impressed by the business support that had been offered at Elephant Park.

Homes

Generally, residents felt positively about the completed home they visited. Secure entry systems, bathroom size, balconies and quality of fixtures and fittings were all well received.

Constructive feedback was gathered on the provision of storage and open plan vs. separate kitchen and living spaces. LBH are continuing to engage with residents on these topics, to ensure that the new homes meet the needs and preferences of residents.

Community facilities

Residents were impressed with the new library, particularly the section on heritage and local history, which was something they were keen to see delivered at HRW. Residents liked the range of facilities provided for young people.

Energy

Residents wanted to understand more about how the supply of energy would work within the new homes at HRW. The team agreed to arrange a dedicated follow up session on energy provision in the new homes to answer all resident queries.



Resident site visit to Elephant Park

2.3. RESIDENT NEWSLETTER

January 2022

In January, Love Lane residents received the first in a series of bi-monthly resident newsletters.

The newsletter reminded residents of the proposals for HRW, including the benefits for local people. Information was included on the submitted planning application, with a link to view and comment on the proposals online. Information was given on upcoming opportunities for residents to get involved in the immediate and longer term, and residents were informed about works coming up on site.

The newsletter asked residents about what they would like to hear about in future newsletters. Contact details for key members of the team were included.

The newsletter was translated into Turkish for Turkish residents, and translation options were given for Portuguese and Somali residents.

2.4. BI-MONTHLY NEWSLETTERS

Ongoing

The HRW engagement team aims to publish a resident newsletter on a bi-monthly basis. The aim is for the next resident newsletter to be published at the end of March. This is proposed to contain updates on project progress, information on current opportunities for residents to get involved at HRW, as well as updates on what is happening on site.

2.5. SITE WORKS NOTICES

Ongoing

The HRW engagement team recognise the importance of keeping Love Lane residents informed about works happening on site. Notices will be displayed within the lobbies of each of the Love Lane blocks outlining upcoming on site works, and details for a Lendlease on site contact to reach out to with any queries or concerns.

2.6. CONSTRUCTION INFORMATION SESSION

Planned March 2022

The Lendlease on site construction team will meet residents on site to explain initial works that are occurring and answer any questions residents may have. It is hoped that this session will form part of the ongoing relationship building between residents and Lendlease, particularly in relation to minimising the disruption on site and making the neighbourhood a nice place to live during the construction phase.

2.7. HRW PRESENT TO THE LOVE LANE RESIDENTS' ASSOCIATION

Planned March 2022

In March the HRW team, including Lendlease, LBH and Soundings, will attend a Love Lane RA meeting at the Grange. The HRW team will be given a one hour slot in the meeting to present.

The meeting will provide an opportunity for the team to follow up on some of the commitments and conversations from November's RA meeting.

The team will provide a general project update and would then like to discuss plans for Plot A, specifically material palette options which are to be taken forward, using the RA as a sounding board for decision making.

The team would also like to use this opportunity to speak with residents about the types of community projects they would like to see in their local area.

2.8. RESIDENT FORUM / PANEL

Planned Spring 2022 onwards

The HRW engagement team are developing their plans for a new Resident Forum to act as a 'sounding-board' to inform residents, gather feedback on proposals and sustain excitement about the new opportunities coming forward, as well as to inform other engagement activities.

The forum, initially formed of Love Lane residents, will discuss the design of homes, with the aim to extend this to consider other features of the new neighbourhood at HRW. The inception meeting for the group is planned for Spring 2022.



3. ONGOING ENGAGEMENT WITH IMMEDIATE NEIGHBOURS AND BUSINESSES

3.1. SITE WORKS COMMUNICATIONS

December 2021, Letter

A letter was sent to immediate neighbours to inform them of the planning application for the demolition of the former British Queen pub.

The letter was sent to 767 residential and business addresses surrounding the former British Queen site.

Ongoing, Communications

To ensure immediate neighbours are kept informed about ongoing works on site the HRW engagement team will be issuing a number of flyers and letters outlining upcoming on site works, and details for a Lendlease on site contact to reach out to with any queries or concerns.

3.2. SITE WALK AROUND WITH HEADCORN AND TENTERDEN

Planned February 2022, Headcorn and Tenterden Estate

Headcorn and Tenterden residents were invited to join the HRW engagement team to walk the existing estate with Homes for Haringey representatives in order to help residents address any issues with the existing properties and estate. The walk also provided an opportunity to further discuss longer-term estate improvements previously discussed with residents.

Key feedback

The discussions focused on issues on the existing estate, these included; bins, antisocial behaviour issues, parking - and in particular disabled parking bays.

Residents also discussed the proposals for Whitehall Mews. Concerns were raised about access to Whitehall Street, which the team clarified would remain accessible and not pose any risk. Residents queried the name 'Whitehall Mews' and the team confirmed this was for planning purposes only and that residents would be consulted on new place names.

Estate improvements were discussed and residents noted possible cost implications to them should the improvements go ahead, the team assured residents that further engagement will be carried out ahead of any decisions around improvements.

Homes for Haringey took away maintenance issues to resolve for residents. The engagement team will arrange a follow up session on estate improvements.

3.3. CONSTRUCTION SESSION WITH HEADCORN AND TENTERDEN

Planned April 2022

The Lendlease on site construction team will meet residents on site to explain initial works that are occurring and answer any questions residents may have.

3.4. IMPROVEMENTS SESSION WITH HEADCORN AND TENTERDEN

Planned April 2022, The Grange

The HRW engagement team will hold a session with Headcorn and Tenterden residents to discuss plans for potential improvements to their estate, including improved bin and cycle storage, improved boundary treatments and potential landscaping.

3.5. BUSINESS ENGAGEMENT

Ongoing

We will be continuing to talk to affected businesses to ensure they have the right support and information, including timescales for the scheme and current and future relocation options, including within the masterplan.

We will also be seeking to work with businesses and the community as the scheme progresses to develop the designs for the new employment spaces.



Model Event at the Grange