**OUR TOTTENHAM – PLANNING POLICY WORKING GROUP**

**Next meeting:
Monday 24 February, 6pm**at Kitap Evi café, 410 High Rd, London N17 9JB (a block north of the police station on the same side). **Contact Claire:** **ccolomb30@gmail.com**
**NOTES OF MEETING 7 FEBRUARY 2014
Present**: Shirley, Dave, Claire, Gloria, Sue, Anne, Elizabeth Carola
**A. Forthcoming work and meetings on the Council consultation**
1. There are two sets of documents now ‘out for consultation’ and on the Council’s web site; the Area Action Plans and the Site Allocation Document covering 54 separate sites across Haringey, many of which in Tottenham.
<http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/local_development_framework/tottenham-aaps.htm>
<http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/local_development_framework/site-allocations-dpd.htm>
The AAPs once consulted on will be legally binding on the Council and whatever they say is a permitted or appropriate development will be taken by developers and inspectors as law about what can happen. There will be a final consultation round in the autumn, but the public cannot later object to anything that gets proposed in accordance with the AAP. There is a shocking and discriminatory general assumption in the AAP document for Northumberland Park that concentrations of social housing (the only genuinely ‘affordable’ housing) are ‘bad’ and there is too much of it there. The AAP process facilitates potential land assembly, in some cases by CPO. The areas marked blue on the AAP maps are priority sites for development for which the Council has made specific proposals in the Site Allocation Document.

2. It is vital that as many people and groups as possible write in to the Council and/or do the online questionnaires before the **deadline of March 7**. A written, detailed response is needed to make an impact about the Area Action Plans or the site allocation documents. Such responses should attempt to re-write the planners’ own text for them and be in a language that a planning inspector can easily accept as appropriate as a substitute for the original. Petitions are of limited value because they will count 4000 responses as only one. Much better that lots of different people and groups respond separately, in addition to a collective OT response. But people may be looking for guidance from us.

3. There will be a special Area Forum type meeting cutting across all areas on Monday Feb 17, 6.30pm in the Exam Hall at CHENEL (ex CONEL, the college building). Anyone can attend to consider the Area Action Plans and the Site Allocation documents.

4. The UCL volunteer team (Claire Colomb and some student volunteers) will develop a template response for OT supporters to use to respond to the AAPs and we can all write variants/additions to it as well. They will draft and circulate this in advance of the Feb 17 meeting. It will have quotes from the AAPs in the left column of each sheet and possible responses/re-writes in a second column alongside the quotes.

5. The OT charter will be the basis for the template response. Some things not covered in it, e.g. sustainability, could be covered in individual groups’ responses. The response could go out in the name of the Planning Policy Working Group. The main principles of our response should include:-
- all homes to be built should be genuinely affordable to local people
- no net loss of social housing
- deficiencies of open space / play areas / social infrastructure of all kinds should be addressed
- no net loss of green space
- Tottenham’s heritage and character should be protected

We should question
- the logic of having an extra 10,000 homes in an already dense and overcrowded area
- the loss and reclassification of industrial land
- the planned replacement of small independent retailers by big business and corporate chains
- there is already and will be too little social infrastructure, like schools, health centres and youth services.
**B. Specific sites and the Site Allocation Document**
1. Most sites are already the topic of secret negotiations between Council and developers.

2. OT supporters will do walkabouts of key sites in the Council’s site allocation document – part Sat. Feb 8 in the afternoon, then around Tottenham Hale at 2pm Sat. 15 Feb; meet at Costa’s coffee bar on the Ferry Lane/Tottenham Hale retail park. Need for people to take photos on these walkabouts.

3. Should we/HANSAH argue that St Ann’s should be put into the Tottenham Regeneration Area? Care is needed that putting into an AAP might make things worse for critics of current plans because AAP once adopted is so inflexible.

4. General principles for specific sites should be the maximum amount of new housing should be genuinely ‘affordable’ ie social housing; wherever possible refurbish rather than demolish; ‘quality’ housing is more likely to be low-rise with gardens than large blocks of flats; make it an imperative that any developer must have genuine local community partners that they are working with on each site’s project.

5. The UCL volunteer team (Claire Colomb and some student volunteers) will try to analyse each site in Tottenham and draft a detailed note for each site that can be used by OT in the collective response to the Site Allocation Documents. Dave will provide some basic criteria (based on the charter) to guide the students in that process.
**C. Issue of the Community Infrastructure Levy (CIL) and s.106**CIL figures for specific sites in the Site Allocation Doc. are questionable in many places. Property developers in London are rumoured to expect a 23% profit margin (? Source needed for this and how is margin calculated? ) . But in the rest of Europe we’ve been informed it is only 7% to 10%. The margin should be reduced to the European average, by the difference going into larger CIL and s. 106 payments to ensure enough social infrastructure. Also relevant is the fact that the unexpected recent rise in London house prices means developers of private housing will make more money than they initially expected.
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