

High Road West

Consultation Feedback



Dear resident

Thank you to everyone who took part in the consultation on the proposals for the High Road West area.

435 feedback forms were returned, including 207 from Love Lane residents, 70 from local businesses and 158 from residents in the wider community. These will be used to develop the plan for the High Road West area. We will continue to seek your views on the plan as it is created.



We Asked...

For your views on the plan to create a new public space linking an improved White Hart Lane Station, Tottenham High Road, the new Tottenham Hotspur Stadium and new community facilities.

We also asked you what new facilities, housing and jobs and businesses you want to see in the area and what you thought of the three master plan options that show different levels of change in the area.

You said...

Local people want and welcome change in the area. The feedback has told us you...

- **Prefer Option 3** of the master plan proposals, which proposed the most amount of new homes, jobs and new facilities
- **81%** want more jobs for local people and residents want to see new businesses such as start-up space for businesses and a better mix of shops
- **67% support** a new entrance to White Hart Lane Station and a new station square
- **71%** want more homes and a better mix and quality of homes, including homes with gardens.
- **289 people** want a library, learning and education centre and a community park

Below is a summary of the feedback received. A detailed feedback report can be viewed on the High Road West website www.haringey.gov.uk/highroadwest

The plan for change

The plan to move White Hart Lane station and provide the new public open space received strong support from local people.

People liked the idea of creating a safer station entrance that would be accessible to all and having new businesses and community facilities surrounding the new open space.

“The area is crying out for regeneration.”



New facilities

Residents and businesses expressed a strong desire for new community facilities. The most requested new facilities were:

- A new community hub with a library and learning centre
- A modern health centre
- A new community park
- A cinema
- A new sports centre.

“Definitely important to have a bigger library, learning and education hub. It needs a community centre to get the community together.”

There was less support for a new bowling alley and art venue or gallery.

New Homes

Housing was highlighted as a key issue for local people. People want more high quality homes in the area that meet the needs of the community, including:

- Larger family homes
- More affordable homes
- Low rise traditional housing with gardens
- Supported housing for older and more vulnerable people.

“more houses are needed with gardens and fences.”

Love Lane residents want new homes and 68% of the Love Lane Residents who responded want all of the Love Lane Estate to be included in the regeneration proposals. Seven comments from Love Lane residents stated that renovation would be better than regeneration.

“Houses, big enough for big families.”

A substantial number of Love Lane residents stated that they want the council to be the landlord of any replacement homes. Residents also wanted to have their security of tenure and their rent levels protected.

New Jobs and Businesses

Creating new jobs and businesses was an important issue for local people and will be important in tackling unemployment in the area:

- 81% of respondents agreed that we should encourage businesses and facilities that help create jobs for local people
- Many residents want to see a better mix of retail in the area; 269 residents wanted new independent stores and 240 residents wanted new high street chain stores
- There is strong support for new start up space and office space for local businesses
- Many of the businesses that are affected by the regeneration options do not want their business/property included in the regeneration proposals.

“Definitely agree with the plans. New and more businesses would be wonderful.”

The council is committed to local businesses and would like to create a thriving economy in the High Road West area, where even more businesses and local jobs can be secured.

The council will be working with the new High Road West Business Steering Group to ensure that local businesses are involved in the regeneration proposals as they develop.

“New businesses should be encouraged but not at the expense of existing local businesses. A mix of local and high street stores should be selected based on the demand of the community.”

Next steps...

Feedback from the consultation has shown that the community and other stakeholders are keen to be involved in every step of the master planning process. The council will continue talking and meeting with the local community to ensure that you can influence the plan as it is being developed. We will hold a further round of public consultation next year so there will still be another opportunity to have your say on plans for the area. You might have seen reports in the press that Spurs have recently appointed new architects to design their new stadium. The council will be speaking with Spurs to clarify whether they will be submitting a revised planning application for a bigger stadium and to assess what impact this could have on the master planning process for the High Road West area.

Message from the Love Lane Resident Association:

“The Love Lane Residents’ Association were pleased that there were many opportunities for residents, who would be affected by any proposed changes, to have their say on how they felt about the options. The home visits conducted in the evenings and weekends were helpful to those who work and all the drop-in events were very informative. We would like to encourage everyone to have their say on the preferred masterplan consultation when it is made public’.

Questions

If you have any questions or concerns about the High Road West proposals please contact:



Sarah Lovell

sarah.lovell@haringey.gov.uk

020 8489 2025



Chantelle Barker

chantelle.barker@haringey.gov.uk

020 8489 8434