

Statement of Community Involvement.

Down Lane Park, Tottenham N17.

On behalf of London Borough of Haringey Council.

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Author: BC/JTU





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1. Introduction.

- 1.1. This Statement of Community Involvement (SCI) has been prepared on behalf of London Borough of Haringey ('the applicant') in support of an application for full planning permission at Down Lane Park, Tottenham N17.
- 1.2. This SCI details the methods of public engagement employed in advance of the planning application submission and the feedback received during the consultation process.
- 1.3. This document should be read in conjunction with the supporting application documents, plans and drawings, particularly the Design Access Statement (DAS).

The Requirement to Consult

- 1.4. Chapter 4 'Pre-application engagement and front-loading' of the National Planning Policy Framework (NPPF) (published September 2023) focuses upon the requirement to consult with various stakeholders on application proposals prior to its formal submission.
- 1.5. NPPF Para 39 states: *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."*
- 1.6. NPPF Para 40 states local planning authorities should *"encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*
- 1.7. NPPF Para 41 notes: *"The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits... This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs."*
- 1.8. NPPF Para 42 states: *"The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage."*
- 1.9. In addition to the national planning policy position on pre-application engagement, London Borough of Haringey adopted its SCI in 2017. The aim of this document is to ensure that residents, businesses and other local organisations have the best possible opportunity to have their opinion heard and inform development proposals and the decision-making process.

2. Development Proposal.

- 2.1. This application seeks full planning permission for improvement works to Down Lane Park, Tottenham N17. The application is site (marked in red) is shown in Figure 1 below.
- 2.2. Specifically, the development seeks permission for phases 2a and 3 of the Down Lane Park Improvement Programme: demolition of former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of a new Community Hub Building and Community Garden, new basketball and netball courts, new children's play area, access routes, entrances and associated soft and hard landscaping.
- 2.3. It is key to note that many of the comments received throughout public engagement relate to matters outside of the red line boundary of this planning application. Although these comments have been responded to by the design team, this Statement of Community Involvement does not reference them as they are not pertinent to the area for which consent is sought.
- 2.4. The proposed development should be seen in the context of the phased nature of the Down Lane Park Improvement Programme (DLPIP). Phase 1, Phase 2b and Phase 4 cover the remainder of Down Lane Park, and include extensive soft landscaping, public footpath and access improvements, infrastructure and site furniture, as well as improvements to children's play areas, and the marking of a football pitch. These works are to be carried out under permitted development rights and do not require planning permission. A phasing plan is included in Figure 1 below.

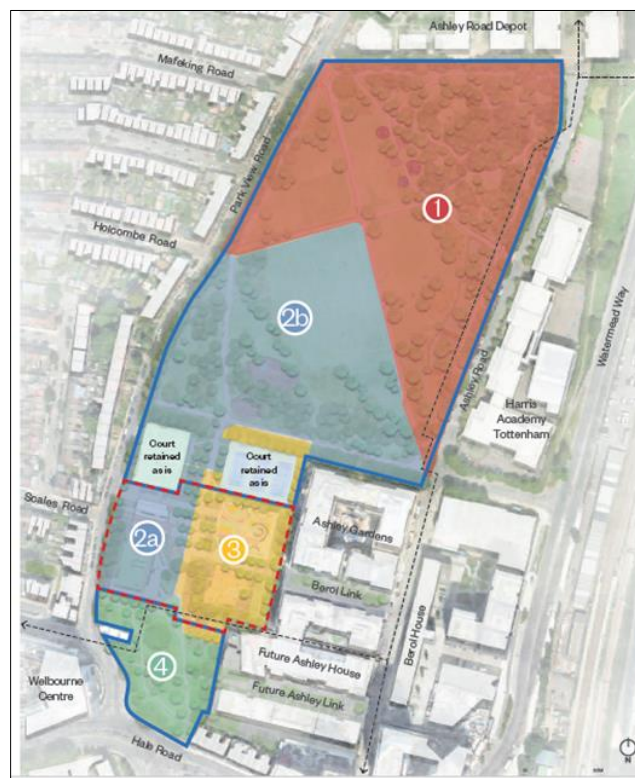


Figure 1: Phasing Plan

- 2.5. A more detailed description of the development proposals can be found within the Planning Statement (prepared by Pegasus Group) and Design and Access Statement (prepared by Levitt Bernstein), which accompany the application.



Figure 2: Application Site

3. Local Community Consultation.

- 3.1. This SCI describes the process of co-design and public engagement with the local community and stakeholders that has taken place between March 2021– September 2023 prior to the submission of this application. The various methods of the public engagement with the local community that took place 2022– '23 are summarised in the image below and set out in more detail in the following sections.

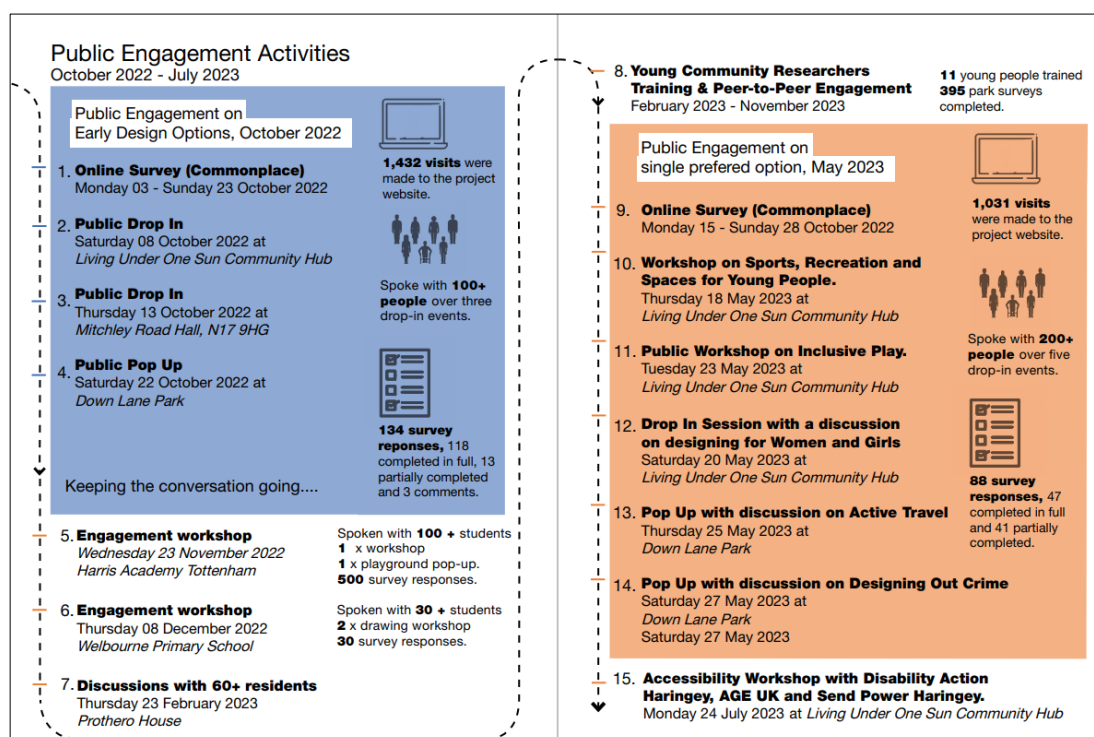


Figure 3: Engagement Timeline

Online Survey and Meetings

- 3.2. The applicant engaged with the local community prior to the commencement of co-design in February 2022. In Spring 2021 the applicant convened a series of on-line and in person engagement events. A Park User Survey was undertaken establish a baseline of how local residents used the park and how they would like to see it improved. There were 278 responses to the survey and 318 online comments. In addition, the applicant convened four online meetings.
- 3.3. The key findings from this round of public engagement were that the top three uses of the park were: 1. walking, commuting and running; 2. people visiting to access green space; and 3. access to sport, leisure facilities and access to play. The main areas for improvement identified by respondents were more lighting and better security, more bins and a cleaner space, more landscaping and a café which is open more frequently. This feedback helped the design team shape the initial stages of co-design.
- 3.4. Four key improvement themes emerged. These were: 1. ecology, which included more trees and more wildflowers; 2. safety, which included increased lighting and redesigning under used areas; 3. facilities, which included widening footpaths, improved seating, and more outdoor performance space; and 4. function, which included more toilets, more bins and improved drainage. The following link provides access to the survey results:

<https://downlaneparkimprovement.commonplace.is/proposals/your-feedback-so-far/step1>.

Co-design

- 3.5. A series of 20 Community Design Group (CDG) meetings have been held, eleven of which were design focused workshops. The first of these meetings was convened on 5th February 2022 and led by The Glass House (a national charity) who provided the CDG with an introduction to 'design by consensus'. This was followed by a series of planning and familiarisation meetings to agree Terms of Reference, ways of working, and a programme. .



Figure 4: Members of CDG Presenting

- 3.6. The members of the community design group are listed below:
- Two youth representatives (One a Harris Academy Student)
 - Chesnut Residents' Association representative
 - Disability Action Haringey representative
 - Healthy Streets Tottenham Hale representative
 - Living Under One Sun representative
 - Park User & Community Forum representatives (2 people)
 - Developer – Berkeley Square
 - Cabinet Member for Climate Action, Environment and Transport, and Deputy Leader of the Council (Co Chair)
 - Cabinet Member for Council House-building, Placemaking and Development (Co Chair)

- 3.7. The first design workshop proper took place on 14th May 2022 with the most recent CDG meeting taking place on 30th September 2023. The initial meetings that took place between the CDG and the architects generated 10 project objectives to inform the design subsequent workshops.



Figure 5: CDG Terms of Reference

- 3.8. The meetings were facilitated by an independent co-design facilitator (Coherent Cities). Several of the early meetings comprised site visits being undertaken to various London parks, including London Fields and Bartlett Park. A walkabout exercise was also held at Down Lane Park and in the surrounding area to identify challenges to accessing the park.

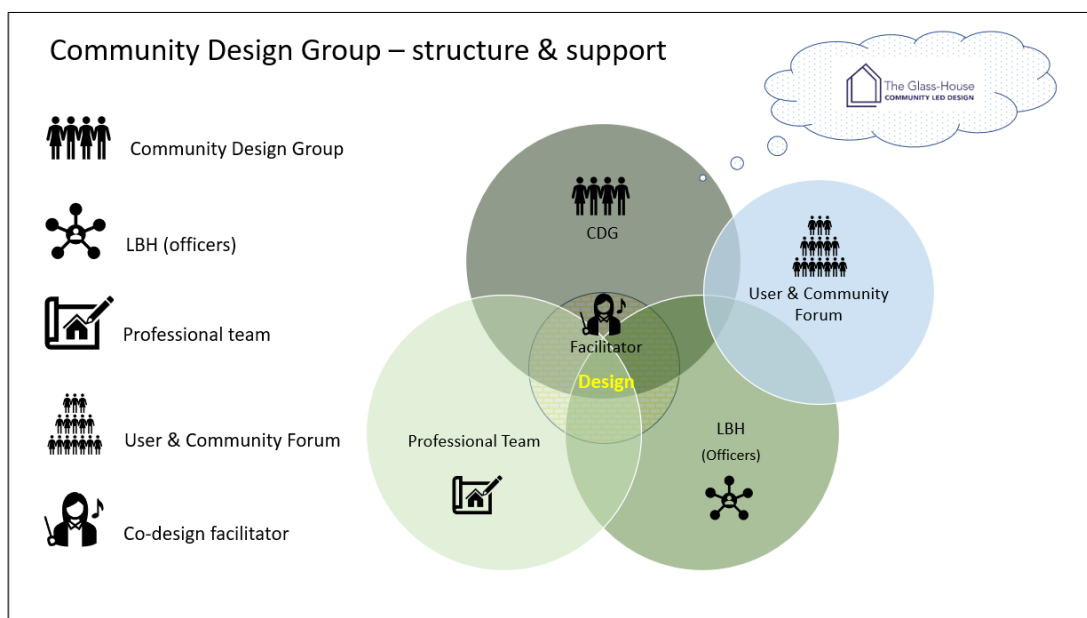


Figure 6: CDG Structure

- 3.9. These workshops were integral in the design process, and collaboration at these sessions led to two 'early stage' design concepts being produced in September 2022. The focus of the workshops was to bring the CDG members into the design process, draw on lived experience,

explore ideas and opportunities and feedback on design iterations. This led to two early design options, which were consulted upon with the wider community through a series of public engagement events throughout October 2022.

'Early stage' design options: Community Engagement (October 2022)

- 3.10. Following the creation of the two 'early stage' design options, two 'drop in' public engagement events were held on 8th and 13th October 2022.

Design Option 1

Design Option 2

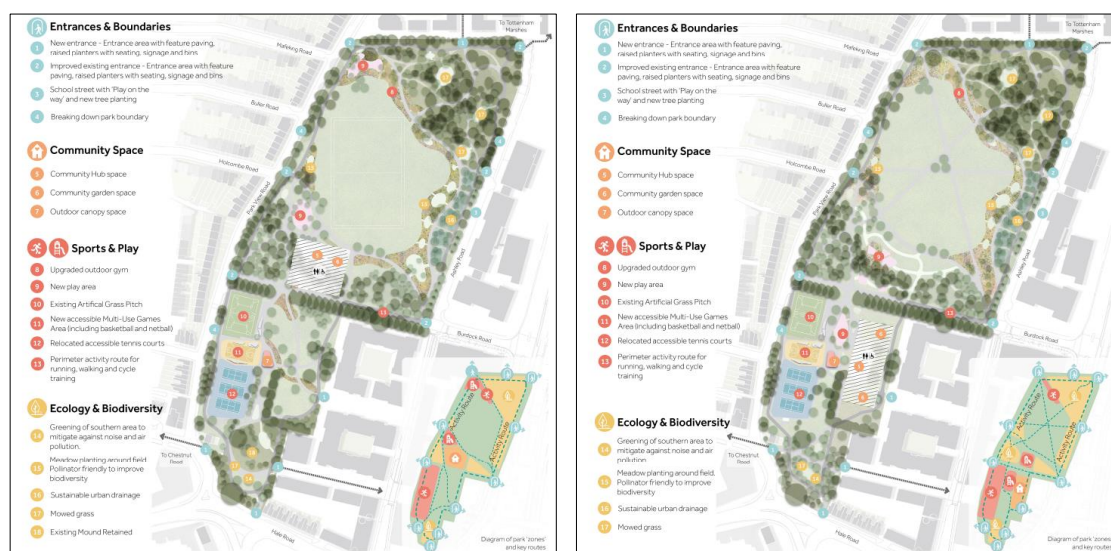


Figure 7: Early Stage Design Options

- 3.11. Over 100 people attended these sessions, which culminated in 134 people completing the online survey and providing feedback on the 'early stage' design options. All events were publicised through multiple channels. These included a flyer to drop to approximately 5,600 homes within a 10 minute/800m walking radius of the park, manual distribution of 450 flyers outside schools and distribution to partner locations, lamp post posters in the park and banner posters outside the park. Furthermore, Twitter posts and emails were circulated to partners and stakeholders to share within their networks. All promotional materials were also translated into several different languages.
- 3.12. During this period a pop-up engagement event was also held within Down Lane Park on 22nd October 2022. This event comprised the erection of exhibition boards with details of the design options while members of the council team project team responded to questions and recorded feedback from attendees.
- 3.13. Furthermore, a public exhibition was held through this period from 3rd October to 23rd October outside the tennis courts at Down Lane Park. The exhibition comprised of engagement boards being situated in a visible central location in the park, so they were accessible 24/7. The boards had a QR code which when scanned provided a link to the Down Lane Park Improvement Programme Website and the online survey.



Figure 8: Public Engagement Exhibition Boards, October 2022

3.14. The headline feedback from public engagement was as follows:

Key design elements: Emerging findings from early-stage engagement		
Consensus	For Discussion	Less favoured
- Retain diagonal pathway - Softening boundary Ashley Road - Perimeter activity route - Retain grassed junior football pitch - Permanent Community Hub & Community Garden - MUGA + Clustering sports facilities - Approach to SuDS, Ecology & Biodiversity - Approach to entrances - Removal of BMX track	- East-West pathway - PVR to Tottenham Marshes pathway 1 x all age v multiple varied age play - Location of Community Hub - Refurbished or new Community Hub - Relocation of tennis courts - Replacing railings with hedges - Reconfiguring outdoor gym	- Flexible open field - BMX Track - Canopy area

Figure 9: Early Stage Engagement Feedback Findings

3.15. The feedback from public engagement was extensive and highly informative. To feedback what was heard at these events, the findings were summarised in long and short version engagement report, published on Commonplace in January 2023. They can be accessed via the links below:

[xquqljvqup1qlcvoycab.pdf \(cloudinary.com\)](#)

[ijiz2nbuaicqp6jdhrq.pdf \(cloudinary.com\)](#)

Local Schools

- 3.16. Two engagement events were held with local schools as well as several engagement events where local children were involved. An event was held at Harris Academy, Tottenham, which bounds the application site to the east on 23rd November 2022. The event comprised a pop-up engagement workshop within the playground, and over 100 students attended and spoke with the project team. A more formal session was held with the student cabinet. The student cabinet consisted of two students from each school year, who provided feedback within the meeting on the 'early stage' design options.
- 3.17. The second engagement event was held at Welbourne Primary School, which is situated to the south of the application site, on 8th December 2022. There was a workshop with year 2 and a workshop with year 5 which consisted of a hands up survey. The focus of the workshops sought to understand how students viewed the park, how they used it and how they'd like to see it improved.
- 3.18. Overall, the engagement from local schools resulted in a combined number of 500 survey responses. This comprehensive approach allowed the design team to account for what the younger members of the local community sought from the Down Lane Park Improvement Programme.
- 3.19. As well as workshops within local schools, with support from the Mayor of London a group of young 'community researchers' were trained to undertake community research and peer-to-peer engagement with residents and park users. There were two cohorts of community researchers, each cohort had 2 classroom style training sessions and two on-the-ground training days. In total the community researchers have undertaken seven survey days – two in February, three in May and two in August. There are two more planned for November 2023. The researchers spoke with approximately 400 park users, and around 80% of these had previously not engaged in the Down Lane Park Improvement Programme consultation process.

Care Home

- 3.20. An engagement session was held at Protheroe House Residential Care Home as feedback was wanted from elderly residents. 12 residents took part in these discussions. This session took place on 23rd February 2023 and provided valuable feedback on what elderly members of the local community wanted from the Down Lane Park Improvement Programme and how the design concept could be improved.

Drop-In Sessions and Workshops

- 3.21. A series of drop-in sessions and themed workshops have been held since feedback was received on the early design options – see Figure 7 above. Between 18th May 2023 and 27th May 2023 two themed workshops and three drop-in sessions with dedicated discussions with community stakeholders and park user groups; reaching a range of voices which were underrepresented in earlier engagement activities and discussed some of the key elements of the designs in more detail.
- 3.22. The first workshop focused on sports, recreation and spaces for young people while the second focused on inclusive play spaces. These were interactive workshops with creative activities designed to explore what types of spaces young people wanted in their local park and what would encourage them to use the park more frequently and for different uses.

- 3.23. The fourth session focussed on active travel, the fourth on designing out crime and the final session was on accessibility workshop held in coordination with Disability Action Haringey, Age UK and SEND Power in Haringey. This focussed on accessibility for those stakeholders.
- 3.24. At the 3 drop-in sessions the engagement boards and physical model were exhibited which gave residents the opportunity to view the designs and ask the design team questions about the latest proposals. As part of those drop-sessions dedicated discussions on spaces for women and girls, safety in the park and active travel were held. These were focused sessions with community stakeholders, park users and residents about specific challenges and how the design could be bettered to address these.



Figure 10: Public Engagement Design Proposals, May 2023



Figure 11: Public Engagement Model

- 3.25. These sessions were important in finalising the design concept ensuring the park improvements and community hub are welcoming, inclusive and feel safe.

Summary

- 3.26. Overall, it is clear that a comprehensive consultation process has been undertaken with the local community. The process has used a variety of tools and methods to engage a wide spectrum of the community, especially those seldom heard and often underrepresented in the process. Young people, in particular, are often underrepresented in consultation.
- 3.27. The themed workshops, school engagement activities and training of young community researchers has meant that the finding effectively capture the needs and aspirations of our younger residents. Due to the local area having an above percentage of the population being young this was particularly important. Furthermore, all age groups have been consulted with. This means the feedback provided has been effective in informing the proposed development.
- 3.28. A summary of all the engagement activities and findings was published on 5th October 2023 to the DLPIP website. The two links provided below provide access to two engagement summaries produced by the London Borough of Haringey.
- [xquqljvqup1qlcvoycab.pdf \(cloudinary.com\)](https://cloudinary.com/pdf/xquqljvqup1qlcvoycab.pdf); and
 - [tn71aoynnmh1h96ucmgz.pdf \(cloudinary.com\)](https://cloudinary.com/pdf/tn71aoynnmh1h96ucmgz.pdf).

4. Local Planning Authority Consultation.

- 4.1. The applicant has engaged with the Local Planning Authority from early within the design process. This section provides a summary of this engagement.

Planning Performance Agreement – Meeting 1

- 4.2. The applicant and the local authority entered into a Planning Performance Agreement, which resulted in two formal pre-application meetings, alongside a series of more informal exchanges. The first meeting was held on the 15th December 2022 where the initial design of the park was discussed. At the meeting the parties in attendance were several representatives from London Borough of Haringey, architects from Levitt Bernstein and officers from the Local Planning Authority.
- 4.3. The Local Authority confirmed they are generally supportive of the principle of development although they required further detail of masterplan design and the community hub design. Further to this, the officers were supportive of the ecological impact of the development, some aspects of the design of the development and drainage proposals.
- 4.4. However, officers did request that investigations were made into potentially de-culverting the Moselle Brook as they deemed this to be a generational opportunity. This opportunity was explored but was found to be not feasible. Furthermore, it was requested the development be carefully designed to manage the needs of commuters whilst incorporating the need for efficient passage for cycles.

Planning Performance Agreement – Meeting 2

- 4.5. A second meeting was held on 24th April 2023 where further feedback was provided on the proposal. This meeting was attended by officers from London Borough of Haringey the design team. The key feedback was as follows:
- The LPA is generally supportive of the key principles
 - No net loss of sports facilities
 - No loss of open space
 - Open space calculations to be provided at future pre-apps
 - Retention and increase in trees and biodiversity are welcomed
 - Encouraged to engage with Parks maintenance team and present maintenance plans at future pre-apps
 - Applicant should ensure compliance with Mayor's All London Green Grid and Green & Open Spaces Strategy
 - Hub should be clustered in south, ideally along Park View Road
 - Routes through adjacent developments to east should be accommodated
 - A Designing Out Crime Officer review is recommended
 - Reasonable endeavours should be made to daylighting the Moselle or make it clear why this is not possible
 - The Hub building should meet the highest sustainability threshold (Local Plan Policy 2017 SP4)
 - Energy strategy should follow the Mayor's energy hierarchy

- Prioritise connections to the Decentralised Energy Network
- Asbestos should be removed at the earliest opportunity

In addition, the design team were asked to consider some aspects of the design, such as the inactive boundaries and the consistency of boundaries overall, the treatment of the community hub entrance, wayfinding and park identity as well as biodiversity net gain. The Planning Authority also asked the design team to resolve the inactive boundary with the Berkeley Square development, ensure consistency of boundary treatments, increase emphasis of the community hub entrance, and increase the biodiversity of the proposal.

Summary

- 4.6. The applicant engaged in two constructive meetings with the local authority. The feedback received in these meetings has helped inform the design of the proposal.

5. Design Review Panel Consultation.

- 5.1. The applicant engaged with a design review early within the design process. This section provides a summary of this engagement.

Urban Design London – Urban Design Review Panel

- 5.2. A 2-hour 30-minute urban design review panel was held on 19th October 2022 where numerous stakeholders attended. The panel was chaired by a representative from Urban Design London, with further representatives from the Community Design Group, London Borough of Haringey, design advisers from the sector and members of the design team. The design team presented the two 'early stage' masterplan options and then provided advice on both options.
- 5.3. In summary, the panel encouraged the design team to investigate opportunities with stakeholders including the Environment Agency and Thames Water for de-culverting the River Moselle through the park. Furthermore, the panel did not accept the rationale behind placing the new Hub building at a central location within the park (as was optioned at the time), preferring alternate options closer to public transport and increase visibility from the street (where the building has finally been located).

Quality Review Panel

- 5.4. A council Quality Review Panel was held on 17th May 2023, where a panel scrutinised the design and provided feedback. The panel comprised representatives from Urban Design London, Frame Projects, and the London Borough of Haringey. A presentation was made by architects from Levitt Bernstein and two officers from London Borough of Haringey.



Figure 12: Quality Review Panel Model, May 2023

- 5.5. The panel concluded by commending the 'extensive co-design process'. In terms of feedback the panel were happy with the scheme however, believed the site would benefit from greater attention to the designing of discrete spaces within the masterplan, a cohesive wayfinding strategy, as well as introducing a direct entrance to the park beside the



community hub. Furthermore, increased accessibility and a more ambitious approach to biodiversity were requested.

Summary

- 5.6. To summarise, two design review panels were held . It was acknowledged in the second panel meeting how much work had been done to integrate the feedback given at the first meeting. The design review panels were key to the design process with their comments taken on board, and where possible included in the proposal.

6. Conclusion.

- 6.1. This Statement of Community Involvement has been prepared on behalf of London Borough of Haringey in support of an application for full planning permissions at Down Lane Park, Tottenham, N17. The application seeks to demolish the former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of new Community Hub Building and Community Garden, new basketball and netball courts, new entrances and routes, and a children's play area, with associated soft and hard landscaping.
- 6.2. The Applicant has undertaken considered public engagement over more than two years, above and beyond the nature and scale of the scheme, to ensure local stakeholders have had opportunity to directly shape co-design and influence through public engagement the emerging development proposals in advance of submission of the planning application.
- 6.3. This SCI fully demonstrates the Applicant's commitment to thorough and meaningful public consultation in accordance with the Council's adopted Statement of Community Involvement. NPPF Paragraph 132 states: *"Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."*
- 6.4. The majority of responses to the public consultation have either been of support or making constructive critique that have been responded to in the final designs. Notwithstanding this, this SCI and the DAS demonstrate how the matters raised by the local community have been actively addressed and informed the evolution of the final scheme.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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