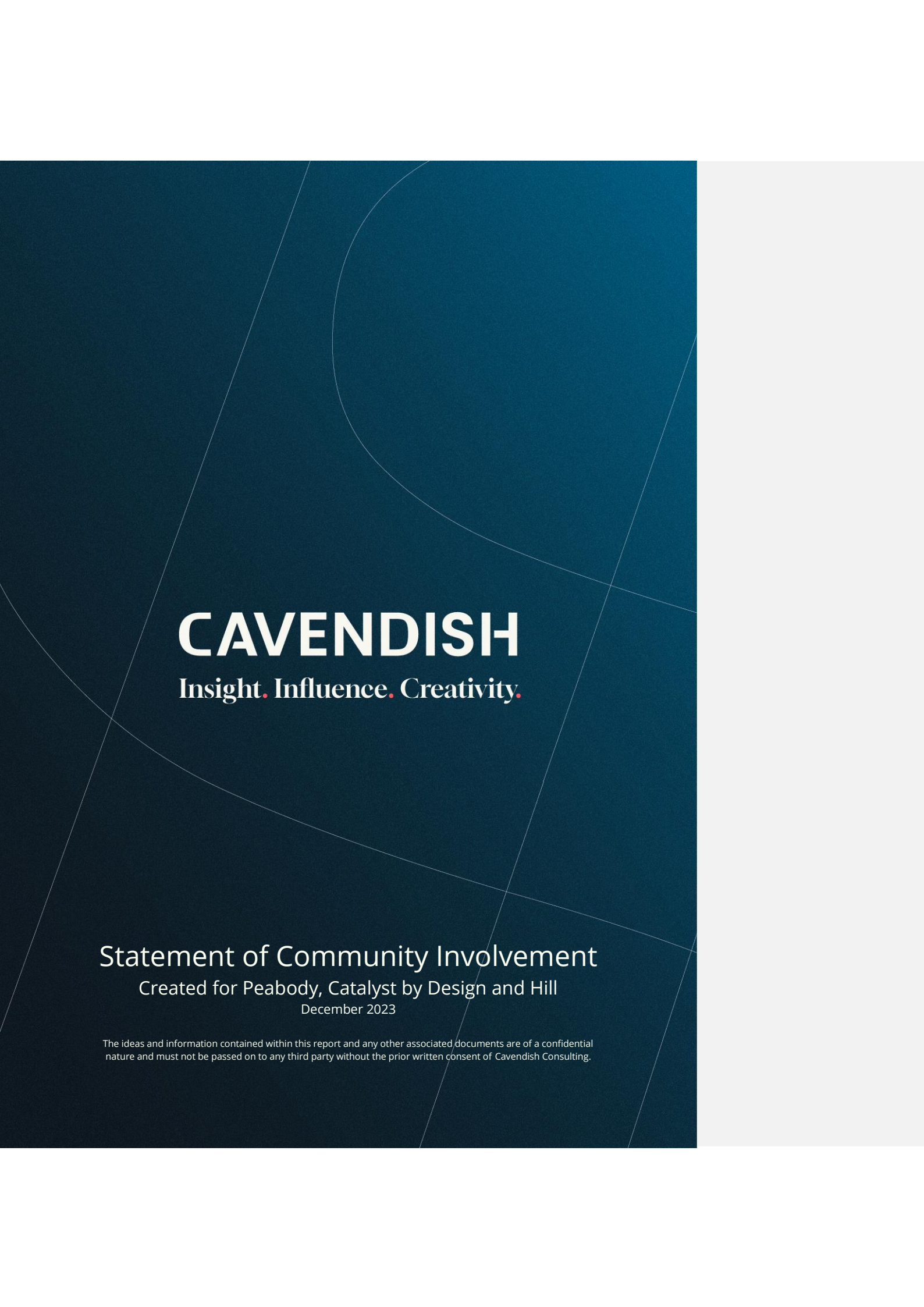


The background of the slide is a dark teal color. It features several thin, light-colored geometric lines that intersect to form various shapes, including a large circle and several triangles. The lines are subtle and add a modern, architectural feel to the design.

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Statement of Community Involvement

Created for Peabody, Catalyst by Design and Hill

December 2023

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Contents.

Executive Summary.....	3
1. Introduction.....	4
2. Background.....	5
2.1 The site.....	5
2.2 Proposal	6
3. Engagement.	7
3.1 National Planning Policy Framework (July 2021)	7
3.2 London Plan.....	8
3.3 LB Haringey SCI	8
3.4 Contacting statutory bodies.....	8
3.5 Engagement with stakeholders	9
3.6 Consultation newsletter.....	9
4. Feedback Received.....	12
4.1 Feedback overview	12
4.2 Response to comments	14
5. Post-application consultation.	15
5.1 On-going stakeholder engagement	15
6. Appendices.	16

Executive Summary.

Peabody, Catalyst By Design and Hill, hereby known as the Applicants, are bringing forward plans for a Reserved Matters Application at the site of the former St Ann's Hospital in Haringey.

The Site is located within the Hermitage and Gardens ward and was formerly the St Ann's hospital. LB Haringey's Planning sub-committee resolved to grant planning permission across the whole Site in November 2022 for up to 995 new homes, comprising 239 homes (Phase 1) in detail and a further 756 homes as outline (Phase 1b, 2 and 3). The decision notice and s106 Agreement was completed in July 2023. A full and extensive programme of public consultation and engagement was carried out in support of this hybrid application.

The Applicants are committed to consulting with the local community regarding their proposals. A full pre-application consultation process has been undertaken in advance of a Reserved Matters Application for Phases 1b & 2 being submitted to the London Borough of Haringey, hereby known as the Council. The scope of this consultation – and consequently the extent to which the Applicants have been able to respond to feedback – has been restricted by the parameters established by the previous hybrid consent.

Residents and stakeholders were given the opportunity to provide feedback regarding the proposals at all stages of the public consultation via a consultation website (including a virtual exhibition) and a physical exhibition at two local venues. A Freephone information line and a feedback email address were also made available throughout the course of the pre-application consultation, "for interested parties to receive further information and to enable people to provide their feedback to the project team."

This ensured that the local community had an opportunity to understand the proposals, discuss them with members of the project team, and provide their feedback before the submission of the Reserved Matters Application.

On 20th June 2023, 7,238 households and businesses near to the site were sent a two-page newsletter which included a link to the project website. The newsletter included an invitation to attend the public exhibition on 28th and 29th June 2023. Online feedback forms were available as part of the virtual exhibition for attendees to record their views. Hard copies of the feedback form were also available at the public exhibition for visitors to record their views.

The virtual public exhibition was hosted from 28th June to 21st July 2023.

A physical public exhibition was held on the 28th and 29th June 2023. Members of the project team were available to answer questions on the day.

The Applicants and appointed design team have reviewed the feedback received from the consultations and the main comments raised by the local community. These have been addressed within this document and the wider material submitted as part of the Reserved Matters Application. Following submission of the application, the Applicants will ensure that interested parties and key stakeholders remain informed and updated regarding the proposals.

1. Introduction.

- 1.1. Peabody is a not-for-profit housing association that has over 100,00 homes in the Home Counties area, and provides care and support services for around 20,000 customers,
- 1.2. Hill Group is an award-winning 5-star housebuilder, creating a range of beautiful and award-winning new homes across London and the South East.
- 1.3. The Applicants are committed to consulting stakeholders and the local community about their planning applications. They have a strong track record of communicating with members of the local community, local councillors and other relevant third-party stakeholders about their ambitions.
- 1.4. This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by the Applicants in respect of their proposal for the details of Phases 1b & 2. It provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that Peabody and Hill propose to undertake post submission.
- 1.5. In order to assist with the community consultation process, the Applicants appointed Cavendish Consulting, a specialist communications consultancy, to form part of its wider project team for the proposed redevelopment.
- 1.6. All feedback received is accounted for and represented within this document.

2. Background.

2.1 The site

- 2.1.1 The site is located in the London Borough of Haringey and is bounded by St Ann's Road and Chestnuts Park to the north, the Gospel Oak to Barking Overground line to the south, and Warwick Gardens to the west. The remaining St Ann's Hospital site is to the east.
- 2.1.2 The history of the site can be traced back to the sixteenth century, where historical maps indicate that the site was owned by the Order of the St John's of Jerusalem. The site was mostly farmland and over the coming centuries had a series of manors and buildings developed on the site, reflecting the wider urbanisation of the Tottenham area in the early to mid-1800s.
- 2.1.3 The vast majority of these older buildings have now been demolished, with the exception of Mayfield House, which was built in the mid nineteenth century, and remains on the site to this day. In 1892, the site became a fever hospital, then known as the North Eastern Hospital. A number of the existing buildings on the site date back to that period. In 1948, the hospital was acquired by the new National Health Service from the London County Council and has most recently been providing inpatient mental health services.
- 2.1.4 With the aging nature of buildings on the site and part of the site becoming surplus to the NHS' requirements, the Barnet, Enfield and Haringey Mental Health Trust developed plans to redevelop a portion of the site for residential uses, as well as rebuild the hospital on the remaining portion of the site.



Site Location Plan

2.2 Proposal

2.2.1. The description of the proposed development is as follows:

Application for the approval of reserved matters respect of appearance, landscaping, layout and scale relating to Phases 1b and 2 associated with the outline component of planning permission HGY/2022/1833 for "Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

3. Engagement.

3.1 National Planning Policy Framework (July 2021)

- 3.1.1 The purpose of this section of the Statement of Community Involvement is to highlight the objectives of public engagement, methodology, strategy and the principal guidelines that the Applicants and the wider project team have followed as part of the engagement programme.
- 3.1.2 Consultation is vital to the planning process. It allows communities and stakeholders the opportunity to view and comment on proposals and for applicants to consider feedback as they develop their schemes. A thorough consultation can improve the planning process by addressing issue and explaining proposals before applications are submitted. Consultations often lead to significant support for development projects amongst those communities.
- 3.1.3 In the case of the St Ann's Hospital site, the Applicants have sought to meet the expectations set out in national, regional and local guidance and policy.
- 3.1.4 The objective of the process has been to inform members of the local community about the proposals for the St Ann's site prior to the submission of a Reserved Matters Application to the Council, and to provide the opportunity for any interested parties to take part in the consultation and provide their feedback.
- 3.1.5 There are a series of planning policies and guides at the national and local level which stress the need for applicants to engage with the local community when bringing forward planning applications. We have additionally consulted with the local community and interested stakeholders on our approach to engaging with the local community.

3.2 National Legislation

- 3.2.1 The Localism Act 2011 emphasises the need for pre-application engagement and actively encourages both Local Authorities and applicants to take these principles into account. The Act enshrines in law a community right to consultation; it includes the "requirement to carry out pre-application consultation" and requires a "duty to take account of response to consultation."
- 3.2.2 Meanwhile, the NPPF (National Planning Policy Framework), which came into force in March 2012, strengthens the need for front-loaded community engagement, and is based on the principle that consultation should not be a reactive process, but rather it should enable the local community to say what sort of place they want to live in at a stage when this can make a difference. Such involvement leads to outcomes that better reflect the

views and meet the needs of the wider, diversified community.

- 3.2.3 The NPPF was revised in July 2021, building upon these core themes of community engagement. Further, a raft of measures intended to “improve neighbourhood planning” were implemented in April 2017, with the Neighbourhood Planning Act 2017 coming into effect.

3.3 London Plan

- 3.3.1 In accordance with the London Plan (2021), the proposals for St Ann’s New Neighbourhood have been developed in consultation with statutory consultees such as Transport for London.

3.4 LB Haringey SCI

- 3.4.1 The London Borough of Haringey adopted its Statement of Community Involvement in March 2017. The document outlines the Council’s advice to developers who are bringing forward major planning applications in the local area, delineating the process through which effective community involvement in the planning process can be delivered. Key themes highlighted in this document include: ensuring that consultation is effective, transparent, proportional and inclusive; ensuring that material is coherent; and ensuring findings are accountable.
- 3.4.2 Appendix 2 of the SCI also provides recommendations for methods of pre-application community engagement. These recommendations have been followed and taken into account during the development of our community engagement strategy.
- 3.4.3 Therefore, prior to submitting the formal planning application for the site, the Applicants undertook a detailed programme of community consultation, as outlined in this Statement of Community Involvement.

3.5 Contacting statutory bodies

- 3.5.1 Pre-application discussions were held with officers at the Council prior to the start of the consultation and will continue throughout the submission and determination period.
- 3.5.2 These meetings have been invaluable in helping to ensure that the planning application as submitted is consistent with local planning policy and that the pre-application consultation which has been undertaken was informed by local knowledge about the scope and topics that should be included.

3.6 Engagement with stakeholders

3.6.1 Prior to the launch of the public consultation, a meeting was held with Councillor Mike Hakata on 26th May 2023. Cllr Hakata is Deputy Leader of Haringey Council as well as being a Cabinet Member for Climate Action, Environment, and Transport. Cllr Hakata is also one of the two representatives of the Hermitage and Gardens Ward that St Ann's falls under.

3.6.2 Emails offering one-to-one meetings were also sent to the following stakeholders:

- Chestnuts Primary School
- Haringey Friends of Parks
- Friends of St Anns Green Spaces
- Friends of Chestnuts Park
- The Gardens Residents' Association / Community Garden
- St Ann's C of E School

3.6.3 A copy of an example stakeholder notification letter can be found at **Appendix 6.1**

3.6.4 An online meeting took place between members of the project team and representatives of Friends of StAGS, Friends of Chestnuts Park and The Gardens Residents Association on Wednesday 26 July 2023. The purpose of the meeting was to provide an overview of the RMA and an update on feedback received in the public consultation, and to discuss progress with aspects relating to the wider St Ann's development. The following topics were discussed:

- Increase in the area of the SINC
- Species of trees proposed for planting
- Lighting arrangements
- Play space and other community facilities within the development
- Construction timescales
- Ongoing community engagement

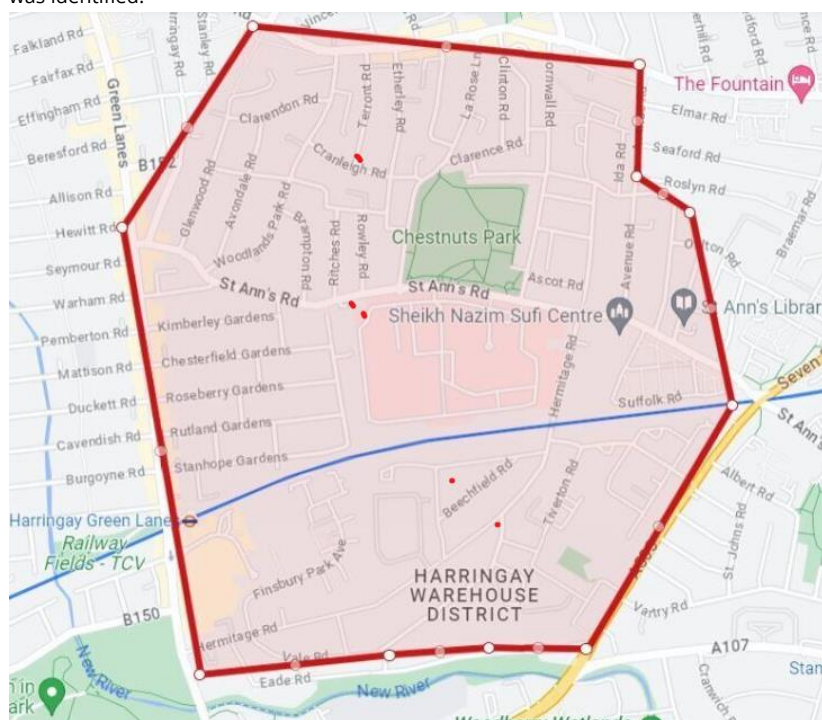
3.6.5 An interim update on the consultation response, along with an offer of a separate briefing on the plans, was sent to the Hermitage & Gardens ward members and Haringey council leadership by email on 10th and 11th July 2023.

3.7 Consultation newsletter

3.7.1 The Applicants undertook in-person consultation events over two days, on Wednesday 28th June and Thursday 29th June 2023.

3.7.2 An online consultation replicated the in-person consultation. This online consultation launched on Wednesday 28th June 2023 and closed for comments on Friday 21st July 2023. The consultation website can be viewed at <https://www.peabody.org.uk/stanns/consultation/>

3.7.3 An invitation newsletter was distributed to a total of 7,238 households and businesses in the local area providing information about Peabody and Hill, the proposals for St Ann's and how to take part in the consultation programme. The invitations were distributed by first class post on 20th June 2023. The following map illustrates the distribution area that was identified.



Distribution area

3.7.4 The two-page A4 invitation newsletter contained the following information:

- Background to the site.
- Indicative site location plan.
- Details of the project website and virtual consultation (including a link into the website).
- Invitation to attend the public exhibition.
- An overview of the proposals.

- Benefits of the proposed development.
- Email and freephone contact details.

3.7.5 A copy of the invitation newsletter can be found at **Appendix 6.2**.

3.7.6 The invitation newsletter also displayed details of the Freephone information line, email address and the project's dedicated website address to allow people to request further information.

4. Feedback Received.

4.1 Feedback overview

4.1.1 The following review includes comments received up to 21st July 2023, including online, public exhibition and postal responses.

4.1.2 There were 27 attendees across the two days of consultation events.

4.1.3 During the consultation period (Wednesday 28th June to Friday 21st July), eight feedback forms were received. Of these responses, two of the submissions were online, and six came from the feedback box that was present at the in-person events.

4.1.4 The comments in 4.1.5 provide an overview of the views expressed throughout the consultation.

4.1.5 Below are the comments received via the website and feedback box.

Question 1: 'How informative have you found this consultation?'

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Response	Frequency
'Very informative'	4
'Somewhat informative'	2

Question 2: 'Do you have any comments on the proposed green spaces, and any suggestions for what you would like to see included in these areas (for instance, plant or tree types)?'

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Comments

'They seem appropriate - I would only add that I would very much support the addition of a sustainable drainage system (SuDS), potentially combined with a rain garden, as was created in Eastcote Town Centre in Hillingdon'

'Plants should be allowed to be planted; outdoor classrooms should be allowed with activities. There should be a tree in the middle to help society. Add ponds in the wilderness area. Add in food banks. A dog park should be added. A playground close to benches to keep watch.'

'Green spaces should be welcoming for all residents in the area, with areas to sit, and shade.'

'Monkey puzzle trees would be great! And palms.'

'I would like to suggest that no cladding be used throughout and that no high rise of more than 5 stories.'
'Splash Park'
'Picnic area.'

Question 3: 'Overall, do you support our plans for phases 1b and 2 of the St Ann's development?'

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Response	Frequency
'Strongly Support'	3
'Support'	1
'Neutral'	2

Question 4: 'Please let us have any other comments:'

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Comments
'I live nearby in Harringay and am very much in favour of this development going ahead, due to the large proportion of London Affordable Rent properties in the plans. If anything, I would support the scheme being larger and denser, so that more affordable homes can be built in the area, which so badly needs them.'
'How can I buy an affordable home there?'
'Would in future appreciate info. About ratio of 1 bed to 2 bed etc.'
'The approach to engagement has been extremely poor. Especially lack of genuine engagement with local groups (neighbouring school, hospital etc.). The council are very lax in this respect, but would expect a company like Peabody to seek to educate the council and upskill them as part of their CSR activities (e.g., with respect of meaningful consultation on the s.106 agreement for the project.'
'Most housing associations do have good intentions at the beginning and started very well, but after securing the approval of the authority ended up building different plans perhaps due to profit maximisation or high costs of building materials. I want this reputable organisation, Peabody to build on their already laid foundation of honesty, purpose, sincerity and trustworthiness to go accordingly to what was shown at the consultation and alter nothing. Also, due consideration should be given to senior citizens on housing benefits with ground floors reserved for us.'

4.2 Response to comments

- 4.2.1 All comments received have been reviewed by the project team.
- 4.2.2 The themes which arose during the pre-application consultation process and Peabody and Hill's responses to each are detailed below.

Quantum of development/proportion of affordable housing

Applicant response: *The maximum number of homes and maximum number of affordable homes were established by LB Haringey's approval of our hybrid application in November 2022.*

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This consultation presents the reserved matters for Phases 1b and 2 of the scheme, providing greater design detail of the buildings, further landscaping detail and additional information relating to the public realm. comprising architectural details, planning and block layouts and updated technical reports.

Approach to engagement

Applicant response: *We have carried our pre-application public consultation on this Reserved Matters Application in line with LB Haringey's Statement of Community Involvement, providing local residents with an opportunity to view the plans and provide feedback across a range of online and in-person forums. The consultation was advertised by newsletter to over 7,000 properties.*

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We are continuing to engage with key stakeholder groups and will continue to engage with local people following submission of the application.

Suggestions for details of the proposed green spaces

Applicant response: *We are grateful for the suggestions provided by a number of consultees; these have been reviewed by the Landscape Consultant and, where appropriate, considered in the design.*

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Green space and landscaping are central to the scheme, with the proposals looking to retain trees and increase the size of the Peace Garden by three times through Catalyst's 'People and Landscape First' concept. The Peace Garden will remain publicly accessible with key features such as the Black Mulberry tree being retained, ensuring that both residents and members of the wider community can benefit from the space and use is as a place for relaxation.

5. Post-application consultation.

5.1 On-going stakeholder engagement

- 5.1.1 The Applicants will ensure information continually flows through existing channels to interested parties.
- 5.1.2 A submission update newsletter will be sent to local residents and key stakeholders, advising them that the reserved matters application has been submitted, providing details of the submitted plans and contact details for the consultation team.
- 5.1.3 The website will be updated with information about the application and the channels of communication (freephone and email) will remain available to members of the public.

6. Appendices.

6.1 Example advanced stakeholder notification letter



Dear Friends of Stags,

I am writing to you on behalf of Peabody and Hill Group about the development of St Ann's New Neighbourhood, at St Ann's Hospital, Haringey.

The Site is located within the Hermitage and Gardens ward and was formerly the St Ann's hospital. Haringey's Planning Subcommittee resolved to grant planning permission across the whole Site in November 2022 for up to 995 new homes, comprising 239 homes (Phase 1) in detail and a further 756 homes as outline (Phase 1b, 2 and 3).

The housing was supplemented by the retention and refurbishment of seven existing buildings on the Site, bringing them back into use for existing and future residents along with extensive landscaping and open space proposals. These included the retention of high quality trees across the site, the extension of the Site of Importance for Nature Conservation (SINC), and the substantial enlargement of the Peace Garden in the centre of the development providing a publicly accessible open space for residents.

Following the decision to grant permission in November 2022, Hill and Peabody are now progressing the detailed design for Phases 1b and 2 – which will be submitted in a Reserved Matters application to the London Borough of Haringey. The emerging proposals for Phase 1b and 2 include greater design detail of the buildings, further landscaping detail and additional information relating to the public realm.

As a key stakeholder we would like to share with you the emerging detailed design for Phase 1b and 2, to gain your feedback prior to submission.

Please let me know of potential dates and preference for meeting place to discuss the project and we will make the arrangements with members of the project team.

Kind regards,

ST ANN'S

NEW NEIGHBOURHOOD

WELCOME

You may be aware that the planning permission for the St Ann's new neighbourhood development was approved by Haringey's Planning Sub-committee on 29 November 2022. We're now seeking your views on the detailed plans for phases 1b and 2.

We'd like to invite you to a public consultation to view the plans for the new neighbourhood.

We've been working hard creating the plans for phases 1b and 2 and we want to share these with you before we submit our detailed plans for the scheme.

This is a great opportunity for you to learn more about our plans, the homes we'll deliver and the long-term development of the St Ann's site.

THE SITE

The site is in the London Borough of Haringey and is surrounded by St Ann's Road and Chestnuts Park to the north, the Gospel Oak to Barking Overground line to the south, and Warwick Gardens to the west. The remaining St Ann's Hospital site is to the east. The site is served by a number of local buses, providing links to Dalston Junction and Wood Green and is around a 15-20-minute walk from Seven Sisters and Manor House underground stations, as well as Harringay Green Lanes overground station.

THE PROPOSALS

St Ann's new neighbourhood will deliver high-quality new homes in a neighbourhood with great amenities on your doorstep. Peabody, in partnership with Hill Group, is creating truly affordable homes. Across phases 1b and 2 of the development, we'll deliver:

- 464 homes, with 73% affordable homes
- Pedestrian and cycle access through the southwest corner of the site
- 34 standard car parking spaces for the new homes, 25 wheelchair-accessible parking spaces and 1 loading bay.
- 35 short stay cycle spaces including 31 residential and 4 commercial.
- Retained and enlarged Woodland SINC (Site of Importance for Nature Conservation)

SUPPORTED BY

ST ANN'S

NEW NEIGHBOURHOOD



HOW TO GET INVOLVED

We'll be holding a two-day public consultation to inform residents and stakeholders about the detailed plans for Phases 1b and 2 of the St Ann's development.

This is an opportunity to get updated information from the project team about the progress of St Ann's development since the London Borough of Haringey approved phase 1a full details and outline planning in November 2022. The days we'll be holding the public exhibitions are:

VIEW OUR MATERIAL ONLINE

You can view all the information about our plans for St Ann's online and give your feedback at www.peabody.org.uk/stanns/consultation. The site will be live from 28 June 2023.

ATTEND OUR PUBLIC CONSULTATION

DAY 1

Our public consultation will be held on Wednesday 28 June at The Dream Centre, Tottenham Town Hall, Town Hall Approach Rd, London N15 4RY from 4pm until 8pm.

ATTEND OUR PUBLIC CONSULTATION

DAY 2

Our public consultation will be held on Thursday 29 June at St Ann's Church Hall, Avenue Road, N15 5JH from 2pm until 6pm.

REQUEST PAPER COPIES THROUGH THE POST

You can also request paper copies of our consultation material and send your feedback via freepost by calling us on 0800 298 7040.



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