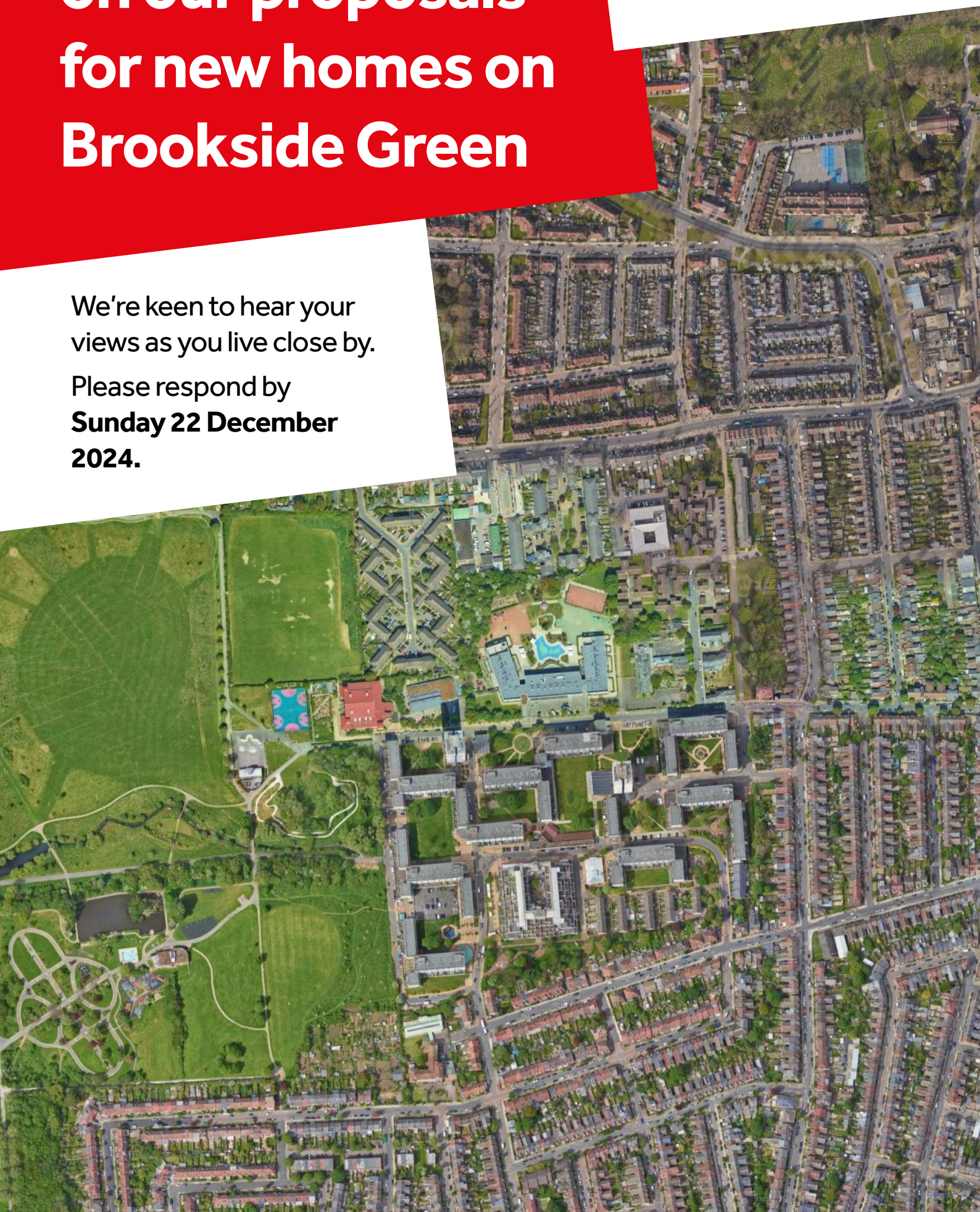
Have your say on our proposals for new homes on Brookside Green

Haringey LONDON

We're keen to hear your views as you live close by.

Please respond by **Sunday 22 December 2024.**



Introduction from **Deputy Leader, Councillor Sarah Williams**, Cabinet Member for Housing and Planning



I'm delighted to be announcing proposals for creating the first new Gypsy, Roma and Traveller sites in London for some 30 years.

This is not only a fitting move for our borough, which prides itself on being welcoming and diverse. It also fits completely with our commitment as a council to provide 3,000 new, affordable and great quality homes for the future. This includes specialist housing to meet the needs of all of our communities.

The Gypsy, Roma and Traveller community are among the most discriminated against groups in the UK and face critical challenges in accessing housing that meets their cultural needs. We are proposing six new pitches for families across three small and carefully chosen sites: Brookside Green, Clyde Road and The Roundway in N17.

Please read on to find out more about the facilities and benefits for all that we intend to provide at each location. We have also included details of how the council will manage the sites going forward in the 'frequently asked questions' and how to give your feedback.

Frequently asked questions

What is a "pitch"?

A pitch is a designated area that provides:

- space for a single static caravan or mobile motorhome
- an additional car parking space
- a small, brick-built building containing a shower and bathroom facilities
- waste facilities, such as bin stores.

Can you explain why Haringey is building these new homes?

Providing more good quality, safe and affordable homes is one of Haringey Council's top priorities. Our aim is to build 3,000 new homes by 2031, and we expect to have completed nearly 700 new council homes by the end of 2024.

Providing specialist housing is central to these ambitions. We are delivering 300 bespoke homes designed to meet residents' specific complex needs, 300 supported homes to meet a wide spectrum of other needs and are now proposing these sites to support our Gypsy, Roma and Traveller community.

We currently have two Gypsy, Roma and Traveller sites in Haringey providing 11 pitches.

According to Haringey's Local Plan (that sets our local infrastructure needs for the future) we need to provide **32 Gypsy, Roma and Traveller pitches.**

78% of the Gypsy, Roma and Traveller community live in 'bricks-and-mortar' housing, but many face difficulties in accessing and sustaining these tenancies due to discrimination and lack of support.

Frequently asked questions
Continued

How sustainable will the "pitches" be?

Our aim is for each of the external buildings to be constructed with sustainable materials, and to include, where possible, solar PV panels, as well as green roofs.

We are also aiming to introduce new planting around the sites to make them more attractive and wildlife friendly.

How will everyone's privacy be preserved?

Ensuring that everyone's right to privacy is maintained is a priority. All three sites will have appropriate boundary walls or fences if required, especially on those parts of the pitches that are close to or adjoin existing residential properties. They will all be designed to be attractive and in keeping with their surroundings.

How will the new "pitches" be managed?

The council's tenancy team, responsible for managing our estates and existing Gypsy, Roma and Traveller sites at Clyde Road (N15) and Wallman Place (N22), will also oversee the new pitches.

There will be a designated housing officer who will have day-to-day responsibility for the pitches, including acting as a point of contact for pitch tenants and residents in the surrounding streets.

As for all council homes, there will be an allocations policy for pitches and tenants. Cleaning and waste services will be provided by the council, with the pitches regularly inspected by the housing officer.

Who will existing residents be able to contact should there be any issues with the new "pitches"?

The council will provide new residents on the pitches and existing residents with contact details for the housing officer should any issues arise. This staff member will also be responsible for ensuring good community relations and supporting the new tenants to settle in.

Why have these three locations been suggested for new Gypsy, Roma and Traveller "pitches"?

The three shortlisted sites, including Brookside Green, are considered the most suitable due to council land ownership, limited current use, good transport connections, and available space.

How will the "pitches" be funded?

The new pitches will be funded jointly by the council, and the Government's Affordable Housing Grant and investment from the Greater London Authority (GLA). Their ongoing upkeep will be funded from rent.

How will traffic be managed on and around the "pitches"?

The council expects only a small amount of traffic to and from these pitches, which should not create any traffic management issues for existing residents. They all have good transport connections and offer easy access, which is one of the reasons they have been chosen,

A detailed traffic study for each site will be carried out to identify any traffic impacts and will be published as part of any future planning applications.

How will these proposals benefit local residents living close by?

Delivering benefits that all residents can enjoy is a key priority for Haringey Council's housing delivery programme.

As part of these proposals, the council will explore options for landscaping around each of the sites, and installing new, high-quality walls or fencing to improve security and privacy for all residents. At Brookside Green, we want to hear your views about proposals for improvements to the pavement and cycle path alongside the site. Please take a look at pages 4, 5 and 6.

Overview: Our plan for the Brookside Green Site

Our proposal is for three new Gypsy, Roma and Traveller pitches at Brookside Green.

1. Proposed new wall or rail fencing (2.5 metres high) designed to ensure privacy for existing and new residents.

2. Three new vehicle site entrances, with gates that can be opened by residents living at the pitches.

3. Proposed new fence (1.8 metres high) designed to ensure privacy for existing and new residents.

4. New green landscaping and shrubbery plants will be planted alongside the proposed fencing and fence. The current site will be cleared of fly tipping and the waste ground to make the area more attractive for all residents.

5. Proposed brick-built facility buildings with bathroom and shower rooms: each building will be for the exclusive use of one of the allocated tenants.

6. Space for a single static caravan, mobile caravan or motorhome

7. Additional parking space; one will be provided for each pitch.

8. The council proposes to improve the road next to the Brookside Green site for local residents, with a new repaved pedestrian path and separate cycleway. Vehicle access will be restricted to the north of the site (Brookside House) to allow vehicles to access the new pitch area. The bollards currently at the Brookside House entrance will be relocated just beyond the last southern gate (shown on the map) to prevent vehicles from going further.

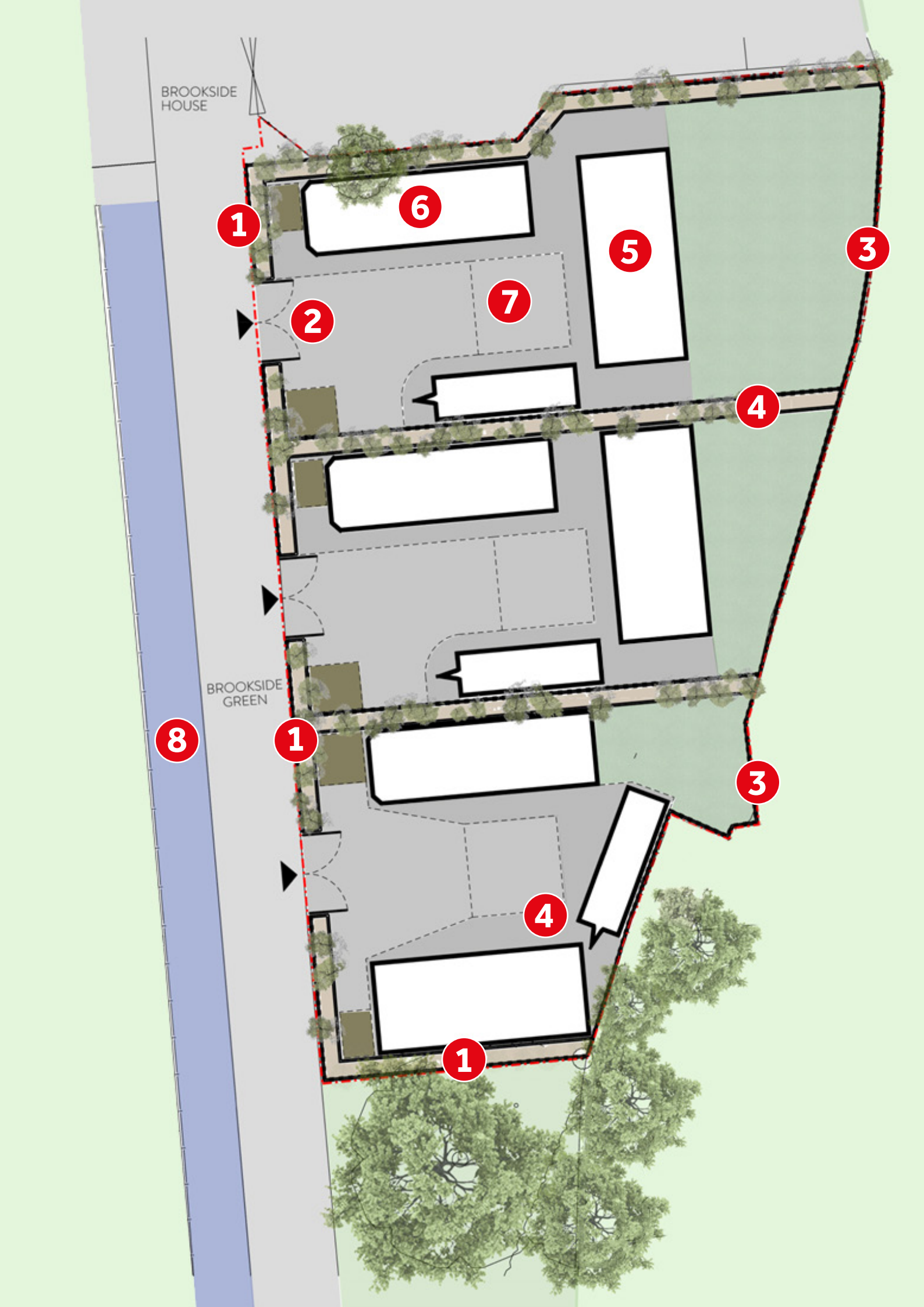
   The current exit to Adams Road will remain in place, including the bollards.



Left: An aerial view of the site, marked in orange, near Brookside where a new Gypsy, Roma and Traveller site is being proposed. Imagery © Maxar Imagery via Google Maps

Below: A 3D image of the proposed plans




BROOKSIDE
HOUSE
BROOKSIDE
GREEN
1
2
3
4
5
6
7
8
1
3
4
1

Landscaping and **boundary improvements**

Green landscaping around Brookside Green

The proposals for Brookside Green include plans for green planting and landscaping around the site. Below are a series of options of the types of wildflower planting that could be used.



New boundary wall or fence around Brookside Green

Under the proposals, a new boundary wall or fence will be constructed around the site. Here are some options of designs for the boundary, which could include railings, a timber frame or be brick built.





Next steps
Timeline

22 November – 22 December 2024

The council will consult local stakeholders, members of the Gypsy, Roma and Traveller community and local residents from 22 November to 22 December 2024.

Early 2025

We will consider all the feedback received in early 2025 and will share it – and any revisions to our proposals - on our website and other council communications.

Beyond

If we decide to proceed, a planning application will then be submitted for each pitch to the independent local planning authority (LPA). It will need to comply with national and regional guidance on potential impacts such as traffic and privacy.

The planning process also requires public consultation and will provide an additional opportunity to have your say.

If the planning application is approved, the council will ensure that all residents are kept informed of the final decision and construction timetable.

How to have your say

- **Complete our questionnaire by Sunday 22 December 2024.**
  - Online at https://brooksidegreen.commonplace.is, by using the QR code, or by completing the enclosed feedback form and returning it to us for free in the envelope provided.
- **Talk to our dedicated engagement officer, Barry Macleod-Cullinane.**
  - By telephone on 020 8489 2228, or by email at engagement@haringey.gov.uk
- **Join us at one of our engagement events which will be held on:**
  - Thursday 12 December 2024, 6pm – 8pm, at Broadwater Farm Community Centre, Adams Road, N17 6HG
  - Saturday 14 December 2024, 11:30am – 2pm, Miller Memorial Methodist Church, The Avenue, N17 6TG
  - Pop-up events; please note these events will be held outside and therefore may be subject to last minute cancellation due to poor weather. If a pop-up event is cancelled, we will look to organise another pop-up event and put the details of this new event on the website.
    - + Corner of Moira Close and Brookside Green (Monday 2 December, from 2pm-4pm)
    - + Outside Manston Block and opposite The Willow Primary School (Tuesday 3 December, from 2pm-4pm)
    - + Corner of Moira Close and Brookside Green (Tuesday 10 December, from 2pm-4pm)

Need this document in another language or reading format?

This is a consultation about the council's proposals to develop new homes for the Gypsy, Roma and Traveller community. We would like to hear your views because you live close to the proposed site. Please respond by 22 December 2024. If you would like a version of this document and questionnaire in your language please contact engagement@haringey.gov.uk or call 020 8489 2228.

Това е консултация относно предложенията на съвета за разработване на нови домове за общността на пътуващите. Бихме искали да чуем вашето мнение, защото живеете близо до предложения обект. Моля, отговорете до 22 декември 2024 г. Ако желаете версия на този документ и въпросник на вашия език, моля, свържете се с engagement@haringey.gov.uk или се обадете на 020 8489 2228

Il s'agit d'une consultation sur les propositions du conseil visant à développer de nouveaux logements pour la communauté des gens du voyage. Nous aimerions connaître votre point de vue parce que vous habitez à proximité du site proposé. Veuillez répondre avant le 22 décembre 2024. Si vous souhaitez obtenir une version de ce document et du questionnaire dans votre langue, veuillez engagement@haringey.gov.uk contacter ou appeler le 020 8489 2228

Αυτή είναι μια διαβούλευση σχετικά με τις προτάσεις του δήμου για την ανάπτυξη νέων κατοικιών για την κοινότητα των Νομάδων. Θα θέλαμε να ακούσουμε τις απόψεις σας γιατί ζείτε κοντά στην προτεινόμενη τοποθεσία. Απαντήστε έως τις 22 Δεκεμβρίου 2024. Εάν θέλετε μια έκδοση αυτού του εγγράφου και του ερωτηματολογίου στη γλώσσα σας, επικοινωνήστε με το engagement@haringey.gov.uk ή καλέστε στο 020 8489 2228

Si tratta di una consultazione sulle proposte del consiglio per sviluppare nuove case per la comunità nomade. Vorremmo sentire la tua opinione perché vivi vicino al sito proposto. Si prega di rispondere entro il 22 dicembre 2024. Se desiderate una versione di questo documento e del questionario nella vostra lingua, contattate engagement@haringey.gov.uk o chiamate il numero 020 8489 2228

Jest to konsultacja na temat propozycji rady dotyczących budowy nowych domów dla społeczności Travellerów. Chcielibyśmy poznać Twoją opinię, ponieważ mieszkasz w pobliżu proponowanego miejsca. Prosimy o udzielenie odpowiedzi do 22 grudnia 2024 r. Jeśli chcesz otrzymać wersję tego dokumentu i kwestionariusza w swoim języku, skontaktuj się z engagement@haringey.gov.uk lub zadzwoń pod numer 020 8489 2228

Esta é uma consulta sobre as propostas do conselho para desenvolver novas casas para a comunidade itinerante. Gostaríamos de ouvir a sua opinião porque você mora perto do site proposto. Queira responder até 22 de dezembro de 2024. Se pretender uma versão deste documento e questionário na sua língua, contacte engagement@haringey.gov.uk ou ligue para 020 8489 2228

Tani waa wadatashi ku saabsan hindisaha golaha guurtida ee ku aaddan in la sameeyo guryo cusub oo ay yeelanayaan bulshada socotada. Waxaan jeclaan lahayn in aan maqalno aragtidaada maxaa yeelay waxaad ku nooshahay meel u dhow goobta la soo jeediyay. Fadlan ka jawaab ugu dambeyn 22 December 2024. Haddii aad jeclaan lahayd nuqul ka mid ah dukumentigaan iyo su'aalaha afkaada ku qoran, fadlan la xiriir engagement@haringey.gov.uk ama wac 020 8489 2228

Se trata de una consulta sobre las propuestas del ayuntamiento para desarrollar nuevas viviendas para la comunidad nómada. Nos gustaría escuchar sus opiniones porque vive cerca del sitio propuesto. Responda antes del 22 de diciembre de 2024. Si desea una versión de este documento y cuestionario en su idioma, comuníquese con engagement@haringey.gov.uk o llame al 020 8489 2228

Bu, konseyin Gezgin topluluğu için yeni evler geliştirme önerileri hakkında bir istişaredir. Önerilen siteye yakın bir yerde oturduğunuz için görüşlerinizi duymak isteriz. Lütfen 22 Aralık 2024'e kadar yanıt verin. Bu belgenin ve anketin kendi dilinizde bir versiyonunu istiyorsanız, lütfen engagement@haringey.gov.uk ile iletişime geçin veya 020 8489 2228 numaralı telefonu arayın.

Aceasta este o consultare cu privire la propunerile consiliului de a dezvolta noi case pentru comunitatea nomadă. Am dori să vă auzim părerile pentru că locuiți aproape de amplasamentul propus. Vă rugăm să răspundeți până la 22 decembrie 2024. Dacă doriți o versiune a acestui document și a chestionarului în limba dvs., vă rugăm să contactați engagement@haringey.gov.uk sau să sunați la 020 8489 2228