

18. Lena Elliot.txt

From: Lena  
Sent: 03 March 2016 15:07  
To: LDF  
Subject: Local plan

To Haringey Council

Re: Haringey Local Plan – Representation

I am writing as a local resident to make a formal representation regarding the Haringey Local Plan. I have set out my objections to this plan below, and urge the Council to think again about unleashing this massive building programme on the borough. I object in particular about the plans for such intensive development across North Tottenham, especially Tottenham Hale ward where I live.

The Local Plan is not based on the needs of current Tottenham residents, many of whom are living in very poor housing, in over crowded conditions and with insecure private renting arrangements. If it were to meet their housing needs, it would include provision for council and family housing at a properly affordable rent and enforcement plans to tackle slum landlords. These were the main improvements called for by residents in the Soundings Tottenham's Future consultation.

Instead, these plans reveal the priority is for very tall buildings, with very dense housing which will consist largely of one and two bedroom flats in high towers. These will be largely private developments and well out of the price range of most people who live in Tottenham. The average wage in our area is much lower than that needed to purchase a flat, so what will local residents do as they are priced out of their homes, or face their homes being demolished?

This plan seems to be, instead, driven by a clear agenda which favours working with private developers who will be leading on the changes in our area. The aim seems to be to provide a framework where the developers and the Council together can pursue a policy whereby our local population of Tottenham changes to exclude people who live here now, and instead to bring in those who are wealthier. We are a mixed community now, and these changes will undermine that mix. There is also a danger that these policies will not build on existing stable and flourishing communities in Tottenham, but could instead lead to sales being to investors who don't live here and have little or no interest in our area.

The Council, in its plans, repeatedly claims their intention is to develop a 'mixed community'. Our community is already mixed with people from all over the world. It includes all ethnic groups, from different countries, different religions and in a range of jobs. The Council's plans will undermine this as these developments are far more likely to segregate people according to money and income.

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As a Tottenham Hale resident, I have particular concerns about the proposals for my local area. These include plans to build towers up to 22 storeys in Tottenham Hale with a target of 5000 homes. How much of this will be for local families with children? What services will be provided for people here? How will the traffic be managed given the fact that the gyratory system is still gridlocked, even after £37m investment. What health provision will there be for this vast new community envisaged in this plan? It is already incredibly difficult to find a doctor in this area, and there is no indication that things will improve significantly. I would like to see a local plan which was clear about how services would be provided, which focused on improved services, cleaner environment, and investment in resources which improve my and our community's quality of life. What will be the impact of these buildings on the environment given that much of the proposed area for development is on a flood plain? Instead the plan is focused very largely on how many tall buildings can be developed with very high densities.

The Local Plan is unsound in concept and vague on the detail of how this massive plan will be achieved. Rather than address the concerns of today it would, if implemented result in long-term harm to those in the target areas of over-growth and subject residents to a two decade long building site

I would also make the following points. There is no evidence that the council has considered refurbishment of estates, and there is no evidence it has considered any alternatives for regeneration beyond creating a framework which favours private developers. As there are no alternatives proposed, what will happen if the economy goes into a downturn and the property market falls. The assumption in this plan is that property endlessly rises. But this is not a forgone conclusion. There appears to be no alternative plan should this happen, and the danger is our communities will be blighted.

The consultation for this round of the plan has been minimal and has not engaged people widely although it is of vital importance. Few printed copies have been provided to people or organisations representing the community. It is very difficult for local residents who are not planning professionals to grasp everything just through the Council website. And even the advice meetings were advertised only on the website and were at very difficult times for most people.

From L.Elliott

03 March 2016

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