

From: Simon Puleston Jones [REDACTED]
Sent: 03 March 2016 14:13
To: LDF
Cc: Simon Puleston Jones; Evernote Upload; Stephanie Puleston Jones
Subject: Site Allocations Development Plan Document consultation - closing date for submissions 4 March 2016

Dear all,

Pursuant to the above, I write to provide you with our feedback on the proposed development of Cranwood Care Home and 102-116 Woodside Avenue, Muswell Hill N10 (reference: SA51). Our key concerns relate to increase in traffic, further problems for on-street parking in the surrounding streets, and the urgent need for a CPZ in Woodland Rise and neighbouring streets. The new buildings must also be low rise (no more than 5 storeys) in order to fit in with the local period housing.

We live at and own [REDACTED], which is approximately 150 yards from the site of the Cranwood Care Home. As you will be aware, now that the St Luke's redevelopment has been approved by the council and is in the process of construction, there is already going to be a significant increase in the number of residents and, in particular, in the volume of car transport and demand for car parking spaces in the immediate area. As a part of the St Luke's consultation, we repeatedly expressed our concerns that insufficient consideration was being given to the impact on the availability of parking spaces, both for residents of the new development, for residents in the surrounding streets and their respective visitors.

There is no CPZ in the surrounding roads of Woodland Rise, Woodland Gardens, Onslow Gardens or Cranley Gardens. The area is extremely popular already with those who are visiting Highgate Wood, the shops on Muswell Hill Road/the Broadway and those from outside of London whom have discovered that those streets contain the nearest parking areas to Highgate underground station that are not subject to a residents parking scheme. Accordingly, we and our neighbours are already often finding it difficult to park within 150 yards of our front door on Woodland Rise. There are a number of families (including ours) with young children and disabilities, for whom this is a huge and unnecessary inconvenience.

Whilst the number of new residences proposed for Cranwood is smaller than St Lukes, it will still have an impact on the local demand for parking and the absolute amount of traffic in area. It is not only the residents of the new development that will want to park in surrounding streets, but also their visitors. Accordingly, **it is imperative that there be at least one designated on-site parking space available for each unit of accommodation at Cranwood and that there also be adequate provision for visitor parking too**, so as to avoid a further increase in the demand for car parking in the area.

We are also extremely supportive of any proposal to create a controlled parking zone for the benefit of residents in Woodland Rise, N10. We understand that there will be a consultation on this in due course.

Finally, it is imperative that any new building be sympathetic to its surrounding environment of Edwardian terraced properties. To that end, the new buildings must be low rise and no more than 5 storeys in height.

Please do call me on [REDACTED] if you would like to discuss these concerns further.

Kind regards,

Simon and Stephanie Puleston Jones

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>