

(John Spinks Steering Committee member) / *(File: - duplicated copy for further reference)*

Haringey Local Plan Pre-submission Response Form

Pre-Submission Consultation 8th January – 4th March 2016

The Council is consulting on four Development Plan Documents (DPDs).

These are the:

- Alterations to the Strategic Policies;
- Development Management DPD;
- Site Allocations DPD; and
- Tottenham Area Action Plan.

They will be submitted to the Secretary of State for Examination in Public later this year. This is your final chance to make comments on the documents.

How to Make Comments

This form is designed for postal comments, if you wish to respond by email, please use the Word compatible version of this form which is available for downloading from the Council's website www.haringey.gov.uk/localplan.

Please note that you need to use a separate Part B form for each comment that you make. Your comments will be considered by a Planning Inspector, therefore they should only relate to the 'tests of soundness' and legal compliance (see guidance note at the back of this form, in the DPDs appendices and on our website for more information).

Complete the form overleaf and return to:

Local Plan team
Level 6, River Park
House,
Wood Green
London
N22 8HQ

Or by email to:

ldf@haringey.gov.uk

Or on-line:

www.haringey.gov.uk/localplan

To ensure your comments are considered, please ensure we receive them by 5pm on Friday 4th March 2016.

Next Steps

In the summer of 2016 the Planning Inspector will hold an "Examination in Public" to consider the DPDs and comments made to them. The timetable for the Examination in Public will be advertised when it has been confirmed.

For further information please visit www.haringey.gov.uk/localplan or email ldf@haringey.gov.uk

www.haringey.gov.uk

Haringey
LONDON

Ref: (for official use only)	Local Plan Publication Stage Response Form	Haringey LONDON
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Name of the DPD to which this representation relates:

Park Grove / Durnsford Road
(& Tunnel Gardens)

Please return to London Borough of Haringey by 5pm on Friday 4th March 2016

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate Part B for each representation you wish to make.

Part A

1. Personal Details ¹	2. Agent's Details	
Title	Mrs.	
First Name	FRANCES	
Last Name	SPINKS	
Job Title (where relevant)	retired; specialist teaching support for SPECIAL NEEDS for HARINGEY & ENFIELD BOROUGHES.	
Organisation (where relevant)	P.P.T.R.A. (Park & Palace Tenants & Residents Assoc.)	(*STEERING GROUP COMMITTEE member)
Address Line 1		
Address Line 2		
Address Line 3		
Post Code		
Telephone Number		
Email address		

¹ If an agent is appointed, please complete only the Personal Details Title, Name and

Part B – Please use a separate sheet for each response

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider the Local Plan is (tick):

4.(1) Legally compliant Yes No

4.(2) Sound Yes No

4.(3) Complies with the Duty to co-operate Yes No

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible.
If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

-The present density of housing in this area is already unsustainable - mixture of houses/maisonettes/flats built on 'RAMUS TILE' site now known as BAILEY CLOSE. Replacement of static Pottacabin type homes next to Aneurin Bevan recently demolished and flats built on it.
-Family houses that have been split into 2 or more accommodations, Rental/Bed-sit properties by private landlords (with or without the necessary planning permission) (nearby family houses with 10/12 bell-pushes & a plethora of 'wheelie-bins' on frontage. Hedges cut down for hard-standing for 1/2 or more vehicles. BOUNDS GREEN school so over-subscribed already with children from Muswell Hill (also houses split into 2/3 accommodations that can't

(cont. on a separate sheet)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

(4) separate surveys have been done on these properties and reports presented to Haringey Council over the last 35 years! All gave a 26 point plan to bring these properties up to 'DECENT HOMES' standards. NONE of these recommendations were acted UPON! WHY NOT?

(cont. overleaf)

- When 'Park Court' was re-roofed and had double-glazing fitted why wasn't PARK GROVE & BURNSTORD RD. (& Tunnel Gardens) Included then when the works would have been far cheaper in labour & materials than today's estimates.

- We as a collective of free-holders/lease-holders & tenants have visited homes in Chingford that were upgraded by Waltham Forest Council - Individuals given a choice of upgrade & finish to the exteriors of their homes to make them warmer/cheaper to heat/improve

(Continue on a separate sheet/ expand box if necessary)

(cont.)
separate sheets

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

-I consider this to be necessary for the very reasons already stated:-

- conflicting advice & information given to different people on the same matters.
- Unable to get a 'named' person to answer a query - lack of communication between officers within the same department.
- Misinformation and conflicting reports as to why between 3/4 paid consultants/surveyors reports have been ignored over the last 35 YEARS!

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the oral examination.

9. Signature Date:



- (page 1 of 5) (in answer to 6)
- the exterior insulation / new doors / porches & windows.
 - Upgrade to bathrooms & kitchens.
 - without the added expense of 'decanting' / paying compensation to / rehousing people whilst works were carried out.
 - It took 10-12 weeks by companies employed to do the upgrades. The people could remain in their homes whilst it was being done. So therefore no need for compensation / removal fees / payments for moving utility companies / TV company etc.
 - People reported to be very happy with the look of their homes / the upgrades / & their cheaper gas & electricity bills.
 - Some people had private surveys done if they bought their property from a family that had previously bought under the 'RIGHT-TO-BUY' Thatcher legislation. Although the council are now saying the properties are "defective" and "not mortgageable", people HAVE been given mortgages on some houses quite recently! Different and conflicting information has been given to different families.
 - Some misinformation & conflicting advice from

different people - even within the same department.

- If as the council has stated that they were declared 'defective' why has the council been moving new people with young children and babies into the properties in this area. Their children are now settled in local schools and do not wish to unsettle them by a major move.

- We have been told over the years we were included in the 'DECENT HOMES' programmes for window-renewal given a time-line for the upgrades / then it not happening - "next year" -

'next year' but it never happened!

- Many of us have spent our own money making these houses safe & warm for our families and are even being told "unless you've kept all your receipts for building materials / paint / wallpaper / new toilets / showers / kitchen-units etc. then you cannot be compensated for your loss.

- Nainsey council failed in their DUTY-OF-CARE to us tenants - they did nothing to the properties before we moved in as we were working parents.

(Cont.) (Page 3 of 3)

(In answer to 6)

- We had no choice but to do the work ourselves or pay someone to do it for us. As our LANDLORD the LONDON BOROUGH of WARDINGHAM failed to maintain & repair the properties to a safe standard
- Even since this proposed process started we were told to 'still report' repair jobs and there would be no difference to how and how quickly it should be dealt with!
- In reality even 'emergency' crisis problems, a leaking roof or burst pipes were not dealt with quickly or efficiently. Often weeks even months of waiting in for workmen that don't turn-up / contractors that claimed for jobs they hadn't done!
- Because no one was checking up on them on completion
- A simple job often necessitates 2 or 4 or 6 different 'operatives' and outside contractors for a simple repair.

(cont.) (1 of 3)

(In answer to 5)

- get places in Muswell Hill schools / Rhodes Avenue etc

* Even with the expansion of classes being 'added' on the playground on Bounds Green Inf. & Junior School to double or triple the number of dwellings on this site will be adding to an even greater problem for the future. If made into a 3 or 4 form entry then the similar number of secondary places would need to be made available in the future. Many parents locally are not getting any of their school choices for their secondary aged children! But allocated 'another' not even on their preferred option list!

- How can this be considered acceptable practice when year on year so many families are disappointed and so many more are going through the appeal process route?

- When children with additional special needs / medical physio. / speech & language plans etc are being placed in main-stream schools under the "Integration & Inclusion" banner. When statements of special-needs (that were legally binding) are now being monitored and the money devolved down to the schools' budget - whether or not that particular head is a good 'BUDGET-MANAGER' and actually ring-fencing that money to meet the individual's needs / care-plans - input from other 'professionals' / physio / speech & language etc

- Many Autistic & Aspergers Spectrum diagnosed children are being 'looked after' by people untrained to meet their

(2 of 3)

(In answer to 5)

- complex & varied medical & social needs.

Basically because its 'cheaper' than a residential / or home tuition / 'special-school' placement.

- This practise is derisory / discriminates against often single-parent family members and with the withdrawal of benefits / introduction of universal credits etc. / Bed-room tax etc. Is again causing more stress and family-breakdowns & financial problems. The closure of day-centres / luncheon-clubs / community centres having their funding - cut year on year only adds to the continued pressure and when housing needs / the disability needs of young adults as well as the elderly in our community. When these relationships break-down as the carers of their loved ones are under constant pressure 24/7 there is no respite for them. The woefully funded mental-health Budgets and the inadequate 'care-in-the-community' at present being provided by the 'private-sector' agency staff on 10/15 minute time-slots is woefully inadequate and leaves many vulnerable people open to physical / emotional / financial and neglectful abusive behaviours by largely untrained staff. It is in fact illegal for someone not medically approved to give out & administer medications!

(3 of 3)

(in answer to 5)

- People working for minimum wages to sustain their own cost of living expenses. Many part-time students subsidizing their own rental / utility bills / food prices etc whilst also studying in whatever field they wish.
- The onus put on the AGENCIES to check-out their employment record / previous experience & training etc Visa-status etc. Its been proved that many such persons are 'under-the-radar' / have false documents etc.
- Whilst our own children & grandchildren will have to move out of London to afford to get on the property ladder and afford a family home of their own to start a family. Unable to afford to buy even a 1 bedroom studio-flat in the town of their birth!
- Local people feel marginalized and have to make the difficult choices of moving away from family & friends or emigrating to get the quality-of-life our generation took for granted.
- Leaving 'new-build' properties for rich 'outsiders' / young professionals / city-workers / and Investment funds from abroad to 'replace' our local families with young children / students / to never be in a financial position to Buy or even RENT at today's expensive prices!