

• 04 March 2016

Local Plan Consultation
Planning Policy
Haringey Council
River Park House
225 High Road
Wood Green
London N22 8HQ

Dear Sir/Madam

Feedback for the site SA 49: 72-96 Park Road & Lynton Road which appears on p122-3 of Site Allocations DPD, Pre-Submission version, 0501156

Whilst there have been some small changes made to this proposed development since it was known as SA 51, I still object to the proposal as it stands on the following grounds:

Above all, there are only actual plans/elevations to comment on for the Park Road part of this area, owned by Orantes...all we are told about the area known as the privately-owned Courtyard is that nothing is to be retained and that *'Heights should be restricted to protect the amenity of properties on The Grove, and heights should be restricted to the north of the site to protect the setting of the church, and preserve the amenity of the back gardens on Palace Rd.'*

This leaves the proposed height subjective and undefined. The sheltered homes are still vulnerable.

As far as the council-owned Grassed area it states that *'the site contains a number of mature trees and these should be retained on site where possible.'*

This allows the trees to be moved to another part of the area...possibly out of general public access as it is now.

Apart from this there are other considerations such as:

The extra school places that will be needed in already bulging classes.

Doesn't LB Haringey have a policy with restrictions governing expanding schools and building new schools?

The pressure on the traffic flow at an already dangerous junction and part of Park Road. At present, Lynton Road is blocked off at the Park Road end, providing a safe and quiet harbor for the people in the 2-story sheltered accommodation in The Grove. For the safety of this small area, young and old, this road block must be continued?

Where will these new residents park their inevitable number of cars?

Assuming these new residents have jobs, there will be more pressure on the transport system. Have you seen the queues for the W7 bus in the morning?

The extra pressure on other public services...doctors, refuse collections, the ailing sewers and drainage in the area.

Crouch End has now a good reputation for its thriving, villagey feel with its small independent shopkeepers attracting people into the area for an 'alternative to huge shopping mall' afternoons shopping.

This scheme will seriously detract from the neighbouring Crouch End Conservation Area. The fact that mistakes have already been made (see 6 Middle Lane for example)...it doesn't mean that more can be made in the future.

Please, continue to reconsider this scheme with a little more sensitivity.

I would also appreciate being kept informed about your further thoughts on this matter.

Yours sincerely

Diana Thomas