

7. Bob Lindsay-Smith.txt

From: Bob Lindsay-Smith
Sent: 04 March 2016 16:57
To: LDF
Subject: Consultation on the Haringey Local Plan

Follow Up Flag: Follow up
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Dear Haringey Council,

Please note that I may wish to speak in person at the examination in public. I live in Northumberland Park which is an area likely to be affected in particular.

I welcome some aspects of the Local Plan, such as keeping most industrial areas as employment centres, rather than converting them to housing.

The Local Plan is however based on assumptions that I challenge:

- 1) that growth of London's population is to be encouraged, rather than the growth of employment in other parts of the country;
- 2) that this extra population should be concentrated in certain boroughs, including Haringey - leading to a requirement for 20,000 new dwellings between 2011 and 2026;
- 3) that the associated rise in land values is something to be welcomed (I heard a Haringey Cabinet member say this at the Planning committee meeting at which Spurs' latest plan was passed);
- 4) that the loss of social housing cannot be prevented;
- 5) that demolition followed by new building is preferable to refurbishment.

On the last point, the demolition option in most cases involves double decanting of people, and the new dwellings for rent are almost invariably going to be on worse terms than the existing ones. Leaseholders will also be in great difficulties because of rising house prices.

The embodied carbon of new build is also far greater than that of refurbishment - which contradicts green policies at national and local level.

Regards,
Robert Lindsay-Smith

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