

Subject: FW: Wood Green redevelopment plans

From: Ann Anderson **Sent:** 21 March 2017 12:50

To: LDF

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To whom it may concern

Although the High Street does need revitalising your plan is too enormous and out of date . People do not shop there from a wide market area now. They either go into town to shop in central areas or out to these big shopping centres.

Wood Green is in an inner suburb and cannot make itself attractive enough or large enough to match Oxford Street and Thurrock or Stratford . The area is too small and please dont start knocking down residential streets to make an enlarged shopping centre where people will not visit.

Middle income shoppers like myself might go to Holloway Rd now as Marks and Spencer have gone from Wood Green and because there is still a department store there now instead of shopping more locally at Wood Green. Would stores really want to come here? Why did Marks and Spencer leave? NB Brent Cross shopping centre was built on open land next to a main road. At first we went there out of interest from other areas of North London but no longer so.

The plan mentions more housing. Who is this housing for? Creeping privatisation and prices are already spreading from Hornsey & Crouch End. Where will the service workers live if the new housing is too expensive?

The scheme of borrowing large sums of money from private companies to build new hospitals and schools under Labour's last government did help to create these but to financially devastating effects in the long term. NB so many hospitals are now considered bankrupt. At least that created positive landuses but an upmarket retail area which people will not travel to will not.

There is concern over the financial partner chosen and I understand they created havoc for the local community ousting them from their homes in New York. Why have you chosen an international company that pays its taxes out of the UK and has no allegiance to this country, this city or this area.

Yours in concern

Ann Anderson of Hornsey