

**Subject:**

FW: Caxton Road, Area Action Plan (AAP) in Woodgreen.

**From:** Beth Procter

**Sent:** 19 March 2017 09:21

**To:** LDF; Cllr Ahmet Peray; [mike.freer.mp@parliament.uk](mailto:mike.freer.mp@parliament.uk); [catherine.west.mp@parliament.uk](mailto:catherine.west.mp@parliament.uk)

**Cc:** Dave Kingett

**Subject:** Caxton Road, Area Action Plan (AAP) in Woodgreen.

RE: <https://woodgreenmap.commonplace.is/about>

Dear Sirs

Haringey Council have proposed an extensive Area Action Plan (AAP) in Woodgreen. I have a friend, Mr Dave Kingett, who is a home owner and long-term resident of Caxton Road, and I understand that there are plans to issue a Compulsary Purchase Order to make room for plans for redevelopment. This would mean knocking their house and the rest of the street down and in effect taking away their family homes. Your plan says that these plans are so that you can re-design the high street & develop some of the unused commercial properties. BUT this plan also includes de-homing hundreds of residents (including my Mr Kingett's home at Caxton road) and destroying their houses.

Caxton & Mayes are right at the edge of the AAP draft plan. These streets are comprised of beautiful and historic old Victorian terraces with a really diverse community and lots of families. The specific problem is that in the plan there is a single story indoor market and pedestrian retail/office square, with a 'framed view' of Alexander palace, on where my friends house is situated. The view is likely to be seasonal anyway, and could be achieved better by elevating the proposed pedestrian area and Crossrail entrance. There is plenty of local space with no current use at all! And there already is market stalls, shopping malls, highstreet shops etc. The impact of this to Mr Kingett's family cannot be understated: nowhere is a family home exactly so well placed for local schools, transport links, with the same size, period character, facilities etc

There are probably economic incentives for bulldozing these homes but can you first consider the community which would be destroyed. The people being forced to move, and quite frankly trampled on and done over with no consideration, are long-term Haringey residents who invest into the community. For you to use funds drawn partly from their own council taxes to pay for the destruction of homes they pay honest earnings for, just for the sake of a "vision of a better Haringey". 'Better' according to whom? Not Mr Kingett or the other current residents!!!

I am writing in support of Mr Kingett and the other residents and ask primarily that the plan be re-drawn to exclude demolition of Caxton & Mayes Road, which actually is right on the edge of the proposed development area. It should exclude demolition or forced eviction of all long term residents and the destruction of their communities. The only ethically acceptable properties to consider for demolition as part of an "urban regeneration" scheme are commercial properties and council buildings with short-term tenants. No long-term resident of Haringey should suffer as a result of an 'area improvement plan' allegedly for the benefit of the borough.

I hope that in contacting both my own MP as well as Mr Kingett's that one of you may be able to help stop these appalling plans.

Your Sincerely,

Mrs Beth Procter

(Barnet resident)