

From: CHRIS CHADWICK
Sent: 27 March 2015 08:08
To: LDF
Subject: Response to Local Plan Consultation

These are comments /objections regarding the consultation on Haringey's Local Plan Preferred Option and are submitted on behalf of the Hornsey Action Group

ESTATE REGENERATION

We object strongly to the draft Local Plan proposal SA63 in the Site Allocations Document for a demolition and redevelopment zone covering Broadwater Farm, Somerset Close, Lido Square, Moira Close, some houses along Lordship Lane, and the northern part of Lordship Recreation Ground, including the enclosed sports field.

The proposal would cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local facilities. It breaches a whole range of planning policies which should protect the community. It is unacceptable & should be withdrawn immediately. Instead the Council must work with the community to protect, support & improve all the existing homes, estates, facilities & communities in the area.

This site allocation is part of the list produced by Alt 53 to Haringey's Local Plan - Strategic Policies 2011-2026. Alt 53 is the inclusion of an additional policy SP2 (10) for estate regeneration and includes an initial list of estates.

We object to Alt 64 (paragraph 3.2.29) which provides the reasoned justification for the inclusion of estate regeneration:

In particular we object to the overt assumption that building higher density mixed tenure development is likely to be the only realistic option (still requiring public subsidy) and that within this re-providing the existing council housing with higher quality modern social housing is not a financially viable option.

This is a policy of social cleansing which will lead to the displacement of established communities out of Haringey.

Whilst not part of the "initial list" we note the aspiration in the evidence base documents (at p172) for Hornsey in the Haringey Urban Character Study for Haringey for consolidation of land within existing estates to provide higher density flats being possible in the longer term and recognise this as a similar threat to our communities in Hornsey.

HOUSING DENSITY

We welcome the formal adoption of the Mayor's Housing SPG (2012) at Alt48 to replace the revoked out of date Council's Housing SPD. And, we note that much of this document is a useful explanation/commentary of how to interpret London Plan Policy 3.4 Optimising Housing Potential which incorporates the housing density matrix.

We object to the attempts to undermine the clear existing policy commitment of the Strategic Policy for Housing: SP2(1) that new housing in Haringey will meet the density levels set out in the Density Matrix of

the London Plan. For example Paragraph 3.9 of DM17 Housing Mix is a clear mis-representation of this policy.

Yours sincerely
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for Hornsey Action Group

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