
From: Parkside Malvern
Sent: 27 March 2015 19:35
To: LDF
Cc: Ryan King; Polly De Boer
Subject: Fwd: Consultation on Local Development Framework

Dear Sir,

We would like to add a point 15 to the below:

15. As the number of additional housing units will be substantially a mix of flats (studio, one and two bedroom) in apartment blocks, the LDF should allow for the complimentary policies for the surrounding area and community to ensure the retention and avoid loss of family housing. A large number of houses in the Hornsey Park area have been converted to flats or are in multiple occupation: the attendant lettings economy serves to keep many in poor living conditions. The LDF should bring forward policies to ensure existing smaller single family dwellings are not converted, to ensure, overall the area (and the wider area encompassing development sites adjacent to our area) has a substantial number of family dwellings with gardens. These will provide for the widest possible needs, including, importantly, dwellings with accommodation for more than one generation (particularly older members of the family).

Yours faithfully
Marcus Ballard
Co-chair, PMRA

----- Forwarded message -----

From: Parkside Malvern <parksidemalvernra@googlemail.com>
Date: Fri, Mar 27, 2015 at 5:22 PM
Subject: Consultation on Local Development Framework
To: ldf@haringey.gov.uk
Cc: Ryan King, Polly De Boer

Dear Sir,

I write on behalf of Parkside Malvern Residents Association (PMRA) the registered residents association closest to the West Heartlands, close to Wood Green town centre and an area that will be affected by many of the development proposed in the framework. We have not been consulted on the LDF, despite the cabinet member responsible saying that the council has been working with residents and local communities. This is a weakness of the consultation process and one likely to lead to flawed conclusions. We would urge the council to extend the consultation by, indeed, engaging with associations such as ours.

Notwithstanding the above, we would like to make the following representations and ask that you treat them as objections, to the extent that the LDF does not address our concerns:

1. The desirability of de culverting the Moselle Brook in the Wood Green sites is so weakly described that there is not possibility of this important environmental objective (one shared by the GLA, Thames Water and EA, amongst others) ever happening: the associated drafting should be revised to make this a firm objective that development control will respond to and support.
2. There should be an overall objective to create a permanent shift in traffic from Hornsey Park Road to Mary Neuner Way, Wood Green High Road and other main roads in the locality. The change needs to be stated in the descriptions of development for the nearby major sites, to ensure it happens. Hornsey Park Road cannot be expected to be the fall-back for traffic once the LDF's objectives for intensification and redevelopment of Wood Green has been achieved, Alexandra Palace has become more discrete, Wood

Green High Road has had its capacity reduced to improve its environment and the business and working community has grown.

3. There should be an objective for creating a local community park in or adjacent to the Hornsey Park area, an area of open space deprivation. This is particularly important given the physical barriers around the area provided by the east coast main line, Wood Green town centre, the intensified West heartlands development (itself an area of open space deprivation) and surrounding main road.

4. There should be a clear objective to scale up the development of the Wood Green sites by first ensuring the West Heartlands (National Grid) site is an exemplar created without pressure to increase density or the number of housing units. There is a minimum and a maximum: we agree the minimum must apply until every reasonable environmental, design and community objective is achieved.

5. The LDF does not make it clear that new development must deliver reduced noise, pollution and other environmental stress on our area. It already experiences the harmful effects of past poor development: these effects must be corrected as part of any replanning/intensification.

6. The green-links are weakly described: these include links to the New River, creation of a permanent New River path, and links to other open spaces. These are immediate priorities to support the growth of Wood Green and not add-ons to be negotiated and conceded and which may not come to fruition.

7. Much higher priority must be given to the creation of high quality open space around buildings. There is no history of the council being able to achieve this using the tools available through planning documents of the quality of the LDF.

8. We object to valuable open space in our area being included in sites for redevelopment, e.g. the open space in the vicinity of Clarendon Road, Hornsey Park Road and the Afro Caribbean centre: these are our local open spaces and places of rest for our community of equal value to any park. New development must have its own open space and not appropriate ours.

9. Ref point 2 above, the LDF must have a much clearer plan for the delivery of a permanent solution to traffic passing through the area. There should not be intensification without such a plan.

10. Much greater emphasis should be given to the avoidance of overlooking and overshadowing of existing communities by any proposal for taller buildings.

11. The preservation of the green corridor following the line of Moselle Brook should be made an objective at the back of Hornsey Park Road.

12. The reference to 300 homes and 2000 jobs on page 44 makes no sense: the section needs explaining and re consulting on.

13. The protection, non encroachment and preservation of Wood Green Common must be a prime objective of the LDF: it could even be expanded.

14. Proposals for the improvement of the Penstock path are so weak that a change is unlikely to ever happen. Proper robust proposals should be introduced to ensure the improvement is made before any new development takes place.

Yours faithfully

Marcus Ballard
Co-chair, PMRA

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