

From: LDF
Subject: FW: Site Allocations consultation document

From: Cllr Alexander Karen
Sent: 03 March 2014 13:47
To: LDF; MemberEnquiries
Cc: Karen Alexander (karen.alexander.haringeylibdems@gmail.com)
Subject: Site Allocations consultation document

Dear Sirs

I am one of the local councillors for Harringay ward. My submission has been made after discussions with residents, local residents associations and the Ladder Community Safety Partnership about how the redevelopment of the following sites would impact on the local area:-

1. St. Ann's Hospital site
2. Greater Ashfield Road
3. Vale Road/Tewkesbury Road
4. Arena Retail Park
5. Hampden Road/Railway Approach (planning for some 80 units underway)
6. Possible development use of Jewsons site in Wightman Road
7. Possible development use of BDC site, adjacent to Green Lanes

These seven proposals represent a massive development within the local area. I am particularly concerned at the implications both for local infrastructure and quality of life of local residents. Whilst I support the need for more housing in the borough I have reservations about the scale of these proposal on the local vicinity

Arena Site off Green Lanes

Traffic - This site has already suffered with the expansion of the current site. Traffic surveys in my opinion were not adequate and the area continues to suffer from massive traffic problems especially at busy times.

A development of the scale proposed would put terrible extra pressure on the already busy Green Lanes. This development could not be considered without looking at the configuration of roads in the area and at the very least the decision to close Hermitage Road and the Gardens roads would need to be revisited.

Flood Risk – The site is in a Critical Drainage Area. This part of Green Lanes and Williamson Road is already prone to sizable areas of water accumulation owing to poor drainage. The effects of a proposed underground car park are potentially disastrous with an unknown impact on the water table over the surrounding area.

High Density Housing - In my opinion the site is not suitable for high density or high rise buildings. This is not an area of high rise development and the Local Plan makes it clear that it is not acceptable to put up 'tall and large buildings ... which are substantially taller than their neighbours'. The local area is predominately made up of late Victorian terraced housing and a development of this size would be totally out of character with the local area.

Open Space - I would have grave concerns about the lack of private open space in

proposed future development on the site.

Hampden Road/Railway Approach

This is currently at the planning stage but in my view the development is too large and not enough thought has gone into how the additional residents will be supported in the local community as there is already extreme pressure on schools and GPs.

Possible development use of Jewsons site in Wightman Road

This site I think would be suitable for redevelopment as housing if it was done sympathetically and thoughtfully. The current Jewsons site causes a lot of problems for local residents in terms of HGV traffic. There is currently a site in Hornsey – moving to this site may be beneficial and make a lot of sense. A lot of the current issues with HGV moments in the area would be solved if this site was redeveloped.

General issues affecting all proposed sites

Traffic – as above. In addition, the council does need to look at the issue of the closure of Hermitage Road and surrounding rounds to through traffic. This has put an unfair burden on the Ladder roads and it is time for the council to address this.

Parking – all of these developments went ahead it would put parking pressure on an area which is already struggling. Robust proposals would have to be devised to address this.

Air Pollution - In addition, air quality in the area would be exacerbated by further development and this would be a detrimental effect to residents in the flats above Green Lanes (where the air quality is already poor) and residents in the Harringay Ladder roads.

Public Transport - Bus routes, tube stations and National Rail stations in the nearby vicinity are already extremely busy. Harringay Station in particular would struggle with any increased capacity.

Medical Services - GP surgeries in the area are already seriously overstretched. It is already extremely difficult to get a routine currently a two to three week wait. This in turn puts an extra burden on local A & E departments.

Schools - There is already a shortage of places for children under 8 years old throughout the area. South Harringay Junior School is having to extend to 3 form entry for Year 3 from September 2014, and there is a similar pressure on the Infants School to expand to cope with ever-increasing numbers. There will be serious issues with the capacity for these local schools to cope with the kind of increase in numbers these developments would generate.

Before any further decisions are made on these sites for development there would have to be extensive consultation with residents, residents associations and local councillors to make sure that decisions don't impact on the residents who already live here.

Please be kind enough to acknowledge receipt of this email.

Yours faithfully

Karen Alexander

Liberal Democrat Councillor for Harringay Ward

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