

**From:** LDF  
**Subject:** FW: Haringey Site Allocations DPD consultation

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**From:** Richard Wilson  
**Sent:** 10 March 2014 20:58  
**To:** LDF  
**Cc:** Kawa Angela; Cllr Reece Katherine  
**Subject:** Re: Haringey Site Allocations DPD consultation

On 10 March 2014 16:51, Richard Wilson:  
Hi

Below is the Haringey Liberal Democrats response to the Haringey Site Allocations DPD consultation. Apologies this wasn't sent last week but I understand Angela Kawa has spoken to you and agreed this will be accepted today.

### **General Comments:**

We are concerned that this document proposes allowing buildings of between 10 and 15 storeys in many different residential areas of London. We do not think this vision of high-rise housing across so many parts of what is in many ways an outer-London borough is right or acceptable to local people.

Haringey Liberal Democrats believe that more homes need to be built in the borough, but we need a mix of different types of housing, including family homes and affordable homes, not just dense high-rise buildings. The council needs to give more thought not just to the number of homes delivered, but their size and quality, and the impact on their surrounding area. On a number of these sites the housing proposed is overly dense and tall and that not enough has been done to ensure community facilities (such as playgrounds, doctor surgeries, schools and nurseries) will be provided for the expanded communities.

### **Highgate:**

We are concerned that the plans for the Magistrates Court include new housing and possibly a hotel with buildings of up to 5 storeys.

On the Highgate Bowl site the council are proposing more community access, some housing on the edges of the site and an open air- theatre. We have no objections to the idea of an open air theatre and believe small infill housing sites could be acceptable as long as there is engagement with local residents to address any concerns about this.

### **Pinkham Way:**

On the Pinkham Way site the council has mentioned that they have received representations to use the site for waste management and that a new London waste plan is likely in 2016. We are concerned that using the site for this purpose has not been ruled out despite the protests of many residents and the site's important ecological nature. We believe the council should commit to not using the site for any industrial or waste purpose and to protecting this ecologically important site.

### **St Ann's and the Arena site:**

On the Arena site the council are saying there should be the same number of shops and new homes.

They have also said the buildings could be up to 8 storeys high in this area. We believe that buildings of this height are not acceptable in this area and that more housing would be difficult to accommodate. We noted that the proposals include the loss of one of the few green spaces in this area, the community garden on the bridge. This is very worrying and we hope the council will look at this again.

On the St Ann's Hospital site the Labour-run Council are saying that a mixture of homes and community facilities would be acceptable. We welcome the proposals for community facilities but are concerned that little details have been provided about the nature of these facilities. We are also concerned about the loss of beds at St Ann's.

### **Hornsey Water Treatment Works:**

Hornsey Water Treatment Works near the New River Village and Hornsey Depot, are included in this document which sets out what the council believes the land should be used for. On the water treatment works site the council has said they believe it would be right have housing.

We are concerned that any new housing on this site would put a strain on stretched local resources. Developing the site for housing will mean that many more people will be living in Hornsey in the future if this site is developed as well as the Hornsey Depot site which just got planning permission.

The report also mentions that there could be problems with flooding and drainage in this area. Some of the New River Village flats have recently had problems with damp and poor drainage. We are concerned this could happen to new homes built on the water treatment site. We do not believe these issues have been fully addressed. Such a development would clearly have a large impact on people living on roads such as Cross Lane and on the New River Village.

### **Finsbury Park:**

On the Rowans site the council has said they believe it would be right to replace the bowling alley with housing and retail buildings. The report also says that having buildings of up to 15 storeys in height in that part of Finsbury Park would be acceptable.

We are concerned that the council is willing to allow such tall buildings to be constructed in Finsbury Park and allow the loss of a local institution, Rowans Bowling Alley. Many residents view Rowans as a local amenity and would mourn its loss. If Rowans does close then the any new development should include substantial leisure use to encourage people to come to the area, and provide activities for young people.

We are concerned that buildings of 15 storeys would dominate the local park and nearby low-rise Victorian buildings, and would have negative impact on the area. We are also concerned that there does not seem to be any commitment to extra community facilities such as doctor surgeries in this document for all these new people. The impact on Finsbury Park Station needs to be considered. The station already suffers from overcrowding, and improvements to boost capacity and accessibility have been promised many times, but still have not been delivered.

### **Wood Green:**

Large parts of Wood Green are included in this document which sets out what the council believes the land should be used for. In particular, the area around Station Road, the Library, Mall, bus garage and the area around the chocolate Factory are all included in the plans.

The Lib Dems are concerned that the council wants to see much more housing in Wood Green from the proposals put forward in this document. In particular, the area around station road has been

identified as somewhere that could take dense developments of 10 storeys.

We are worried that all of this new housing on top of the Haringey Heartlands will put a great strain on local communities resources such as doctors surgeries and playgrounds.

We believe that small and less dense development in this area would be better and that more efforts must be made to include more community facilities in any development.

#### **Tottenham regeneration area:**

We believe that more must be done to engage residents in the regeneration proposals and to ensure that the regeneration of the area is done for the community that is there and not to them. Efforts must be made to ensure people living in Tottenham benefits from the regeneration and are not forced out by high rents and house prices. Likewise for local businesses and traders.

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Cllr Richard Wilson  
Stroud Green Ward Councillor, Liberal Democrat  
Leader of the Opposition  
Phone: 020 8341 7052  
Website: <http://www.richardwilson.me.uk/>  
Twitter: @StroudGreeners

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