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Ciara Whelehan
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Review of London Borough of Haringey's Draft Core Strategy

Dear Ciara,

This is my response and proposed amendments regarding parts of the above the Haringey's Draft Core Strategy, to be considered along with those of my fellow residents.

As a resident and chair of the Noel Park Conservation Area Advisory Committee I understand that I should have been notified that consultation was in process. However, I did not receive any notification. Therefore, I question the validity of your Statement of Community Involvement (SCI),

Yours sincerely,

Rachella Sinclair

Chair, 

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HARINGEY COUNCIL DRAFT CORE STRATEGY – June 2010

Comments on the Council's Proposed Submission from Rachella Sinclair, Noel Park Conservation Area Advisory Committee

Chapter/ paragraph	Soundness	Suggest change
Chapter 5.3.1	Fail: The wording is vague and the phrase "thus becoming even more vibrant and exciting hubs of community life," is worrying because it infers that Wood Green Metropolitan Town Centre is already a hub of community life when much needs to be done to make this a reality.	Define what "vibrant and exciting hubs of community life" are. Add guidance on the prevention of crime and antisocial behaviour.
Policy SP10	Fail: not effective and not consistent with national policy. The phrase "high quality," is vague and open to interpretation.	Suggested change: Document needs to be more specifically worded, ensuring easy interpretation of the intended purpose More emphasis should be placed on putting measures into place to encourage traditional small businesses to thrive on the high street.
Fourth paragraph "... potential impact of noise ..."	Fail: Not effective Contradicts vague references to "vibrant" town centres	Considerations of crime and anti-social behaviour need to be included., as does the impact of the shopping centres that touch residential areas.
Fifth paragraph beginning "The District Town Centres ..." mention is made of "service centres"	Fail. Not effective The words "service centres" have not been defined.	Define. The dwindling public services on the high street need to be addressed.
Last paragraph.	Fail. Not effective, vague language .	Delete those words and replace with "... encouraging diversification of local businesses, particularly to support development of a local and sustainable economy."
Chapter 6	Fail. Not effective. Not consistent with national strategy	The Core Strategy should take into account planning provision for the development and maintenance of local communities and its

47/1/5.3

48 49/2/5.2

I agree with comments made by Mei Wang and Chris Mason:

economy to truly deserve the phrase "enabling local communities to become more sustainable".

Haringey's Draft Core Strategy appears to advocate continued development of shopping centres to create new retail space, eg. Wood Green. It is questionable whether Wood Green is the success that Haringey Council claims as there has been a severe loss of traditional business due to :-

1. Rising cost of commercial rents and rates which follow large developments.
2. Limited business opportunities due to encroachment of larger enterprises such as Tesco, Morrisons, Sainsbury, Primark, New Look.
3. Limited long term employment opportunities for local residents from businesses such as pound shops and betting offices.
4. Other than the library or post office it is unclear what other facilities there are in Wood Green for local communities.
5. Rather than new town centres, I support the call for the development and revival of the Tottenham High Road Corridor and encourage small high street developments within neighbourhoods to supply local residents and reduce congestion in town centres.
6. As highlighted in the Avenue Gardens Residents Association's comments, the research used in the Council's evidence base is out of date and the numbers based on the Retail Study are no longer

suitable for present purposes or current economic times.

7. Ongoing maintenance and basic cleaning of existing retain centres is woefully neglected. For example Wood Green High road is poorly maintained and cleaned, encouraging antisocial behaviour and discouraging quality retailers.

8.

Wood Green is encouraged to reach Zone A retail rents but this discourages local economic growth.

SP11

Fail. Unsound. All buildings are sustainable, it is the materials that are used that needs to be specifically targeted as sustainable.

The word "sustainable" be replaced with "well designed and built with sustainable / renewable materials"

Bullet point :-

Fail. Conservation areas in Haringey have been suffering from a lack of enforcement in recent years which have led to deterioration in the character and preservation of the architectural history and quality of the buildings.

Improvement and tightening of enforcement in conservation areas is therefore necessary.

Progress the Conservation Area appraisal programme

Sites Suitable for Mixed Use Development

Fail. Vague wording encourages development that may not best serve the needs of the residential estate touching this site.

Considering the fact that services promised to residents at a development bordering the same estate were never delivered the wording needs to be changed to specifically require developers to put services and retail into place that contribute positive – not negative -- impact to the local community. Delete "including" and replace with "comprising". For avoidance of doubt insert "A1" after "retail".

Lymington Avenue N22 Options

Mixed use including retail,

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47/3/6-1

residential and community		
Pg 15 Lymington Avenue, N22 Options	Fail. Bearing in mind the property is right next to a conservation area, any development will have a considerable impact on the estate.	Insert SP12
SP1, SP2, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP14, SP15, SP16		
Pg 15 Lymington Avenue, N22 Other Relevant Information	Fail. As above, any development will need to take into consideration its impact on the conservation area.	Insert "Noel Park Conservation Area"
Within Wood Green Metropolitan Centre Adopted Planning Brief (September 2003)		
Pg 32 Civic Centre Options Mixed use	Fail. Wording leaves it wide open for developers to make applications for too wide a variety of use	Insert relevant use classes for consideration. Propose A1, A2, A3, B1, B2, C3, D1 and D2.
Pg 32	Fail. The property is within a conservation area	Insert SP12

Civic Centre
Relevant Core
Strategy
Policies
SP1, SP2,
SP4, SP5, SP6,
SP7, SP8,
SP9, SP11,
SP13, SP14,
SP15, SP16

and adjacent to two listed buildings. Therefore, SP12 should be a key policy consideration in any redevelopment plans.

Sites Suitable for Community / Commercial / Employment Development Pg 52 333 High Road, N22 Options Office retail or community use	Fail. The phraseology leaves it wide open for developers to make applications for too wide a variety of use.
Pg 55 Cranwood Home for the Elderly Options Education	Fail. Care homes for the elderly are becoming an increasingly scarce resource and alternative sites are available such as the Site at junction of Watsons Rd and Ringslade Rd N22 on page 61 of the Sites Allocation DPD
	Insert relevant use classes for consideration. Propose A1, A2, A3, B1, B2, D1 and D2
	Object to inclusion of the Home in the Sites Allocation DPD