

**From:** LDF  
**Subject:** FW: Site allocations plan

**From:** John Ryan  
**Sent:** 07 March 2014 20:21  
**To:** LDF  
**Subject:** Site allocations plan

Dear Harringey

Please find our comments on the site allocations plan. There is obviously a need to build housing (and to generate employment across the borough not to mention the capital. The proposed site allocations are significant in the Vale & Eade Road areas especially how they link to the S1-S4 sites. They are strongly interlinked and must be considered as a whole.

Specific responses to the questions are shown below.

#### Q14

This has the potential to be a very large development. My partner & I share the concern of others locally that this will increase the local population by a significant percentage. To be successful this scheme requires the creation of a masterplan to ensure the design accounts for the impact on local services including planning for public transport, traffic, education and health.

A mixed development offering more than just high density housing might offer great opportunities. I would urge the Council not to simply fill the obvious 'empty' spaces with housing, but to work with the local community to plan a truly life and neighbourhood enhancing set of developments.

The current warehouse community developments may bring challenges BUT strongly urge the Council to ensure that the plan should look beyond immediate imperatives, consider the longer term benefits to the borough and find a way to accommodate this artistic community and their 'affordable' live-work spaces.

Ideal chance to offer smaller retail Tesco Metro/Sainsbury Local & so reduce need for cars to Arena.

#### Q15

Prefer to see a strong element of live:work in the design. Local employment is vital and needs to be considered. Happy for some some continued employment generating uses. Will these be concentrated together perhaps closer to Seven Sisters Road - less need for large Articulated trucks in Vale & Eade Roads.

Think Maynards & other buildings -e.g. old industrial units (by the LinkWay on Vale Road) should be retained. Like the idea of the old chimney being retained as a locator - much like the Ikea chimney in Croydon.

Include pathway across New River to 7 Sisters

Agree on gated developments are not considered acceptable.

Happy to see redevelopment along Seven Sisters Road of units perhaps to reflect newer style homes built as part of NDC further up toward St Anns.

A notable landmark building of especially high architectural quality would be desirable here. Yes BUT needs to be very good quality ~& not a large & high stump.

Must have traffic calming on Eade Road. Walk it everyday & accident waiting to happen as mini race track.

Strongly opposed to any relaxing or opening of Eade /Vale Road to through traffic. Remember why was closed initially. Scale of other proposed developments locally means traffic must be separated.

Will probably need traffic lights for junction to 7 sisters & Eade Road. Use Tewksbury Road as access to /entrance to 7 Sisters Rd. Not 1way system. Agree other links N - S be good.

Q 16

Residential: 97,000m2 Commercial development: 134,000m2

What does this mean in terms of what exists at moment. Impossible to understand the impact of this otherwise

Q 17

Like to know policy of how CIL implemented.

John Ryan

Chief Executive

Oxford House in Bethnal Green

Derbyshire Street

London E2 6HG

**Switchboard:** 020 7739 9001 | **Direct Line:** 020 7749 1102

**Mobile:** 07944 370 415

**Charity Number:** 208582 **Company No:** 59858 **VAT Registration No:** 752 0306 67



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