

Haringey Council

Comment

Consultee Mr Stuart Cunliffe (409015)
Email Address :
Address 6 Garden Court
 Welwyn Garden City
 AL7 1BH
Event Name Haringey Core Strategy Proposed Submission
Comment by Mr Stuart Cunliffe
Comment ID 8 56/11/ 5.3
Response Date 17/06/10 16:19
Consultation Point 5.3.5 Paragraph ([View](#))
Status Submitted
Submission Type Web
Version 0.2
Legal compliance
Do you consider the DPD is legally compliant? No
Soundness
Do you consider the DPD is sound? No
Unsound
Do you consider the DPD is unsound because it is not: (1) Justified
 (2) Effective

Reasons for compliance and soundness

Please give details of why you consider the DPD is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the DPD, please also use this box to set out your comments.

This representation refers to the council's policy towards Local Shopping Centres and Myddleton Road Shopping Centre in particular. The Core Strategy cites the Retail Capacity Study 2008 (RCS) as substantiation for retention of Myddleton Road Shopping Centre as such. The RCS has no specific analysis of this shopping centre even though it has been in severe decline for over three decades. The RCS assessment of vacant units is factually wrong; the number of units vacant was 23 in 2007 and in the case of the planning appeal at No 102 Myddleton Road the appellants figures detailing this figure were not disputed by the council. Over a period of 8 years, the Planning Inspectorate has found in

separate successful appeal decisions that this shopping centre has little or no vitality. These are 100 Myddleton Road, 2000 (Ref APP/Y5420/A/00?1053324); 102 Myddleton Road, 2008 (Ref APP/Y5420/C/07/2053533). In the case of No 100, the decision refers at paragraph 10 to 'few shoppers' and 'little vitality'. In the case of No 102, the decision at paragraphs 9 and 10 notes the appellants surveys show 23 units vacant, undisputed by the council and the inspector notes again 'few shoppers'. Photographs of the situation in April 2010 attached to planning application HGY/2010/0847 for 104 Myddleton Road are documentary proof of an absence of shoppers in sight on a Friday afternoon in good weather. The council appears to accept that this shopping centre should be allowed to lapse by the concurrent proposal in the Housing Sites DPD (concurrently under consultation) to re-allocate most of the south side of the Myddleton Road Shopping Centre from retail to housing. Illogically the north side remains part of the Local Shopping Centres policy to which this representation objects. It is much more logical to protect and support the obvious viability of the nearby Bounds Green local shopping centre clustered round the Bounds Green underground station. This is now the vibrant alternative having no vacant units but providing two chemists, a post office, a non charging cash machine and choices of newsagent, hairdresser, grocer, off licence plus other businesses. Myddleton Road Shopping Centre has no chemist, no post office, no cash facility and little choice of other staple neighbourhood traders. The council should accept that the whole of this shopping centre should be allowed to revert to residential uses. There is no factual evidence to support retention of any part of this shopping centre in the list of 38 local shopping centres.

Legal Compliance

Soundness

Guidance notes

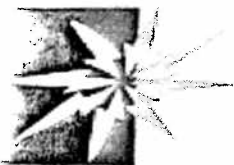
Please tick the sections of the guidance that you wish to read.

Introduction

General advice

Participation at oral part of examination

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination? YES, I wish to participate at the oral examination



Haringey Council

Comment

Consultee	Mr Stuart Cunliffe (409015)
Email Address	
Address	6 Garden Court Welwyn Garden City AL7 1BH
Event Name	Haringey Core Strategy Proposed Submission
Comment by	Mr Stuart Cunliffe
Comment ID	956/2/5.3
Response Date	17/06/10 16:20
Consultation Point	5.3.54 Paragraph (View)
Status	Submitted
Submission Type	Web
Version	0.2
Legal compliance	
Do you consider the DPD is legally compliant?	No
Soundness	
Do you consider the DPD is sound?	No
Unsound	
Do you consider the DPD is unsound because it is not:	(1) Justified (2) Effective

Reasons for compliance and soundness

Please give details of why you consider the DPD is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the DPD, please also use this box to set out your comments.

Please see detailed representation at 5.3.5 above

Legal Compliance

Soundness

Guidance notes

Please tick the sections of the guidance that you wish to read.

Introduction

General advice