

From: LDF
Subject: FW: Response to site allocations document

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Sent: 07 March 2014 07:09
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Site Allocation document March 2014

Tottenham Hale

TH1. If the site gets residential development above the retail, there should be a green space included in the development. This will reduce car-parking spaces – but as the shops will be getting a lot more walk-up custom they should be able to manage with fewer parking spaces.

TH2/TH3

It is one thing for an area to have one high-rise development – it stands out and is visible from all around (think the Gherkin). But once a whole area gets high, the landmark effect of one tall building is lost (as has now happened in the City – it's just another city centre with skyscrapers). So, at Tottenham Hale, the Hale Village development has a visual impact – but if the whole area becomes 8-10 storeys high then it will just be another over-developed area unsympathetic to the low-rise urban and natural landscape around it. We endorse the comments in the Our Tottenham response proposing a limit of 6 storeys for this area.

TH5 – There is scope for a North-South ecological corridors between railway and Watermead Way, and between Watermead Way and Technopark site.

TH7 – There is scope for a North-South ecological corridor on east edge of site. We stress importance of avoiding all light impacts. (see recent work on light impacts on bat and insect habitats especially river corridors).

TH8 – see comments above re O'Donovans. It is vital that Markfield Road becomes a pleasant route to Markfield Park, for the many new residents of TH1 etc.

TH9 – There is scope for an ecological corridor between Monument Way and new housing, connecting to green walkway and Down Lane Park.

Haringey Heartlands

Welcome proposals to deculvert Moselle and create linear nature reserve along HH3, WG4 etc . Also maintain good width to ecological corridor in HH3.

HH7 . Not clear what the ecological impact of this would be. Site could provide ecol corridor bridging between corridor in HH3 and points south (especially New River across the tracks).

Wood Green

WG1- The site has scope to provide ecological corridor between Trinity Gardens and green space to east of High Road.

North Tottenham

NT1 –There is scope to create an ecological corridor along the Western edge of site

Tottenham High Road

THR2 – it would be good to join up the various bits of “Bruce Grove woodland” at rear of properties on Bruce Grove and the school, currently belonging to the youth club etc, and create a unified and protected habitat.

Hornsey

HO2 – The closing of the old filter beds was a big loss to wildlife. These has formerly been a major feeding area for bats including large numbers of Daubenton's bats, and house martins that bred on the adjacent houses. Any plans should restore some of what has been

lost, not destroy more.

South

S1 – (St Ann's) - As we said in response to the earlier consultation, this is an important site and part of the east-west ecological corridor, but it could also become part of a north-south corridor linking the railway to Chestnuts Park and beyond to Downhills, Lordship and beyond. This would require the plans to include a north-south ecological strip within the new development.

Muswell Hill

MH3 – Pinkham Way. This site is – and could be enhanced as – an important habitat and a link in a north-south corridor linking Muswell Hill Golf Course to Coppetts Wood. This would mean ending the current unsustainable dual designation of the site.

Additional site proposal

The land at Ermine Road/Plevna Crescent N15 has been purchased by a private developer from Network Rail, but proposals to build on it have correctly been rejected by the planning dept. But some of the land is also in poor condition. The Action Plan should address this, designate the land as community assets and potential Local Nature Reserves. The land should be purchased by the Council for public amenity and biodiversity using S106 from other developments. Alternatively a community trust should be set up to acquire the land – it would be able to access grants unavailable to the Council.

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