

14. Marco Consolaro.txt

From: Marco Consolaro
Sent: 03 March 2016 13:09
To: LDF
Cc: Martin Ball; jk, marcin; Kaluma, Lilian; ; Marjorie;
; CARA; ; williams
Subject: Haringey Local Plan – Representation
Attachments: IMG-20160123-WA0000.jpeg

Tottenham, 3rd March 2016

Haringey Council,
I am writing as a local resident to make a formal representation regarding the Haringey Local Plan. I have set out my objections to this plan below, and urge the Council to think again about unleashing this massive building programme on the borough. I object in particular about the plans for such intensive development across North Tottenham, especially Tottenham Hale ward where I live.

The Local Plan is not based on the needs of current Tottenham residents, many of whom are living in very poor housing, in over crowded conditions and with insecure private renting arrangements. If it were to meet their housing needs, it would include provision for council and family housing at a properly affordable rent and enforcement plans to tackle slum landlords. These were the main improvements called for by residents in the Soundings Tottenham's Future consultation.

This plan seems to be, instead, driven by a clear agenda which favours working with private developers who will be leading on the changes in our area. The aim seems to be to provide a framework where the developers and the Council together can pursue a policy whereby our local population of Tottenham changes to exclude people who live here now, and instead to bring in those who are wealthier. We are a mixed community now, and these changes will undermine that mix. There is also a danger that these policies will not build on existing stable and flourishing communities in Tottenham, but could instead lead to sales being to investors who don't live here and have little or no interest in our area.

As a Tottenham Hale resident, I have particular concerns about the proposals for my local area. These include plans to build towers up to 22 storeys in Tottenham Hale with a target of 5000 homes. How much of this will be for local families with children? What services will be provided for people here? How will the traffic be managed given the fact that the gyratory system is still gridlocked, even after £37m investment. What health provision will there be for this vast new community envisaged in this plan? It is already incredibly difficult to find a doctor in this area, and there is no indication that things will improve significantly. I would like to see a local plan which was clear about how services would be provided, which focused on improved services, cleaner environment, and investment in resources which improve my and our community's quality of life. What will be the impact of these buildings on the environment given that much of the proposed area for development is on a flood plain? Instead the plan is focused very largely on how many tall buildings can be developed with very high densities.

The idea of a town center in the direction north-south from Ashley Road until the shopping center as opposite of the main vehicle traffic direction which is east-west from Monument Way to Watermead Way and Ferry Lane will generate loads of problems which you aren't yet aware of. I spoke to the architect about it and he agreed that there are important scenarios to think about there. The problem is that the road crossing of Watermead Way outside the station and even the crossing toward the mall center are already congested now. I attach a picture of January 23rd where you can see that a car crash exactly on the road crossing cause the police to even close the road!!! Imagine what happens if you add another 10.000 people leaving there. Do you realize that Ferry Lane is the only bridge on the Lea River for miles? At north the first next bridge is the A406, at south it is in Lower Clapton near Homerton Hospital!!

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The Local Plan is unsound in concept, vague on the detail of how this massive plan will be achieved and thoughtless of the consequences it will have for the residents. Rather than address the concerns of today it would, if implemented result in long-term harm to those in the target areas of over-growth and subject residents to a two decade long building site.

I would also make the following points. There is no evidence that the council has considered refurbishment of estates, and there is no evidence it has considered any alternatives for regeneration beyond creating a framework which favours private developers. As there are no alternatives proposed, what will happen if the economy goes into a downturn and the property market falls. The assumption in this plan is that property endlessly rises. But this is not a forgone conclusion.

There appears to be no alternative plan should this happen, and the danger is our communities will be blighted. Be aware that many independent economists and analysts call the property market of London "the biggest property bubble in the world". would it burst what would happen?

Furthermore the "Green Link" idea which you claim to come from "the people" has been something that we have learnt at the first meeting with the architects about the planning . No one in my neighborhood that I have talked to has ever knew anything about that. It is supposed to pass exactly in the middle of our estate and NO ONE living there has been asked anything about it. What are you talking about?

Maybe "the people" would like to know that your "Green Link" is supposed to pass exactly on top of the recently completed kid section of Down Lane Park and there will be the need to build a huge bridge to go over both the railroad and Watermead Way - the most useless WASTE OF MONEY for something WE DON'T NEED and also in itself NOT GREEN AT ALL - just more cement. I am firmly opposed to this and I know also the association "Friends of Down Lane Park" is.

The consultation for this round of the plan has been minimal and has not engaged people widely although it is of vital importance. Few printed copies have been provided to people or organisations representing the community. It is very difficult for local residents who are not planning professionals to grasp everything just through the Council website. And even the advice meetings were advertised only on the website and were at very difficult times for most people.

Please note that I wish to speak at the examination in public. I am a resident of Tottenham Hale and live very close to many of the proposed developments

Marco Consolaro

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