

Anonymous 1

28th October 2011

LDF Team
London Borough of Haringey
6th Floor
River Park House
225 High Road
Wood Green N22 8HQ

Dear Sirs

Re:

**Haringey Local Development Framework (LDF) Public Consultation
Town and Country Planning (Local Development) (England) (Amendment)
(2008)
Publication of a Development Plan Document (Regulation 27) Haringey's Core
Strategy – Revised additional Regulation 27 on Fundamental Changes to
Employment Land Designations and Affordable Housing**

Further to your letter of September 22 in respect of Haringey's revised core strategy consultation I wish to make the following points:

1) I am broadly in approval of the proposed redesignation of DEA 14 from Industrial Land (IL) to an Employment Location (EL). However, this will only be achieved in accordance with the Core Strategy Sustainability Appraisal (SA) as detailed in the Assessment of Policy SP8 Employment Land Designations, by effecting the complete removal of non B-class businesses in the area.

2) According to the SA, Markfield Road N15 has "very few vacant plots" and "is well utilised". It adds "safeguarding this site will provide benefits to the local economy" and yet under current conditions the road is compromised in terms of access, health and safety, environmental sustainability and profitability by O'Donovan (Waste Disposal) Ltd, which runs a vast waste disposal complex and plant hire operation that is entirely unsuited for the area under the EL definition.

Contrary to the healthy picture painted by the SA, there are To Let or For Sale signs outside seven of the 14 premises on Markfield Road – three of which have been up for more than two years.

This is a quote from just one of the estate agents instructed to rent our property.

“Further to my recent viewings of your premises, I regret to inform you that both parties have withdrawn their interest due to the noise, vibration and dust created by lorries going in and out of the O’Donovan premises adjacent.

Are there any obligations on them to keep such disturbance to an absolute minimum? Continued dirt and dust etc will make the sale and/or letting of your premises more difficult than it should be.” (Mike Lawrence, Kemsley LLP Property Consultants, October 28 2011)

3) At peak periods up to 25 heavy skip and waste disposal lorries per hour operated by O’Donovan (Waste Disposal) Ltd queue along Markfield Road. These cause serious congestion, damage to the road surface and acutely restricted access for visitors and employees to other premises on the road. The vehicles also pose a significant risk to the health and safety not just of those working in Markfield Road but also to schoolchildren and those with special needs using the road to access Gladesmore School, the primary school, the nursery school, Markfield Project Centre, as well as the newly renovated park and museum. The council has posted a sign at the top of Markfield Road directing residents and visitors to the park and museum. These people will have to go through the unsightly, damaged, drain blocked road full of dirty puddles to get to the beautiful park and museum. Surely all Haringey residents and visitors deserve better.

4) O’Donovan (Waste Disposal) Ltd is also responsible for significant levels of air pollution in the area, adversely affecting the wellbeing of those living and working in areas surrounding the site. Their operation has been the focus of a long-standing and well-documented campaign by local residents.

5) The continued occupation of premises in LEA-EL by a company involved in IL-use business is entirely incompatible with the Core Strategy and contravenes SA Objectives 6, 11, 17 and 18. Furthermore polluted run-off from the site, which feeds into the River Lee, contravenes SA Objective 14. This issue is known to the council, since at least 2009, noted that “inadequate monitoring / lack of enforcement action against O’Donovan’s (Waste Disposal)Ltd leads to continual polluting of surface water drainage.” (Better Haringey Programme Report, September 2009).

6) I have attached a few self explanatory pictures. I embrace the change the council proposes and wait with anticipation for the out come to clean up and removal all heavy industrial business such as O’Donovan (Waste Disposal) Ltd a company destroying our area, our road and our businesses.

7) Our property and many other properties are empty because of the dust, rubble, dirt, noise and constant congestion cursed by O'Donovan (Waste Disposal) Ltd lorries occupying the road all day every day 7am to 6pm other business in the road have no access for incoming or outgoing deliveries, whilst pedestrians using the road are in constant danger of being run over.

Properties are also considerably damaged on the inside as well as the outside. All properties in the direct firing line of the dirt and rubble from constant skips being emptied and crushed into dust (referred to by O'Donovan as product) are under threat every time a slight breeze stirs. Wind blows dust to all buildings around the site located at our back door. The dust covers floors, work tops, computers, hanging garments everything within our factories is being compromised. Businesses are suffering at the hands of O'Donovan (Waste Disposal) Ltd as is the local well being of the local community.

O'Donovan (Waste Disposal) Ltd has caused numerous properties to be abandoned; they have also abandoned their offices at 100A Markfield Road and moved to 70 Markfield Road.

We stand behind the proposals being made to rezone the area and hope the process begins with the removal of O'Donovan (Waste Disposal) Ltd.

Yours faithfully

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