

From: Robert Franks

Sent: 30 September 2011 14:19

To: LDF; McGuirk Clodagh

Cc: Robert Franks; Whelehan Ciara; Dorfman Marc

Subject: Feedback on Revised Consultation on Core Strategy Fundamental Changes 22 September - 3 November 2011

Dear Sir / Madam,

Please see below for my feedback on the Core Strategy consultation below. Please can you ensure that this is copied verbatim into the consultation document and circulated to all appropriate stakeholders.

Naturally if you need me to clarify any of the below please drop me a line. Otherwise I look forward to receiving the consultation document in due course.

Thanks in advance.

Regards
Robert Franks

Area of the Core Strategy that I strongly object to:

1. Under the Core Strategy that Haringey proposes Bounds Green Industrial Estate N11 will be reclassified "from an Employment Location (EL) to a Locally Significant Industrial Site (LSIS)" (page 30 paragraph 3)

2. The rationale put forward by Haringey in the Core Strategy document is that this "will help protect the site from an over-expansion of retail uses and other non B uses – a problem that is particularly pertinent, given the site's easy access via Pinkham Way and Bounds Green Road. This approach reflects national and regional guidance and enables the Council to accommodate future changes in the London and local economy. This re- classification will also safeguard the borough's employment areas as well as facilitating a better quality of employment land." (page 30 paragraph 3)

Reasons I strongly object to the reclassification of Bounds Green Industrial Estate:

1. The "particularly pertinent" risk of "over-expansion of retail uses" that Haringey quotes as the justification for reclassifying the land is false and without evidence. On the contrary, the Friern Barnett Retail Park on the opposite side of the North Circular is struggling for retail tenants at present. A number of large shops have recently closed there including Carpet Right and at weekends the retail site is barely used compared with similar estates elsewhere. The reasons for this include the current economic climate but more fundamentally the availability of competition from superior retail sites - especially Brent Cross which is only 10 minutes drive away. Far from their being a risk of over-expansion of retail uses there is actually a grave risk of a contraction in retail uses in that area for the above reasons - namely their is excess supply of retail floorspace and strong competition from other retail centres.

2. Secondly the council's assertion that "this reclassification will also safeguard the borough's employment areas as well as facilitating a better quality of employment land" is also without

evidence or justification. There is already employment on the site and there is no evidence that by reclassifying the site for industrial purposes more jobs will be created. Far from it I believe that jobs will be destroyed and the "quality of employment land" will deteriorate if the land is reclassified as industrial and all sorts of big smelly polluting factories, plants and/or other types of industrial uses are permitted in a residential area (see my point 3d below).

3. Finally and most importantly, the arguments that the Council puts forward for reclassifying the land are in fact a smoke screen and a distraction from the real change and implications of reclassifying the Bounds Green Estate - namely that a large area of land in situated in an urban residential area and encompassing woodland with protected wildlife would now be available for all sorts of inappropriate and damaging industrial developments - such as the proposed construction of one of Europe's largest waste processing plants, which Haringey seems intent on imposing on local residents come what may. How can it possibly be right for such a large area of land to be categorised as an industrial site when it is in fact adjoined by many residential homes, schools, local shops & businesses? It is a wholly inappropriate reclassification of the land because it will enable all kinds of developers to use the land for industrial purposes which will inevitably result in:

- a) Destruction of the woodland and wildlife at the Pinkham way wood, located within the Bounds Green industrial estate
- b) Substantial worsening of air quality - which is already poor - due to smells/gasses etc from industrial premises being blown short distance to local homes, schools and businesses
- c) Even more traffic congestion & CO2 emissions on the North Circular A406 - at the Colney Hatch junction which is already one of the most congested junctions - due to the many large industrial vehicles which will access the site
- d) Loss of jobs in local establishments - rather than increasing jobs I believe that the reclassification of this land will destroy jobs by encouraging residents to relocate thereby driving many local businesses out of the area
- e) Threats to the health of local residents & school children as a result of poorer air quality and risk of industrial accidents - e.g. chemical spills, gas emissions etc.
- f) Fall in house prices - no one will want to live next to a large industrial site; whereas today many people want to live next to some woodland with some workshops etc on it. Make no mistake this reclassification of land will have a devastating impact on the price of houses in the area - something many of us simply can't afford with large mortgages etc.

In conclusion therefore the reclassification of the Bounds Green Estate is neither justified nor desirable to any stakeholders - it should keep its existing designation.

End.

On 30 Sep 2011, at 11:13, McGuirk Clodagh wrote:

Dear Consultee,

Following the recent Core Strategy Examination in Public, the Council is carrying out a revised six week borough-wide consultation on changes to Core Strategy policies relating to employment land designation and affordable housing.

Please find attached notification of the consultation with full details about how you can get involved. The consultation runs from 22nd September to 3rd November 2011. The document is available to view at [Core Strategy Examination](#) page.

Please note this consultation is in relation to a strategic policy document and not in relation to any planning application.

If you would like further information please contact the LDF Team at 02084891479 or ldf@haringey.gov.uk

Kind Regards,

Haringey LDF Team

Clodagh McGuirk | Planning Policy Officer

Planning Policy and Development

London Borough of Haringey

6th Floor, River Park House

Wood Green

London, N22 8HQ

Tel: 020 8489 5512

email: clodagh.mcguirk@haringey.gov.uk

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