

Summary

We welcome the desire to regenerate Wood Green and the opportunity for new homes and jobs. However, we believe the regeneration must be done in such a way that the community benefits from the plans. We also believe that the concerns and views of local residents must be listened to and addressed. We are concerned that thus far there has been a lack of public involvement in developing the current proposals. It seems that instead, proposals have been worked up and then presented to the local community, rather than the council taking the time to discuss priorities and develop proposals with the community.

Caxton Road, Mayes Road, Station Road and Bradley Road area

We are very concerned by the proposals to demolish many residential properties in the Caxton Road and Mayes Road area, particularly as the purpose of the demolition appears to be the creation of space for new council offices and roads. We believe that alternative proposals should be explored and existing homes should be protected and not knocked down.

We are also concerned there are plans to reroute a main road through Barratt Gardens, when there is already another road yards away.

We note that the Sylvia Law building is due to be demolished but that no plans have been proposed for the vulnerable residents of the building and that other residents on the road have not been consulted about the height etc of any replacement building.

The night economy planned on Station Road will bring considerable noise to a residential family area and could increase crime. We urge the council to reconsider this proposal.

Housing and HDV

The Liberal Democrats are opposed to the Haringey Development Vehicle which is expected to deliver much of this plan. We are concerned that homes built within the area covered by this plan will not be council homes. We are also concerned that current tenants and leaseholders may not have the same terms and conditions they currently have and may not be able to return to the area.

We are further concerned that homes for sale and rent that are built in the area by the HDV will not be affordable for many of the people who currently live in Wood Green.

Leisure and library

We note that in response to the previous consultation (contained in the Cabinet agenda pack of 19th Jan 2016), many residents asked for a swimming pool in Wood Green as part of the regeneration.

We are concerned that there is no commitment in any of the proposed options to include a swimming pool in the regeneration plans for Wood Green. This is particularly concerning given that page 13 of the final report on the options (page 125 of the Cabinet report pack) says 2 or 3 swimming pool lanes are needed for the Wood Green area, whichever option is chosen.

Currently, there is no swimming pool, public or private, in the whole of Wood Green for the 28,000 people who live in the area. The Liberal Democrats believe that should change and 241 people have already signed our petition for a pool and leisure centre in Wood Green (petition has been

submitted with this consultation response). We are also aware that Aquatics Haringey are campaigning for a pool and leisure centre too. Their petition has been signed by over 1,000 people.

A new pool would provide a new leisure activity for the 28,000 people who live in Wood Green and help to make the population healthier by providing a new opportunity for exercise too. It would also benefit local school children and the large number of people who work there.

We strongly believe that Wood Green needs a pool and leisure centre and this should be part of the regeneration plans. The council owns a number of sites that would be suitable for such a centre and the local community are clearly calling for this kind of leisure facility too.

It appears Wood Green Library would be knocked down under these proposals. We are concerned about provision of library services in the interim period and about the permanent location of a new library.

GPs

The Lib Dems believe that any plans for substantial residential developments must include appropriate infrastructure such as GPs, school places, leisure facilities and green spaces.

We are concerned there will be a similar situation to the one in Tottenham where there are lots of people moving in to new build flats who can't find a GP.

Traffic

We ask the council to work with residents' groups such as Living Wightman and local cycling groups to find solutions to the high levels of traffic.

We believe that Wood Green and the surrounding area would benefit from steps to make the area more pedestrian and cycle friendly. We believe this would help to reduce traffic on local roads.

We believe there are better options that should improve pedestrian use, as currently the cars parking on the pavements impede buggies and disabled access along the pavements.

Cyclists should have a protected route which is separate from vehicle access and greater emphasis on pedestrians and cyclists would help minimise air pollution.

We also believe that more needs to be done to minimise the traffic on the Haringay ladder roads as most of the options at the moment have an increase in traffic along some of these roads.

Hornsey Filter beds

We are concerned about the proposals for Hornsey Filter Beds which sit on Metropolitan Open Land, and is a Site of Importance for Nature Conservation. Any potential loss of the nature and wildlife within the Hornsey Filter beds conservation area is unacceptable in our view.

Urban environment and green spaces

We disagree with the principle that 6,000 dense homes, offices, and retail space can be built in this area without a negative impact on the environment. We are disappointed that additional open green spaces do not feature heavily in these proposals.

We believe that Alexandra Palace and Park should be protected, particularly the green space and historic building.

Business

We are concerned that the current proposals include the loss of a number of affordable small business spaces and artists' studios particularly in the Chocolate Factory area. We would want to see a commitment to have these re-provided and even increased.

We are concerned in general that the upheaval these proposals will bring will have a negative effect on businesses, particularly in the context of an expected recession following Brexit. Small, independent businesses, of which there are many in Wood Green, are likely to suffer the most as a result of the disruption caused by these plans and are not well placed to deal with the challenges and expenses involved with relocating, in some cases multiple times.

Retail

We are concerned that in regard to retail, the idea of making Wood Green into a retail centre similar to Brent Cross or Westfield is not viable. There are too many other large shopping centres in North and East London that would compete with a shopping centre at Wood Green. We are also concerned that as people increasingly turn to the internet for their shopping that the longer term future for any new retail centre is likely to be difficult.

We are also concerned that the idea rents for commercial space will increase by so much is not sustainable when currently there is downward pressure on commercial rents in the local area.

We note that the council proposes moving market stalls to the 5th floor of the multi-story car park where they will lose passing trade and business. We are concerned about this and the effect it will have on stall holders.

Crossrail 2

Haringey Liberal Democrat councillors are concerned that the council has decided to bring forward this area action plan now, when no decision has yet been taken on the Crossrail 2 route and the plans are highly dependent on this unconfirmed project.

We are also concerned that if TfL and Crossrail 2 decides to choose the originally proposed route via Turnpike Lane, that the area action plan will need to be heavily revised and a new consultation undertaken, incurring expense for the council.