

Planning Conference / Local Plan:

- The latest consultation took place earlier this year (Feb/Mar). LBH received over 650 representations with some 6000 comments.
- The principal concerns/themes expressed by respondents were:
 - ❖ The amount of housing and its distribution
 - ❖ Opposition to the reduced affordable housing target
 - ❖ Opposition to the potential redevelopment of council housing stock
 - ❖ Concern that existing businesses will be affected by redevelopments
 - ❖ Concern about any loss of open space
 - ❖ Concern about higher density development and proposed height of buildings
- The future timetable for the Plan is:
 - ❖ Approval by full Council in late November 2015
 - ❖ Final round of consultations December 2015 - February 2016
 - ❖ Submission to Secretary of State March 2016
 - ❖ Examination by Inspector in Public Hearing May 2016
 - ❖ Adoption September 2016
- The final round of consultation is very limited in that comments will only be accepted in relation to a 'test of soundness', e.g. is the Plan consistent with regional/national policies, is it effective/deliverable, etc.
- Was also noted that LBH Planners have responded to the earlier round of consultations comments via an online document of some 1,500 pages!
- This has revealed some startling replies:

Residents' concern (summary)

Inadequate infrastructure for some 4,000 more residents in local area in proposed sites development

Poor air quality on Green Lanes (likely to be made worse by development of Arena site)

Sheer scale and cumulative impact of developments around Ladder area and flood risk via development of Arena site

Council response

"The Infrastructure Delivery Plan will address the need for infrastructure and where it should be located based on both current demand and demand arising from potential development on allocated sites"

"Noted air quality is poor. It is hoped that the reduction in car patronage to this site will help ease congestion and therefore air quality".

"Noted"
"Developments to conform with the Council's Drainage Strategy"

Opposition to 8 storey block on Arena site

“Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context”

“Action: remove height limits from the allocations”

Inadequate medical facilities for proposed population increase via Site Developments, especially the Arena site

“It is considered that this site, due to its size, if comprehensively redeveloped, may be an opportunity to create some new community infrastructure”

How will some 1400 new residents and a new primary frontage, all proposed for the Arena site, reduce traffic impact?

The site will be designed in such a way that it will help to keep shopping traffic, local and accessed primarily by foot. Additionally, pedestrian access to the park, as well as to Manor House and Harringay Green Lanes station will be improved. Additionally, the reduced congestion from cars accessing the site for car-borne shopping trips will help to improve bus efficiency”

Concern that Green Lanes cannot cope with more traffic and that Arena site proposals will make this even worse

“Disagree. Alleviation of current traffic issues is one of the key reasons for allocating this site. Initial transport modelling has shown that the supermarket is the single largest draw for car-borne traffic, which is then compounded by the other car-compatible uses on the retail park. By replacing these uses with more walk-up retail, congestion at this point can be alleviated”

“The allocation includes provision for the superstore to no longer operate”

- Residents feel there are so many extraordinary comments and assertions here from the council that it’s hard to know where to begin! Residents also felt that responses ranged from the bland and the complacent through to the outrageous.
- The most significant proposal of course is the complete removal of Sainsbury’s, which, to the best of our knowledge, has never been specified in any of the previous consultation documents.
- The removal of any height limits from the Site Allocation proposal is equally worrying. Clearly there is going to be a major battle ahead on the future (ab)use of this site (and many others in the area surrounding the Ladder roads).