



## PARKSIDE MALVERN RESIDENTS ASSOCIATION

(Hornsey Park Road, Malvern Road, Park Ridings, Alexandra Road,  
Ravenstone Road, The Avenue, N8.)

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### The Wood Green Area Action Plan Meeting. 28 March 2018

**Present:** Ryan King, Dorothy Rose, Ben Payne, Polly de Boer, John Miles, Marcus Ballard (PMRA)

**Guests:** Emma Williamson (Assistant Director of Planning, Haringey), Beth Kay (Head of Area Regeneration, Haringey), Fui Ameovor, Yvonne Brogan (Residents, Sky City), Julie Parker (Resident, Tower Terrace), Marcos Patchett (Resident, Caxton Road).

**Apologies:** Jay Lalljee (PMRA)

#### Introduction

Beth Kaye said the council had requested a consultation with PMRA, which they had identified as a key stakeholder group. PMRA invited other local residents. They were not delegates of their areas.

#### Consultation

In 2015 Haringey commissioned two companies, Fluid and Soundings, who consulted people about the development of Wood Green. Four options were presented to the public in 2016. Beth Kay described the options as a baseline option 1 leading up to the ambitious option 4. A new policy document was developed on the basis of Option 4 being favoured by the public.

Residents rejected the validity of the consultation. It was experienced as largely a PR exercise for the ambitious scheme in which people were invited to vote for 'the best' improvements rather than being engaged in the implications of the scheme. Beth and Emma said they were not involved in the consultation and were currently consulting on the policy document known as the Area Action Plan. (A.A.P.)

#### The A.A.P.

The officers defined this as a document of rules to be used as the context for assessing individual planning applications, three of which are currently in the pre planning stage. The purpose of the document is to attract potential developers and promote development by identifying sites suitable for housing, shops, offices and workplaces. The council has no control over whether or when developers will show any interest.

The council views regeneration as a route to increasing wealth. They hope that the promotion of ambitious development will capitalise on the probability of Crossrail2 coming to Wood Green. A key objective is the provision of housing, particularly affordable homes. Current calculations indicate 7000 new homes will need to be built in order to provide 2000 at the lower end of the rental market - comparable to current social housing rents.

## Residents' Concerns

The plan permits the demolition of current social housing as well as Caxton Road and Mayes Road. There was no consultation on this and the housing is described in the A.A.P. as sites that do not need to be retained.

Emma and Beth said the council will take responsibility for rehousing current tenants but cannot provide any guarantees. They agreed that there had been confusion about whether Haringey or Metropolitan Housing Association are responsible. It is assumed, but not guaranteed, that suitable accommodation will be found among the projected 2000 new lower rented homes. Allocation will be subject to assessment of housing need. Residents noted that other schemes in other boroughs have not resulted in security for tenants. The new homes are likely to be smaller with less outdoor space and there will be new tenancy agreements that may provide less security. This scheme invites the demolition of viable family houses in Caxton Road and Mayes Road. May further streets come to be designated as 'not needing to be retained?'

## Iceland Site

This is designated site 11 of the 25 sites offered for development.

The plan submitted does not appear to take account of the council's development guidelines and it generally appears to be of low quality.

However, the council officer's report at the pre-planning stage does not identify any objections. This does not inspire confidence among residents in the standards of new developments under the AAP.

## Overall Concerns

All residents present expressed a shared concern that the A.A.P. does not prioritise the welfare of the current residents of Wood Green. This applies particularly to those at risk losing their homes.

We are concerned that this is a speculation on future wealth and success that involves too many risks that the council cannot control.

We would like the council to explore smaller local schemes of improvement. An alternative scheme has been submitted by residents of Caxton Road.

The consultation ends on 31 March. An expert will be appointed to assess the responses.