

Rt. Hon. DAVID LAMMY MP

House of Commons
London SW1A 0AA

Member of Parliament for Tottenham



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Emma Williamson
Assistant Director, Planning Regeneration
Haringey Council
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6 December 2018

Dear Emma,

Re: Argent development project (HGY/2018/2223)

I was pleased to hear that some progress has been made in respect of introducing council homes under this scheme and amending the types and tenures of the proposed residential units. However, I remain concerned about the viability of these plans and the project's impact on the local community. For these reasons, I still have serious reservations as detailed below.

I understand a consultation on the proposed changes ended on 19 November and that the planning sub-committee will meet again shortly to consider the application and its' revisions. I remain concerned about the intended genuinely affordable quota proposed for all sites - with 40% reserved for the Welbourne site and only a 25% provision planned for the remaining four sites. The proposed 25% quota sits well below the Council's own target for affordable homes. While I appreciate that attempts have been made to negotiate an increase in the percentage of social housing, I remain concerned about Haringey residents being priced out of the market, which would ultimately lead to higher levels of social inequality.

In my original representation to you, I expressed my concerns about the scheme's lack of affordability for Haringey residents and the increasing levels of housing needs. Given the sheer volume of households on Haringey's housing register alone, Argent's proposed social housing quota will not assist the average Haringey resident - who is on a low income, has limited savings and faces financial hardship. Coupled with this, the proposed height of the development and the impact on the environment remain contentious issues. Issues that have not only been raised repeatedly by local residents, but also by the London Fire Brigade.

With these points in mind, I would urge you to carefully consider what a project of this magnitude would mean for Haringey residents and for the future of housing in Haringey.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'D. Lammy'.

Rt Hon David Lammy MP
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