

Appendix 2.8- Comments on SA42-47 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA42 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
821	SA565	Susan Rose, Chair, Highgate CAAC	Conservation area	It would adversely affect the character of the Conservation Area and could in no way be said to conserve or enhance it a statutorily required.	The policy sets out that the site is within the Highgate conservation area and that any future development should preserve or enhance the appearance of the area as per statutory requirements. The Council considers that the site specific policy along with Development Management Policies on the historic environment will ensure that future development is appropriate to the conservation area.
360	SA566	Tony Rybacki	Conservation area	The proposals envisaged in Highgate disregard its status as a conservation area	The policy sets out that the site is within the Highgate conservation area and that any future development should preserve or enhance the appearance of the area as per statutory requirements. The Council considers that the site specific policy along with Development Management Policies on the historic environment will ensure that future development is appropriate to the conservation area.
367	SA567	Patricia Prichard	Consultation	Question as to whether Transport for London has been consulted on the proposals	Transport for London has been consulted on the proposals.
424	SA568	The Highgate Neighbourhood Forum	Development Guidelines	<p>This site corresponds to the Forum site KA1. Views from Highgate Wood should be considered as part of any planning application on this site and there should be no greater impact than that of the present buildings. Therefore any new buildings should be no higher than the existing ones, i.e. a maximum of 3-4 storeys. Furthermore, any concerns raised by TfL re overlooking of the Northern Line control hub should be taken into account.</p> <p>The Forum supports the preservation of the ecological corridor and, subject to the agreement of the Corporation of London, the possibility of a new entrance into the Wood.</p> <p>Any future development should help to protect residents from noise and air pollution on Archway Road.</p> <p>In the long term, the Forum would not rule out the possibility of building on the adjacent TfL hub should it be decommissioned.</p>	<p>The Council notes that the site allocation corresponds with the Key Area policy proposed in the pre-submission version of the Highgate Neighbourhood Plan. The Council will continue to work with the Forum to in the preparation of strategic policies for the local area.</p> <p>The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.</p> <p>The Council welcomes support on the policy objectives for the ecological corridor and potential entrance to Highgate Wood.</p> <p>The policy sets out requirements in respect of environmental protection. These site specific requirements along with proposed Policy DM 34 (Environmental Protection) are considered to sufficiently address matters raised in respect of pollution.</p>
821	SA569	Susan Rose, Chair, Highgate CAAC	Employment	There is also concern at the possible loss on employment which monetary compensation will not alleviate on this site.	<p>Noted.</p> <p>Action: Include reference to reprovion of an element of employment floorspace on this site.</p>
821	SA570	Susan Rose, Chair, Highgate CAAC	Height	WE feel very strongly that a possible maximum of six storeys is far too much for this sensitive site. Buildings of this nature would be highly visible from Highgate Wood and would create an unacceptable feeling of enclosure on this valuable open space. It would adversely affect the amenities of the properties opposite	<p>The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area.</p> <p>Detailed design will be required on all sites to gain planning</p>

				(no more than two storeys in the main.	permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
346	SA571	Mary Rawitzer	Height	The designation for multi-storey buildings, based on the fact there are currently buildings on site, ignores the history of this site which should not have been developed, was given permission through an apparently corrupt process and saved from demolition only by a quirk of a particular judgement. Anything higher than the current buildings would destroy the environment of Highgate Woods by looming over the tree line, which should be the defining and limiting height.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. 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.
367	SA572	Patricia Prichard	Height	There should not be any high rise development permitted on the Builders' Yard on Archway Road.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. 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.
367	SA573	Patricia Prichard	Height	High rise development on Archway Road would ruin existing treasured views from Highgate Woods	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. 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.
360	SA574	Tony Rybacki	Height	The plans envisage buildings of 5, 6 and possibly more storeys in height and would work against the preservation and enhancement of the area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
367	SA575	Patricia Prichard	Height	The map is unclear but if there is any suggestion of building a high rise on the Highgate Primary site this should also be removed.	The Highgate Primary School is not within the proposed site allocation.
367	SA576	Patricia Prichard	Heritage	There needs to be a recalibration between building and preservation - once precious environments are destroyed they are lost forever. The balance has already been significantly lost in the recent past and untold damage is now being done to the heritage of London by relentless overdevelopment and overcrowding	The Council's Local Plan policies seek to preserve and enhance Haringey's historic environment in line with the National Planning Policy Framework and other statutory requirements.
360	SA577	Tony Rybacki	Objection	Object to proposals of SA42 and SA43	Objection noted.
697	SA578	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted. The policy sets out that Thames Water should be consulted on proposals for development and this will help ensure that any site specific issues in respect of existing public sewers are identified and addressed accordingly.
372	SA579	Highgate Society	Support for Neighbourhood	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Noted.

			Forum reps to consultation		
367	SA580	Patricia Prichard	Transport	High rise development on Archway Road would also intrude adversely on the integrity, privacy and security of the Northern Line Control Centre, allowing direct overlooking and monitoring of it	<p>The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area.</p> <p>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.</p>
697	SA581	Savills on behalf of Thames Water	Waste water	<p>We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p>	<p>Noted. The policy sets out that Thames water should be consulted with regards to the capacity of existing drains to move waste water from the site. It also states that provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents. The Council considers that site specific policy requirement in combination with DM29 (On-Site Management of Waste water and Water Supply) will ensure that any future development is adequately supported by infrastructure.</p>
697	SA582	Savills on behalf of Thames Water	Water	<p>We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p>	<p>Noted. The policy will be amended to state that Thames Water should also be consulted with regards to water supply. The Council considers that the revised site specific policy requirement in combination with development management policies will ensure that any future development is adequately supported by infrastructure. The development management policies will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by water supply infrastructure.</p> <p>Action: Amend Development Guideline to state that Thames Water should also be consulted with regards to water supply infrastructure.</p>

Comments on SA43 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
821	SA583	Susan Rose, Chair, Highgate	Height	The document is not clear but it seems that the buildings proposed are for the Gonnerman/ Goldsmiths Site not the overground station.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are

		CAAC		There is already a proposal in the pipeline for this area. However again a five storey development is too much taking into account the lie of the land and the surroundings. The requirement to preserve and enhance the CA again seems to be very loosely interpreted if not ignored.	<p>suitable to deliver the spatial vision for the area.</p> <p>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.</p>
697	SA584	Savills on behalf of Thames Water	Waste water	<p>We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p>	<p>Noted. The policy will be amended to state that Thames Water should be consulted with regards to waste water infrastructure. The Council considers that the revised site specific policy requirement in combination with development management policies will ensure that any future development is adequately supported by infrastructure. DM41 will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by waste water and water supply infrastructure.</p> <p>Action: Amend Development Guidelines to state that Thames Water should be consulted with regards to wastewater and water supply infrastructure.</p>
697	SA585	Savills on behalf of Thames Water	Water	<p>We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p>	<p>Noted. The policy will be amended to state that Thames Water should be consulted with regards to water supply. The Council considers that the revised site specific policy requirement in combination with DM41 will ensure that any future development is adequately supported by infrastructure. DM41 will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by waste water and water supply infrastructure.</p> <p>Action: Amend Development Guidelines to state that Thames Water should be consulted with regards to wastewater and water supply infrastructure.</p>
697	SA586	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	<p>Noted. Noted. The policy will be revised to state that Thames Water should be consulted on proposals for development and this will help ensure that any site specific issues in respect of existing public sewers are identified and addressed accordingly.</p> <p>Amend Development Guidelines to state that Thames Water should be consulted with regards to wastewater and water supply infrastructure.</p>
354	SA587	James Lau	Amenity	Property and gardens border land forming old overland railway, with view of disused platform buildings and cottage. Concerns about privacy and peace being lost.	In addition to requirements of the Site Allocations plan proposals for development will assessed against the development management policies, which the Council considers will provide

					appropriate protection for residential amenity.
354	SA588	James Lau	Amenity, biodiversity	Re-using the platform buildings as local community focal points would harm the overall tranquillity and ecological balance the area currently holds. Wildlife will be pushed away as a result of development.	The site allocation seeks to enable the introduction of community facilities whilst maintaining the nature conservation value of the site. The site includes land designated as Site of Importance for Nature Conservation, Local Nature Reserve and Ecological corridor, which the Council will protect and enhance in line with Strategic Policy 13.
354	SA589	James Lau, Local resident – Priory Gardens	Consultation	It appears that residents in Priory Gardens have not been informed of any details regarding the Local Plan consultation and in particular the redevelopment around Highgate tube station. Your 'full public consultation' which finishes on the 27 th March has completely failed and missed out the most important aspect of its sole purpose. How did this happen? We're hearing about this through word of mouth from neighbours.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
349	SA590	N A Gonnermann, Property owner 408-410 Archway Road	Document formatting	408-410 Archway Road is identified as SA43 on the plan, text on pages 118-19 and Appendix B, but as SA44 on page 115. Assume this is a typographical error.	Noted. This is a typographical error. The Council will ensure the next consultation version of the Local Plan consistently references the site allocation.
354	SA591	James Lau	Parkland Walk, amenity	Opening up the site to connect the parkland walk is a good idea, but concerns with a large public path / space next to our property boundary line.	In addition to requirements of the Site Allocations plan proposals for development will be assessed against Policies DM1 and DM2, which the Council considers will provide appropriate protection for residential amenity.
354	SA592	James Lau	Site selection	Open for development on appropriate sites but consider site discussion has only been one-sided so far.	The Site Allocations Local Plan will give effect to the spatial strategy of Haringey's adopted Strategic Policies Local Plan, which was subject to extensive public consultation. The Site Allocations consultation has been carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme) and Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has provided the public with several opportunities to feed into the Site Allocations document, including Regulation 18 stage consultations and a 'Call for Sites'.
349	SA593	N A Gonnermann	Site submission	Understand that recommendation to include 408-410 Archway Road in plan was made by Highgate Neighbourhood Forum.	Noted.
349	SA594	N A Gonnermann	Support	Confirm support for inclusion of 408-410 Archway Road within the development plan, providing this in no way prejudices our right to use or develop the property in the future.	In principle support for inclusion of the site in the Local Plan noted. Site allocations will set out acceptable uses and requirements to guide any future development proposals.
360	SA595	Tony Rybacki	Objection	Object to proposals of SA42 and SA43	Objection noted.
360	SA596	Tony Rybacki	Historic environment	The proposals envisaged in Highgate disregard its status as a conservation area	The policy sets out that the site is within the Highgate conservation area and that any future development should preserve or enhance the appearance of the area as per statutory requirements. The Council considers that the site specific policy along with development management policies on the historic environment will ensure that development is appropriate to the conservation area.
360	SA597	Tony Rybacki	Building height, environment	The plans envisage buildings of 5, 6 and possibly more storeys in height and would work against the preservation and enhancement of the area.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. 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.

369	SA598	Linda Douthwaite	Biodiversity, Access	Do not object to development of the Station Cottage. However, object to proposal to link overground site with the nature reserve of Parkland Walk, and how this affects Gonnerman's and Goldsmith's Court.	The Council welcomes support for the proposal to re-use the existing station cottage. The proposed site allocation boundary has been established to ensure a coordinated approach to any future development, recognising the unique characteristics and opportunities of the individual sites to delivering the spatial strategy. The Council will protect and enhance the Local Nature Reserve in line with Strategic Policy 13.
369	SA599	Linda Douthwaite	Biodiversity, Consultation	The Parkland Walk (and the bat tunnels as part thereof) is a Local Nature Reserve and Metropolitan SINC. Bats are protected under the Wildlife and Countryside Act 1981. Anything which could result in disturbance or loss of habitat, or the bats themselves, must be negotiated with English Nature	The Council will protect and enhance SINC's and LNR's in line with adopted Strategic Policy SP13. The site allocation seeks to encourage opportunities for enhancing access and links to the Parkland Walk, whilst maintaining the nature conservation value of the site. Natural England is a statutory consultee and has been consulted on the plan proposals.
369	SA600	Linda Douthwaite	Biodiversity	The land immediately adjacent to the bat tunnels on the Holmesdale Rd. side is now a habitat for Grey Wagtails, which are on the amber list (critical) of the Royal Society for the Protection of Birds. This particular area (Section 1 in the Butterfly Monitoring records) has a damp habitat which makes it attractive to Grey Wagtails. A female Green Emperor dragonfly was also seen last year in this particular section of the Parkland Walk (other dragonflies have been seen along the route). Greater Spotted Woodpeckers have also been seen in this area. The Cuckoo has also been heard, which is a UK BAP priority species.	The Council will protect and enhance SINC's and LNR's in line with adopted Strategic Policy SP13. The site allocation seeks to encourage opportunities for enhancing access and links to the Parkland Walk, whilst maintaining the nature conservation value of the site.
369	SA601	Linda Douthwaite	Biodiversity, Access	The Parkland Walk is unique and a valuable biodiversity rich site. It is a wildlife corridor. It is not a cycle route. I object to how the plan accepts a version of the site as a cycle route and that route can be extended.	The Council will protect and enhance SINC's and LNR's in line with adopted Strategic Policy SP13. The site allocation seeks to encourage opportunities for enhancing access and links to the Parkland Walk, whilst maintaining the nature conservation value of the site.
369	SA602	Linda Douthwaite	Access	Cyclists are a problem on the route despite signs to the effect that pedestrians have priority. What is needed is appropriate signage to guide pedestrians and cyclists out on to the Archway Rd. and back to Shepherds Hill, where there is a path which could be developed down the side of the Library to Priory Gardens.	Noted. Cycle and pedestrian signage is outside the scope of the Local Plan. The site allocation sets out requirements for improving access routes to the site.
369	SA603	Linda Douthwaite	Biodiversity	People will respond to signage to the effect that that particular part of the route is being maintained with greater vigilance for the protection of bats, birds and butterflies and that it needs to be kept as a reserve	Cycle and pedestrian signage is outside the scope of the Local Plan. The site includes land designated as Site of Importance for Nature Conservation, Local Nature Reserve and Ecological corridor, which the Council will protect and enhance in line with Strategic Policy 13.
369	SA604	Linda Douthwaite	Biodiversity, Air quality	Greater enforcement is needed with regard to aggressive cycling and to the graffiti, which is extremely damaging to the air quality and to the habitat	Noted. Planning enforcement is outside the scope of the Local Plan.
369	SA605	Linda Douthwaite	General	It is unclear from the wording exactly is being planned for the corner of Shepherds Hill and Archway Rd.	The site requirements set out that development on the Gonnermann's element of the site should be predominantly residential, with a use that makes an active contribution to the local centre. Action: Amend site allocation text box to clarify use on Gonnermann's/Goldsmith's Court part of site.
369	SA606	Linda Douthwaite	Site allocation	The area next to the car park and adjacent to the library, apart from improvement to the path down to Priory Gardens as suggested above, should be left as a green area - butterflies and grey wagtails have been seen crossing the Archway Rd. to access this site	The area referred has been screened out for future development on the basis of its designation as MOL, SINC and LNR. The site is also an ecological corridor and which the Council acknowledges has an important biodiversity function.

372	SA607	Highgate Society	Support for Neighbourhood Forum reps to consultation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Noted.
424	SA608	The Highgate Neighbourhood Forum	Site boundary	<p>The Forum has major concerns about the inclusion of the Goldsmith's Court/ Gonnermanns Antiques/Coleridge Gardens site within this designation. This element of the Haringey site corresponds to KA5 in the Highgate Neighbourhood Plan and following the Forum's consultation will be subject to much revision and possible elimination.</p> <p>The owners of Gonnermanns Antiques wish to redevelop their own part of the site, retaining their retail premises and building flats above.</p> <p>The leaseholder at Goldsmiths Court, Hornsey Housing Trust, has yet to agree terms with its freeholder, the Goldsmiths Company, and has not fully consulted the residents in Goldsmiths Court. In view of this, the Forum is working with the residents of Goldsmiths Court to try to reach an agreement acceptable to all parties. We ask that until such differences are resolved this element of the site be dropped from Haringey's site allocation.</p> <p>Should the Archway Road facing Gonnermanns site be developed, any new building must be set back to the current building line. We would support the planting of more trees both to protect the amenity of new residents from noise and air pollution on Archway Road, and to continue the green corridor. This currently extends from the opposite corner of Shepherds Hill, north along Archway Road adjacent to Highgate station, and beyond along the boundary of Highgate Wood as far as the Wellington gyratory. An echo of the pocket park on the corner of Muswell Hill Road and Archway Road would be most welcome. Any development should respect the scale and context of the conservation area and must be subordinate to the listed building, Jacksons Lane Arts Centre, diagonally opposite, and should respect the scale of buildings in neighbouring streets.</p> <p>The ownership of Coleridge Gardens, which is not registered with the Land Registry, is another hurdle to inclusion of this site but the Forum is keen to resolve this anomaly and include it in its Open Spaces designation so that the street scene may be improved and the green corridor continued.</p> <p>The second element of the site, the Highgate Rail Station, corresponds to the Forum's policy KA2. The Forum's aims for this site are outlined in detail in the Highgate Neighbourhood Plan and Haringey's site allocation seems to support these aims.</p> <p>However, to avoid any confusion, the Forum would not support residential development on any part of this site, including the car park, but would welcome the exploration of possible community use on the car park such as a Farmers' Market.</p> <p>The Forum supports the exploration of the opportunity for linking the Parkland Walk to the Wood to join up the Capital Ring</p>	<p>The Council will continue to work with the Highgate Neighbourhood Forum in the preparation of the Site Allocations Local Plan. Where the Neighbourhood Plan 'key area' policies correspond with any site allocations the Council will welcome the setting of further detailed site development requirements in the Neighbourhood Plan, provided these are in conformity with the strategic policies of the Local Plan. The Council will continue to consult with relevant landowners to ensure that site proposals are deliverable.</p> <p>The Council considers that the proposed site requirements and development guidelines, along with Development Management Policies, will ensure that any future development proposals appropriately preserve and enhance the conservation area and protect residential amenity. The Council welcomes support for proposal to link the Parkland Walk to the Highgate Wood.</p> <p>The allocation does not propose residential development on the Highgate Rail Station element of the site.</p> <p>Action: Split the sites into two to separate enabling development to extend the Parkland Walk more satisfactorily, and bring the disused station site back into use.</p>
422	SA609	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable	<p>Noted.</p> <p>Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required</p>

				<p>Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: <i>A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.</i></p> <p>We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: <i>This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.</i></p>	and what it should include.
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Comments on SA44 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

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422	SA610	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	<p>The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: <i>A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.</i></p> <p>We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: <i>This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.</i></p>	<p>Noted.</p> <p>Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.</p>
418	SA611	Sport England	Policy Justification	<p>Further clarity is required around allocation SA 44: Highgate School. The allocation would appear to include existing playing field land yet, the policy is unclear on exactly what is intended for these areas, and whether they are to be protected in line with Paragraph 74 of the NPPF or if it indented that there be some loss of playing field land as</p>	<p>The allocation states that a masterplan will be prepared to guide development on the sites. Further details will therefore be included within this document. With respect to the playing field, the Council's proposed policy DM26 (Open space) will ensure that any future development proposals do not result in a loss of open</p>

				<p>part of this allocation.</p> <p>Sport England will resist the allocation of any playing field site for development unless there is a robust assessment (Playing Pitch Strategy to Sport England methodology: https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/) in place at the point of allocation which has clearly shown the open space, buildings or land to be surplus to requirements.</p>	space unless an assessment has been undertaken which shows that the open space is surplus to requirements.
424	SA612	The Highgate Neighbourhood Forum	School facilities	The Forum welcomes the exploration of how school facilities can be enhanced while benefitting the local community. Comments on the future use of the former Parade Ground are included under SA45.	Noted.
372	SA613	Highgate Society	Support representation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Noted.

Comments on SA45 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
599	SA614	Furnival House Ltd	Access	Access from Chomeley Park is private, and intended for the Harrington and Kempton House only. Access is unnecessary as a number of different points of entry into the Bowl have been identified. Object to having to provide public access.	<p>It is considered that in order for the open land to fulfil its role, access through and into it must be optimised. The management of access to protect amenity will be considered through any relevant planning application.</p> <p>Action: Remove specific reference to specific access points, but retain principle of optimizing access.</p>
265	SA615	NHS Property Services (Savills)	Access	<p>Whilst these representations support the general principle of improving pedestrian and cyclist access through the Bowl area acknowledging the benefits that this could provide to the wider area, the aspirations and operational requirements of THS (the land leaseholder) will need to be taken into account.</p> <p>A permanent pedestrian and cycle through-route could have a significant effect on the character and security of the site for the continuation of the existing community use (THS), if it were to run through the site.</p>	<p>It is considered that in order for the open land to fulfil its role, access through and into it must be optimised. The management of access to protect amenity will be considered through any relevant planning application. The Site Allocation will generally seek to improve access into and through the Bowl, to maximise its benefit as a locally significant open land asset.</p> <p>Action: Remove specific reference to specific access points, but retain principle of optimizing access.</p>
529	SA616	Omved International Limited (MBA)	Alternative uses	While it would be placing a wholly unreasonable burden on the respondent to expect him to remedy the Council's failure to provide an evidence base, a number of broad points can be made about these issues. These lead inexorably to a different conclusion on the appropriate development of the Southwood Nursery site to the SADPD.	Noted.
529	SA617	Omved International Limited (MBA)	Compulsory purchase	<p>The deliverability of the allocation and its SRDGs is thus profoundly in question. All the land is in fragmented private ownership and the deliverability of the allocation's comprehensive land use aspirations will require the use of compulsory purchase powers. The Trust for London's recent study shows Haringey is the most unequal borough in London, with over half of its wards being either very rich or very poor. Northumberland Park, a ward in the east of the Borough, is the most widely deprived ward in London.</p> <p>It is inconceivable that a Council with this spread of disadvantage could legitimately use resources to compulsory purchase private land</p>	Noted.

				in Highgate to provide open space in a situation where there is already ample open space locally (as the next section shows) – and impossible to see how the access sought could be achieved in any other way without complete cooperation from landowners, which will be denied.	
599	SA618	Furnival House Ltd	Conservation	Do not consider that the benefits of granting access to the Bowl from Chomeley Park would outweigh the damage caused to Furnival House (and its setting) by people passing by.	Noted, the Site Allocation will generally seek to improve access into and through the Bowl, to maximise its benefit as a locally significant open land asset. Action: Remove specific reference to specific access points, but retain principle of optimizing access.
529	SA619	Omved International Limited (MBA)	Conservation	The allocation site is identified in HLP as being within the Highgate Conservation Area. This is its only Proposal's Map notation. HLP policy SP12 (Conservation) says the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and that the wider historic environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.	Noted, the safeguarding of the heritage asset is included in this policy.
529	SA620	Omved International Limited (MBA)	Conservation area test	In the SADPD the Council has failed to test its proposals for the allocation against the statutory test for development in Conservation Areas – that the decision on any development proposal affecting the proposed allocation must pay special regard to considering whether it harms (following South Lakeland) the Conservation Area's character or appearance - and the other relevant policy factors identified above – in summary: <ul style="list-style-type: none"> • There is no local or strategic need for public open space on the allocation; • There is no appraisal of the effect of housing development on the allocation on the Conservation Area; • There is policy support for heritage-led regeneration but no appraisal of the way this can be achieved; • There is policy support for increased accessibility to the historic environment but no appraisal of the way this can realistically be achieved; • There is policy support for restoration of heritage assets in a way that puts them in a suitable viable use but no appraisal of alternative ways this can be done on the allocation; • There is policy support for the establishment and maintenance of sustainable communities and economic viability but no appraisal of the way this applies to the allocation. 	The rationale for allocation of this piece of open space is that Highgate Bowl makes an important contribution to the conservation area and therefore its designation as significant local open land is appropriate.
826	SA621	Tony Baker, Chair of Trustees, Harington Scheme	Construction period	The whole upper site would effectively be a building site for a long period. This would deter parents and learners from joining the Harington Scheme. We would then lose funding and have to lay off staff. (We are now a significant employer, employing 40 staff.)	These issues would be addressed through conditions attached to a planning permission if granted. This is beyond the remit of this Plan.
820	SA622	Gail Waldman on behalf of the Highgate Bowl Action Group	Employment	We do not want to see any loss of employment in this immediate area. Other sites put forward by Highgate Neighbourhood Forum and taken up in Haringey's draft Site Allocations' document would already result in reduced employment space. In the case of this Site, SA 45, the loss of employment space would harm the economic viability of Highgate village and therefore financial compensation would not be	Noted. Action: Include a requirement to provide an element of employment in any new development.

				acceptable.	
529	SA623	Omved International Limited (MBA) Omved International Limited (MBA)	Evidence Evidence	<p>NPPF para 158 requires each Local Plan to be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. There is no published evidence base that supports the proposed allocation.</p> <p>It is a fundamental criticism of the SADPD that it is wholly inconsistent with the guidance in the NPPF. It means that the document is not fit for purpose in this respect. We are certain that, if the Council had undertaken an objective, transparent assessment of the development opportunities on the representation site as required by national guidance, this would have led to a very different vision for it that is set out below.</p> <p>The allocation itself has three elements:</p> <ul style="list-style-type: none"> • the Bowl should be protected open space; • public access to it should be improved; • there should be limited redevelopment of Townsend and Dukes Head Yards. <p>Its Site Requirements and Development Guidelines (SRDG - it is difficult to understand the difference between them) make twelve identifiable separate points:</p> <ol style="list-style-type: none"> a. buildings facing the High Street and their burgage plots should be retained; b. the Bowl will be redefined as Significant Local Open Land; c. enhanced access to the Bowl through Kings Head and Townsend Yards; d. redevelopment of the garages and workshops in the Yards for 3-4-storey mews-style residential development; e. public routes through the various land parcels that make up the Bowl will need to be introduced to unify the open space; f. development should preserve or enhance the Highgate Conservation Area; g. the entrances to the yard roads should signal the open space hidden behind with a visual link established where feasible; h. new users of the open space will be encouraged, while generally keeping it open for public use; i. the Local SINC designation should be protected; j. Thames Water should be consulted on the capacity of existing drains; k. redevelopment that results in loss of employment floorspace will trigger financial compensation; l. contamination studies should be undertaken on development in the yards portion of the site. <p>No evidence base has been produced by the Council to support any of these requirements. Before drawing the conclusion that these were the most appropriate uses for the site, the Council should have at least have thoroughly assessed:</p> <ul style="list-style-type: none"> • Relevant Development Plan policy; • The physical and land use character of the allocation; • The need for additional open space in the area including previous Planning Inspector's conclusions on whether it should be identified as SLOL; 	There are a number of planning appeals that support the retention of this area as an open space that forms the heart of this part of the Conservation Area. In this regard the Conservation Area Management Plan provides the evidence.
529	SA624				

				<ul style="list-style-type: none"> • The need for and feasibility of additional public access to the area; • The likelihood of achieving its aspirations in the light of current ownerships and particularly if change of use from commercial will attract a financial penalty. • The feasibility of providing the access routes shown; • The relationship of its proposals to the conservation character of Highgate Village; 	
422	SA625	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	<p>The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording:</p> <p><i>A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.</i></p> <p>We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum:</p> <p><i>This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.</i></p>	<p>Noted.</p> <p>Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.</p>
529	SA626	Omved International Limited (MBA)	Footpaths	<p>The SRDG e aspiration for public access routes through is linked to the SRDG b requirement for the site to be SLOL and SRGD h that new users should be found for the SLOL.</p> <p>The plans that shows the Council's aspirations for Allocation Site SA44 shows a wavering line crossing the site from the access to the Harington Project in Chomeley Park to the east through the SINC, the garden centre site and the Highgate School grounds to Kingsley Place in the west. New access are shown running to it from the south through Townsend and Dukes Head Yards.</p> <p>It is most surprising that the Council does not claim to have consulted the Metropolitan Police about the proposed footpaths. They are not overlooked and so will not be self-policing. Footpaths of this type are routinely objected to because they are escape routes for criminals and an obvious focus for anti-social activity that are impossible to police efficiently.</p> <p>The purpose, deliverability and safety of these footpaths is highly questionable in this area that already has ample open space criss-crossed by footpaths – some of the best dog walks in London!</p>	<p>The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.</p>

820	SA627	Gail Waldman on behalf of the Highgate Bowl Action Group	Fringes of the Bowl	The word 'fringes' is open to various interpretations: it could mean development must be kept within the area between the red or green lines; or it could be interpreted (misinterpreted, in our view) as slight encroachments into the SLOL area. The combined lack of clarity of the map and the use of the word 'fringes' could be problematic in interpretation of policy for this site, and we recommend that "land abutting the SLOL" be substituted for "fringes".	Noted. Action: Policy amended to ensure clarity of development area.
826	SA628	Tony Baker, Chair of Trustees, Harington Scheme	Glasshouse	We would lose our glasshouse, also a valuable teaching resource, and a particularly valuable asset during wet weather when students cannot work on the plots on the lower site	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.
529	SA629	Omved International Limited (MBA)	Green grid	<p>The SA claims the Bowl is part of the London Green Grid. It explains in para 14.14.2 that 'a solution (it does not say to what) is to apply a 'Green Grid' approach to open space access, i.e. provide a strategic interlinked network of green infrastructure and open spaces that connect with town centres, public transport nodes, employment and residential areas. A DM Policy is set to be adopted that will establish the overall strategy, and a number of site allocations will help to ensure that it is implemented. In Haringey Heartlands it is notable that there is a strategic aim to create a network of 'pocket open spaces'. Across the borough, strategically important features within the Green Grid include Alexandra Palace Park (given its proximity to Wood Green), various areas of Metropolitan Open Land (MOL) and SINCS (where they are accessible). Another priority for the east of the borough is to open-up access to the Lee Valley Regional Park.</p> <p>DMP Map 4.3 shows Haringey's Green Grid. It does not show the Bowl as a Green Grid site. Plainly the SA for this site and the proposed allocation in the SADPD has been prepared on an entirely false basis.</p> <p>SA para 14.14.3 shows the extent of the error that it has fallen into - the following sites are set to contribute to the Green Grid, or otherwise ensure easily accessible open space -... SA 45: Highgate Bowl – The aim is to achieve protection of the Highgate Bowl as open space, and improvement of public access through limited redevelopment of Townsend and Duke's Head yards. The entrances to the yard roads should signal the open space hidden behind, encouraging new users of the open space.</p> <p>The SA properly identifies that Green Grid is a strategic policy – but says its identification of the Bowl as part of the Green Grid is based on draft DMP policy that was only published at the same time SADPD. It says the policy 'is set to be adopted' but it is clear from the Plan above that the draft DMP does not include the Bowl in the Green Grid.</p> <p>Obviously the SA's indication that the draft DMP policy 'is set to be adopted' unacceptably pre-judges the result of its public examination and shows clear pre-determination, not the objective assessment</p>	<p>Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL. The green grid map shows current open space designations and the development management policies document states that new open spaces will be expected to link into the green grid.</p> <p>Action: Update Green Grid map to include the Bowl.</p>

				that will be sought by the Examining Inspector.	
529	SA630	Omved International Limited (MBA)	Green grid	<p>In any event, the SA does not apply the Green Grid concept appropriately. Para 2.27 of the Haringey Open Space and Biodiversity Study confirms the Green Grid is a strategic policy - <i>The All London Green Grid (ALGG) is a London-wide framework for managing London's green spaces and natural assets, and has been adopted as Supplementary Planning Guidance (SPG) supporting the London Plan. The ALGG also highlights areas of London where there are strategic gaps in provision of open space. The ALGG divides London into 12 Green Grid Areas, and most of Haringey falls within Green Grid Area 1 'Lee Valley and Finchley Ridge'.</i></p> <p>The ALGG is indeed a strategic policy and the GLA provides strategic guidance on this in its Green Infrastructure and Open Environments: the All London Green Grid SPG (March 2012). This identifies the Green Grid in this area in para 5.16 <i>The Parkland Walk Link runs along a disused railway line connecting Finsbury Park to Highgate Wood and Queen's Wood and then onto Alexandra Park; and para 5.22</i> <i>The Hampstead Heath Ridge Link connects the Heath to Alexandra Park in the north via Highgate Wood and in part follows the northern arm of the Parkland Walk through Muswell Hill. Parts of the route pass through residential areas and alongside a golf course.</i></p> <p>Its para 5.24 identifies the only strategic Green Grid opportunity in this area: <i>Improve the facilities of, and connections between, Alexandra Park, Highgate Wood, and Queens Wood along the Parkland Walk Link, in order to maximise their potential as a visitor destination of rich landscape character offering fantastic views across London.</i></p> <p>There is no support in the GLA's SPG for the proposition that the Bowl should be identified as SLOL within the strategic ALGG.</p>	It is considered that new additions to the Green Grid will always be welcomed, and do not need to be specifically linked to over/under provision.
424	SA631	The Highgate Neighbourhood Forum	Green space	<p>This site corresponds to the Forum policy KA3</p> <p>The Forum welcomes the creation of a core green space with improved public access though we understand there have been some technical difficulties in the alignment of the green area and red area shown on the map. The Forum wishes the green line on the Village side to be the subject of review in particular to reflect the most recent Appeal decision on the Garden Centre. We understand further investigation is being carried out to ascertain the viability of access points.</p> <p>We wish to see the retention of existing employment use in the yards while recognising there could be some intensification and possibly new residential development above workshops and offices.</p> <p>The future of the Highgate School parade ground should be given serious consideration to complement both the needs of the School and the aspiration for the open space of the Bowl including the currently poor access from Southwood Lane.</p> <p>We do not support the inclusion of any part of the current Harington Scheme in the area outlined for possible intensification. This is an agricultural tenancy including the land on which the educational buildings stand. The Harington Scheme is certainly not in Retail Use as Savills' submission on behalf of NHS Estates suggests. The</p>	<p>Support is noted.</p> <p>Employment will be preserved/reprovided wherever possible.</p> <p>While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.</p>

				<p>Harington scheme is much valued by Haringey as an educational resource for adult learners and this is recognised by NHS Estates. The optimum viable use with its recognised associated public benefits for the whole of the land occupied by The Harington Scheme is not a mixed use development but use solely by The Harington Scheme.</p> <p>The Forum supports the aims of the Highgate Bowl Action Group.</p>	
826	SA632	Tony Baker, Chair of Trustees, Harington Scheme	Harington	<p>The current mixed use of the upper part of the site "Plot C" is very well suited to working with young people with learning disabilities/difficulties. It comprises useful horticultural areas that are accessible for people with mobility issues interspersed with educational facilities (classrooms/offices). This creates an 'open' feel to the site which many learners find an attractive alternative to dense classroom accommodation as found in colleges. The layout and nature of the outdoor areas also allows several groups to work in relatively close proximity without feeling confined or distracted by others</p>	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.
820	SA633	Gail Waldman on behalf of the Highgate Bowl Action Group	Harington	<p>Harington has established itself over 35 years as part of the State education system. Its own expansion plans should be facilitated. There could be no better use of the site and their land should be included in the proposed SLOL. That part of their site where they have their main buildings is not, and never was, part of the Yards off Highgate High Street.</p> <p>The upper part of the site, on which the NHS/Savills have focussed their attention, is quite evidently too small to allow residential development without causing very significant detriment to Harington operations and to the openness and character of the Highgate Bowl, which is a Heritage Asset, and of which it forms a significant part</p>	The open parts of the Harington scheme will be allocated SLOL.
820	SA634	Gail Waldman on behalf of the Highgate Bowl Action Group	Harington	<p>Protection of the Bowl should override requirement for housing in determining an application on the Harington offices site. (refers to Savills on behalf of NHS's representation on the Highgate Neighbourhood Plan). Supports protection from redevelopment in the plan, and considers the current use to be the optimum use.</p>	The Plan has established a balanced approach which enables appropriate levels of housing to come forward, while safeguarding the Bowl as an open space asset.
819	SA635	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents Association	Harington	<p>We oppose development of any part of the land which has been occupied by the Harington Scheme for the past 35 years. This is an agricultural tenancy which reflects and continues the Bowl's historic use, and is a vital state educational resource for a disadvantaged group, greatly valued by the community and the boroughs of Haringey and Islington which established it.</p>	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.
819	SA636	Martin Adeney on behalf of the Friends of Highgate Bowl	Harington	<p>We do not support the inclusion of any part of the land which has been occupied by the Harington Scheme for the past 35 years in the area outlined for possible intensification. This is an agricultural tenancy, squarely within the Bowl and not the Yards. It reflects and continues the Bowl's historic use, and is a vital state educational resource for a disadvantaged group, greatly valued by the community and the boroughs of Haringey and Islington which established it. Harington should continue to have exclusive use of the site and The opportunity of expanding its operations within the Bowl.</p>	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.

820	SA637	Gail Waldman on behalf of the Highgate Bowl Action Group	Height	It is clear from the above that a maximum of three storeys, falling to two or even one storey when abutting the designated SLOL within the Bowl land, would be appropriate in order to ensure no harm would be caused to the Highgate Bowl Sub Area of the Highgate Conservation Area; that any development is subordinate to the mediaeval core of Highgate Village; and that a sense of openness is maintained	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. 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.
683	SA638	Costa Coffee	Highgate High St	It appears that none of the proposed development sites directly affect the store, however I would like confirmation from the local council that this is the case. If anything the plans appear to complement our trading in the area and should facilitate the growth of the store.	None of the site allocations directly affect the shops on the high street.
529	SA639	Omved International Limited (MBA)	Historic context	<p>TOWARDS AN EVIDENCE BASE FOR THE IMPACT OF DEVELOPMENT ON THE CONSERVATION CHARACTER OF HIGHGATE</p> <p>SRDG a seeks to preserve the character of building fronting the High Street and their burgage plots, SRDG d seeks redevelopment for mews of up to four storeys and SRDG f seeks to apply the statutory test to new development.</p> <p>The Inspector in the 2014 appeal on the garden centre site (Annexe 2) described the relationship of the Bowl to the High Street and the Conservation Area generally. <i>The historic core of the hilltop Highgate village includes the nearby buildings in the High Street. They are mainly characterised by C17 to C19 small scale terraced houses with traditional shop fronts, tight frontage development and long narrow plots. The mix of earlier buildings and fine C20 buildings contribute to the architectural diversity in the Conservation Area.</i></p> <p><i>The Highgate Bowl (the Bowl) includes an arc of privately owned, open backland lying roughly north of the High Street which falls steeply down from the ridge. It has survived as relatively undeveloped land for reasons including its former use as fairly low value service land, its hilly topography, and its restricted access. It is one of 2 major open spaces which contrast with the fine grained development of the village and its semi-rural character maintains the connection to its agricultural past. Although the Bowl is mainly characterised by its openness, there are few nearby public views into it. Even so, there are many views over and through it, from the buildings and spaces around and within it. The contrast between the Bowl and the development in the High Street is important to the appreciation of Highgate village as a historic hilltop settlement. Its general openness contrasts with the adjoining townscape, and at night, its relative darkness contrasts with its well-lit surroundings. The Bowl is significant as a remnant of the once rural village.</i></p> <p>There had been a nursery on the site for more than 100 years and so the site's significance as part of the 'once rural village' must be seen in this context. Before and after the Second World War there were two houses on the site and the extensive area of glasshouses shown</p>	It is considered that the preservation of the area as SLOL guarantees the retention of the openness of the area in the future.

				<p>on the 1937 OS map below. Townsend Yard is visible entering the nursery and running to a house now demolished about where the glasshouse visible on the aerial photo above now stands as well as Whistler's Cottage that is still in place on the southern boundary of the site currently used as offices.</p> <p>In this context the following points the Council might have relevantly identified the following points as relevant to its planned future:</p> <ul style="list-style-type: none"> • There is no intention of disposing of the site or allowing public access across it. • About 10% of the site is occupied by buildings and a further 54% is hard standing used for open • sales and storage and car parking; • The site's commercial use is unsightly; • The landscape contractor's business is in operation and generates considerable activity; • There is no reason why the garden centre use should not resume; • There is no public access to the site at present; • There are no access points to the site other than Townsend Yard and from the yard to the west of it; • General public access would inevitably be inconsistent with continued commercial use; • Commercial use of the site is historic and inconsistent with the poor access along Townsend Yard; <p>In view of the historic context and its present semi-developed nature, the Inspector's analysis does not preclude new development in the Bowl as long as this does not harm the character and appearance of the Conservation Area – principally by not reducing openness and retaining tree cover.</p>	
376	SA640	Highgate School	History	Representation includes a detailed history of Highgate Bowl boundary designation, including 'Chronology of the Bowl' Annex.	Noted.
529	SA641	Omved International Limited (MBA)	Inconsistent assessment	<p>The Sustainability Assessment (SA) para 10.2.5 explains the systematic process used to evaluate sites involved defining a set of 'rules' that control the uses that might be suitable at each of the sites considered:</p> <ul style="list-style-type: none"> • <i>A site is potentially suitable for residential development unless it is a Designated Employment Area (DEA: LSIS/EL/SIL),A</i> • <i>A site is potentially suitable for employment development where it is a DEA, in a town centre, or where PTAL is good (4 or above),</i> • <i>A site is potentially suitable for town centre uses if it is within a town centre,</i> • <i>A site is potentially suitable for community infrastructure uses where it has a high PTAL and/or is within a town centre. It may also be suitable for large scale infrastructure based on the size and quantum of development on the site. This will be explored at a later stage, incorporating the findings of the emerging Infrastructure Delivery Plan,</i> • <i>A site is potentially suitable for open space where there is an identified deficiency.</i> <p>SA Table 10.1 identifies the Bowl as potentially suitable for housing</p>	There is a particular implication on this site that the Bowl forms an important part of the character of this part of the Conservation Area, and is being protected on that basis.

				<p>and open space and unsuitable for employment, town centre and questionable for community infrastructure use. Map 4.1 of the draft DMP shows the Bowl is not in an area of open space deficiency and Map 4.2 confirms it is not in a ward with an open space deficiency.</p> <p>As there is no identified deficiency of open space in Highgate, it is evident that SADPD's proposed allocation of the Bowl as SLOL is inconsistent with the Council's own decision-making criteria.</p>	
819	SA642	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents Association	Key amendment	It is not clear what the dotted green line represents. It should be reviewed so that the whole Bowl is included in the SLOL designation and it reflects the most recent appeal decision on the garden centre site.	<p>The green line represents the indicative boundary for potential significant local open land.. It will be updated to reflect the appeal decision on the garden centre.</p> <p>Action: Amend SLOL green line.</p>
819	SA643	Martin Adeney on behalf of the Friends of Highgate Bowl	Key amendment	It is not clear what the dotted green line represents. It should be reviewed so that the whole Bowl is included in the SLOL designation and it reflects the most recent appeal decision on the garden centre site.	This is the SLOL, as set out on the rear cover of the document.
819	SA644	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents Association	Map amendment	The accompanying plan is too vague. The boundary of the Bowl is naturally defined by the sharp fall of land away from the yards. This should be clearly delineated on the map and the proposed development confined to the yards above the Bowl.	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
819	SA645	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents Association	Map amendment	The current green line appears to exclude the Highgate School old Parade Ground. We are concerned that this land which abuts Nos 16-23b Kingsley Place should be maintained as open land within the SLOL designation and that successive planning enquiry decisions against housing and other material development on the site should be upheld	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
819	SA646	Martin Adeney on behalf of the Friends of Highgate Bowl	Map amendment	The accompanying plan is too vague. The boundary of the Bowl is naturally defined by the sharp fall of land away from the yards. This should be clearly delineated on the map and the proposed development confined to the yards above the Bowl.	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
820	SA647	Gail Waldman on behalf of the Highgate Bowl Action Group	Map amendment	<p><u>Area to the west behind Highgate High Street and Southwood Lane :</u></p> <p>This area is to a great extent open land at the moment. Where there is existing development, intensification at an appropriate scale might be acceptable, but strictly in the context of the 2014 Appeal decision particularly with regard to open land and impact on the Conservation Area. The green line should reflect the topography and any land which has the character of the area within the green line as shown should not be developed. We suggest the green line in this part of the Bowl should be moved to reflect these considerations.</p>	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.

820	SA648	Gail Waldman on behalf of the Highgate Bowl Action Group	Map amendment	<p><u>Area between the red and green lines encompassing the Yards behind Highgate High Street :</u></p> <p>The position of these lines suggests that development would be acceptable between the two lines. However the map is not sufficiently clear as to whether the green line follows the extent of the area currently developed within the Yards. So, for clarification, we need to state that we consider development should only take place within the Yards in previously developed areas. Careful consideration should be given to avoid harm to the context and setting of the important Grade II Listed cottage at 36A Highgate High Street as well as the Listed Buildings in Highgate High Street backing onto the Bowl.</p>	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
820	SA649	Gail Waldman on behalf of the Highgate Bowl Action Group	Map amendment	<p><u>The Harington Scheme building and greenhouses</u></p> <p>These buildings form part of the Harington Scheme and must be included within the green line so that they lie within the SLOL. Failure to do this would undermine the integrity and hence the future of that part of the Harington Scheme currently comprising open land, of which the buildings are an ancillary part of the scheme, which operates under an Agricultural tenancy.</p> <p>In addition, the 'Walled Garden' part of the Harington Scheme is in fact the former walled garden of the Grade II* Listed buildings at 128-130 Highgate High Street. It is therefore an important Heritage Asset, the setting of which would be compromised by any intensification of development in its vicinity.</p>	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
826	SA650	Tony Baker, Chair of Trustees, Harington Scheme	Mixed use	Residents' flats would be immediately above classrooms. This could make it difficult to safeguard our vulnerable learners;	This site allocation sets out parameters for potential development. Any development would be assessed against the development management policies and take into account existing uses to ensure the effect on existing uses is minimised.
376	SA651	Highgate School	MOL	<p>The Urban Character study notes that the study should be used to inform future masterplanning, all future DPDs and SPDs and should be used as a reference document by development management in pre-application discussions.</p> <p>On the basis of the above, the Far Field site should be removed from MOL designation given the findings of the Urban Character Study (February 2015), furthermore the site does not fulfil the objectives of MOL and in line with the recommendation and aspirations in the study should be promoted for housing.</p>	MOL is a GLA designation and beyond the scope of this plan.
376	SA652	Highgate School	MOL	The School has several areas of land which are designated as MOL, including the 'Far Field' which has boundaries with the Bishops Avenue, Hampstead Lane and Courtney Avenue. The Far Field currently comprises a playing field with a small pavilion at the rear with changing room facilities, used by the School for sports. The February 2015 Urban Characterisation Study referred to above identifies this Sports Ground as an opportunity site for low rise, high density residential use.	Noted. This site is outside the scope of the allocation.

				MOL is effectively urban Green Belt and as such is afforded the same level of protection. Consequently, the Far Field site would not be able to come forward for housing if it was to remain as MOL.	
529	SA653	Omved International Limited (MBA)	National planning guidance	<p>SADPD is also deficient because it fails to adequately respond the requirement identified in National Planning Guidance paragraph: 006 Reference ID: 12-006-20140306 that:</p> <p><i>The Local Plan may also require a Habitats Regulation Assessment, as set out in the Conservation of Habitats and Species Regulations 2010 (as amended) if it is considered likely to have significant effects on European habitats or species, located in the local planning authority's area or in its vicinity.</i></p> <p>About 25% of the Allocation is a SINC that will be crossed by a new path and so the requirement for a Habitats Regulation Assessment must be screened for. We are unable to find any screening that has taken place.</p>	A habitats regulations assessment has been prepared as part of this planning process.
529	SA654	MBA Planning on behalf of Ormved International Ltd, owner of Southwood Nursery site, Highgate Bowl	NPPF	<p>NPPF para 111 sets out the national policy for such land: <i>Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.</i></p> <p>The respondent's Southwood Nursery site is an illustration of the type of site where development could be inhibited by the policy as drafted. It has a commercial use, is largely open (about 10% of its site covered in buildings and more than 50% by hard standing), it has no public access, and it is virtually invisible in public views. A policy that restricts its development in principle would be inconsistent with the NPPF.</p>	Noted. It is considered that the Policy makes provision for an appropriate level of development, while protecting the heritage and biodiversity values of Highgate Bowl.
826	SA655	Tony Baker, Chair of Trustees, Harington Scheme	Objects to "NHS" redevelopment	Is actively trying to dissuade NHS property from progressing a development on the existing educational building which they lease.	Noted.
529	SA656	Omved International Limited (MBA)	Open space	The Council has accepted for almost 20 years that the Bowl has no strategic or local open space significance. Its evidence to the 2005 RUDP inquiry that explains the reasons for this is at Annexe 1 .	Noted.
529	SA657	Omved International Limited (MBA)	Open space	<p>It is not surprising in this context that HLP does not say anywhere that the site should be treated as Local Green Space or its equivalent. As NPPF para 76 indicates, this should only be designated when a Plan is prepared or reviewed. The Local Plan was adopted in March 2013 (two years after the NPPF issued in draft) and so there was ample time to include a policy to this effect that would have a spatial expression on the Proposals Map.</p> <p>London Plan Policy 7.9 is part of the Development Plan for this area. It says the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality. NPPF paras 132 and 134 have similar</p>	The Site Allocations document forms part of the Local Plan, and is a suitable vehicle for amending open land designations.

				requirements.	
529	SA658	Omved International Limited (MBA)	Open space	Despite Map 4.1 of the draft DMP (that was published at the same time as SADPD) the SA fails to consider whether there is a shortage of open space in Highgate. As there is no shortage, its decision to make the Bowl SLOL shows a disregard of the SA's own decision-making criteria. Its failure to identify its potential for residential development is similarly inconsistent with its criteria. It is also inconsistent with the HLP Proposals Map that does not show the Bowl as SLOL.	Noted, there is not a deficiency of open space in this area.
819	SA659	Martin Adeney on behalf of the Friends of Highgate Bowl	Parade Ground	The Highgate School old Parade Ground should be maintained as open land	Noted.
529	SA660	Omved International Limited (MBA)	Private site	<p>Its last full use was as a Garden Centre (that closed in 2014 but the planning use has not been abandoned) and a landscaping contractor's business. Both of these are commercial uses that would be financially penalised under Site Requirement and Development Guideline (SRDG) k (employment floor space loss trigger financial compensation) if their use changed.</p> <p>In March 2014 the Council refused a community nomination to include it in the Council's list of Assets of Community Value because the land did not constitute land of community value for the purposes of Section 88 - access to it was only possible when the Garden Centre was open and not otherwise and the main use of the land was retail and so its actual use was in fact an ancillary use (reliant on the Garden Centre being open and ancillary to it) that did not meet the criteria for nomination.</p> <p>There has never been public access to the landscape contractor's part of the site. The Garden Centre had a shop but no coffee shop and so was not a facility where customers lingered socially. Public access was restricted to commercial activities and its gates were locked at nights. They are now locked day and night.</p> <p>The Garden Centre had 30-40 unmarked parking spaces and large open storage areas serviced by vans, small lorries and large articulated lorries through the narrow and tortuous Townsend Yard. The car park and open storage area are mainly in the eastern part of the site adjoining Chomeley Crescent and are still used as storage by the landscape contractor.</p> <p>Other than in the circumstances outlined below, there is no intention of facilitating public access to the land or disposing of it and so it is unavailable for public use sought by SRDG e and h. (public routes and new users will be encouraged)</p>	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.
529	SA661	Omved International Limited (MBA)	Private site	The remainder of the allocation is also in private ownership with a disparate land use character and so its use is unlikely to facilitate the SRDG h (new users will be encouraged) aspiration. There is no access to the general public and it is remarkably inconspicuous in public views – only its boundary planting can be glimpsed from Chomeley Crescent to north, Kingsley Place to the west and at the end of Townsend Yard to the south. It is lost in long views against	Noted.

				the wooded skyline of the Hampstead/Highgate Ridge.	
529	SA662	Omved International Limited (MBA)	Private site	<p>Turning to the wider area, including the subdivided respondent's site six distinct areas of use can easily be identified on the allocation.</p> <p>To the east is the Harington Project that provides horticultural and other training for young adults with learning disabilities and difficulties. Its character is of allotments and buildings. The special character of the users of the facility means that it is unlikely to encourage public access as sought by SRDG e and h (public routes and new users will be encouraged).</p> <p>The respondent's site is separated from the Harington Project by the area of dense self-sown woodland visible on the aerial photo. The woodland is a privately-owned SINC. No screening appears to have been carried of the significance of the species it contains and as a result it is impossible to say whether the access through it sought by SRDG e and h is compatible with SRDG i (SINC be protected).</p> <p>To the south of the respondent's site the allocation is the area of unkempt yards and garages in Townsend and Kings Head Yard behind the historic buildings in Highgate High Street. The respondent's site is separated from this area by a wall and dense vegetation. SRDG c requires the entrance through these yards to be enhanced, SRDG d that they should be redeveloped as mews houses, SRDG g that they should signal the open space behind but SRDG k says that change of their employment use will trigger a financial penalty.</p> <p>There can be no certainty they will come forward as the allocation requires in this context – why should the owners of this property undertake development that they will be penalised for?</p> <p>To the southwest of the respondent's site are gardens containing two swimming pools behind houses in Southwood Lane and to the west is the Highgate School former Parade Ground and gymnasium building that have been part of the school grounds for at least a century and separate it from the post-war housing at Kingsley Place. It is hard to conceive that either of these will be made available for the private routes sought by SRDG e or for the new users of the Bowl sought by SRDG h.</p> <p>It is clear from this that there is no visual or functional relationship between the respondent's site and the other areas of the allocation – the woodland separates it from the Harington Project, the wall and dense woodland from the yards and gardens and a dense tree-line and embankment from the former Parade Ground and the gardens.</p>	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.
265	SA663	NHS Property Services (Savills)	Proposed wording change	<p><i>Protection of the Highgate Bowl as open space, and improvement of public access to it through with limited residential redevelopment of Townsend and Duke's Head yards and at The Harington Scheme site, as brownfield sites at fringe locations to the Bowl.</i></p>	Noted, the wording will be amended to be less prescriptive in this regard.
265	SA664	NHS Property Services (Savills)	Proposed wording change	<p><i>Limited redevelopment of the garages and workshops in the two yard areas will be allowed and at the built area of The Harington Scheme site to create a range of house types to include flats</i></p>	The Site Allocation will not be this prescriptive; this is implicit in the design policies of the DMDPD.

				and mews-style residential development.	
265	SA665	NHS Property Services (Savills)	Proposed wording change	<i>Public routes through the various land parcels that make up the Bowl will need to be introduced to unify the open space, subject to the operational requirements of existing landowners and/or occupiers.</i>	The Site Allocation will not be this prescriptive; this is implicit in the design policies of the DMDPD.
265	SA666	NHS Property Services (Savills)	Proposed wording change	<i>Due to the proximity of public amenity offered by the newly designated open space, development can occupy most of the available space, reflecting a mews-typology and flat-led schemes.</i>	The Site Allocation will not be this prescriptive; this is implicit in the design policies of the DMDPD.
265	SA667	NHS Property Services (Savills)	Proposed wording change	<i>Thames Water should be consulted with regards to the capacity of existing drains to move waste water from the site, Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition of planning consents.</i>	Noted. Action: Amend sentence as suggested
265	SA668	NHS Property Services (Savills)	Proposed wording change	<i>In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD where viable.</i>	Comment noted. However, Policy SP9 is an adopted policy and is not being examined at this time.
265	SA669	NHS Property Services (Savills)	Residential development	Within the previous draft of the SA DPD (January 2014), there was support for residential development along the fringes of the allocation to provide circa 4,500sqm residential in total. The previous wording of the policy was more flexible than the current draft, and indeed more appropriate in light of the increasing FALP housing target for Haringey and the NPPF's presumption in favour of sustainable development. To provide more flexibility and ensure that small scale, new residential development could and should be delivered in this area on brownfield sites (other than the two yards) at fringe locations to the Bowl to include Plot C of THS site (refer to representation Appendix C for plot site map).	The NHS-owned building will not be allocated as open space, but any proposals for the site would need to demonstrate how the horticultural use is retained and where possible enhanced.
819	SA670	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents Association	Routes through Bowl	We are concerned about proposals set out in the 'site requirements' statement that public routes 'will need to be introduced' through the Bowl. The association is concerned about the need for such routes, their proposed positioning and their impact on residents' amenity and security. It seeks consultation on any such proposals and issues such as night-time closure	Noted. Any proposed site access will be subject to the development management policies which require developments to demonstrate compliance with secured by design principles.
697	SA671	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted. Policy to be amended accordingly.
265	SA672	NHS Property Services (Savills)	Significant local open land	These representations are in general support for the preservation and protection of the open space character of the Highgate Bowl, however concerns are raised about the designation and boundaries of the proposed Significant Local Open Land within the boundary of draft Allocation SA45.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA673	NHS Property Services (Savills)	Significant local open land	As raised below in connection with draft Policy DM26: Open Space, SLOL is not one of the open space typologies identified within FALP Table 7.2, nor is an adequate definition provided in any adopted or emerging regional or local policy. There also does not appear to be	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.

				any evidenced recommendation for the designation of a large part of the Bowl area as SLOL	
265	SA674	NHS Property Services (Savills)	Significant local open land	Whilst the part of Plot C that currently accommodates the buildings associated to THS is excluded from the SLOL designation, the walled garden, which is essentially a private garden with built footprint within it, and the grass verges on the southern side of the access road are included.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA675	NHS Property Services (Savills)	Significant local open land	Notwithstanding the lack of definition of what constitutes SLOL, the walled garden (which is not available to the public) and the grass verges do not make the same contribution to the protection of open space as the main area within the Bowl and these should be removed from the proposed designation.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA676	NHS Property Services (Savills)	Significant local open land	The difference in character and function of Plot C, in comparison to the Plots A and B and the wider Bowl area, is emphasised by the fact that in the previous version of the draft SA DPD, published in January 2014, it was not even included within the boundary of the draft Allocation, which was then known as HG4.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA677	NHS Property Services (Savills)	Significant local open land	On the basis of the comments made above, a revised map is included for draft Allocation SA45 at Appendix C which indicates the altered boundary for the SLOL designation within the Bowl area. No other changes have been made.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
826	SA678	Tony Baker, Chair of Trustees, Harington Scheme	Significant local open land	Request the SLOL is extended to include the buildings, and/or "rezone" the site to be for educational use.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
529	SA679	Omved International Limited (MBA)	Significant local open land	The proposed SLOL designation can only rely upon adopted HLPSP policy, the relevant Policy SP13 of which says: <i>All new development shall...seek to secure opportunities for additional publically accessible open space especially in those identified areas of Open Space deficiency ... as set out in the Council's Open Space and Standards SPD.</i> The policy recognises that new open space provision should be linked to development and principally applied where there is an open space deficiency - which (as shown above) does not apply in the area of the Bowl. The proposed SLOL designation is inconsistent with the adopted HLPSP as well as the emerging DMP.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
529	SA680	Omved International Limited (MBA)	Significant local open land	As shown below, the Bowl's function has already been considered by the Inspector at the 1998 UDP Inquiry who concluded it neither had the necessary features to be MOL or a SLOL. The Council fully accepted these conclusions and its evidence to the 2005 RUDP Inquiry refuted local claims that the site should be SLOL. The SADPD and SA's reliance on the ALGG concept and draft DMP policy is thus wholly misplaced. Its advocacy of designation as SLOL is wholly inconsistent with its position to date. It is evident that Council's decision that the Bowl should be SLOL is unsound because it is the result of flawed and inconsistent analysis.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
529	SA681	Omved International Limited (MBA)	Significant local open land	There is no policy in the RUDP 2006 or the Haringey Local Plan (HLP) 2013 that unequivocally constrains development in the Bowl to particular uses. The proposal that the site should be a SLOL is inconsistent with the Development Plan.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.

529	SA682	Omved International Limited (MBA)	Significant local open land	<p>TOWARDS AN EVIDENCE BASE FOR THE NEED FOR OPEN SPACE AND THE PROPOSED SLOL DESIGNATION</p> <p>This area has an exceptional quantity of public open space for London (the CACA calls it a wealth of open space and green surroundings). Within about a kilometre of the appeal site there is access to about 400ha of major open space including ancient woodland and open heath as well as more conventional urban open space. The entrance to Waterlow Park is about 100m from Townsend Yard.</p> <p>The allocation is not in an area of Local Open Space Deficiency and none of the reasons for refusal in the recent appeal on the site (Annexe 2) identifies a need to place the site in public open space use.</p> <p>The Council sought in the draft Haringey UDP 1998 to designate the Bowl as MOL. The UDP Inspector concluded it was not MOL and was also asked to consider whether it should be designated Significant Local Open Land (SLOL).</p> <p>On this he concluded that it was clearly not a public open space as access to it is extremely limited to places such as the private garden centre and private school and it does not met any local recreational needs and has no recognised nature conservation value. As its value was said to come almost entirely from its relationship to the historic Highgate Village, this specific value was more appropriately protected by relevant policies dealing with Highgate village as a conservation area than policies designed to protect open space.</p> <p>It seemed wrong to the Inspector to try to force open space policies on a piece of land, about half of which comprises an artificially raised tarmac parade ground, a garden centre with substantial areas of hard surfaces and structures and rear gardens. He concluded it was not SLOL. Nothing has changed to justify a different conclusion.</p> <p>Even though there has been a long history of attempts to secure residential development on the site, there is no policy in the UDP 2006 or the Local Plan 2013 that unequivocally prevents this. Nor is there any statement in the CACA 2013 that is unequivocally hostile to residential development on the site;</p> <p>The Council has accepted for almost 20 years that the Bowl should not be SLOL as spelt out in its evidence to the 2005 RUDP inquiry (Annexe 1).</p> <p>Plainly designating the area as SLOL now would be fundamentally inconsistent with the Council's position over the past 20 years and would be wholly unreasonable. It follows that SRDG b that seeks that the Bowl should be a SLOL requires the most closely argued justification – but justification is wholly lacking in SADPD and its SA criteria preclude this.</p>	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
376	SA683	Highgate School	Site boundary	The proposed Site Allocations document sets out an allocation for Highgate School (SA44) and the 'Highgate Bowl' (SA45). The boundary in SA45 (the Bowl) has been drawn incorrectly and as a	<p>Noted, this will be amended.</p> <p>Action: Amend site boundary to remove Dyne House</p>

				consequence includes some of the School's buildings and land to the rear of Dyne House when it should terminate at the western end of the Parade Ground.	buildings
376	SA684	Highgate School	Site boundary	Having regard to the information set out above (<i>note: full details included in representation</i>), the boundary of the Bowl has been drawn incorrectly and therefore not reflective of the original aspiration of the designation, the boundaries established through previous statutory plans and in conflict with the pre-application discussions with Haringey planning officers. Moreover, no evidence and no objective assessment has been carried out to justify a change in the boundary. Accordingly, the boundary should be revised so that it terminates at the western edge of the Parade Ground and therefore does not include any of the Dyne House buildings. For the avoidance of doubt, the boundary should follow that of the SPG3.5 (map included with representation).	Noted, this will be amended. Action: Amend site boundary to remove Dyne House buildings
376	SA685	Highgate School	Site boundary	The Site Allocations document includes part of the Dyne House site and the Parade Grounds in both SA44 and SA45. The allocations have differing policies and seek to achieve different outcomes; as such the boundaries need to be revised. If the Bowl boundary is corrected so that it terminates at the western end of the Parade Ground, it would leave the Parade Ground covered by both SA44 and SA45. We suggest that the Parade Ground are shown as being 'hatched' in the SA44 allocation with a reference under Development Guidelines that "The area shown hatched within the Highgate Bowl designation <i>forms part of Highgate School, as it also falls within the Bowl this area will be guided by the principles set out in the Bowl allocation</i> ".	Noted, this will be amended. Action: Amend site boundary to remove Dyne House buildings
376	SA686	Highgate School	Site boundary, NPPF consistency	Paragraph 169 of the NPPF sets a requirement for local planning authorities to have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. The Highgate Bowl boundary as set out in the Preferred Options Site Allocations DPD has not, as far as we are aware, been objectively assessed or based on up-to-date evidence to justify the extension of the Bowl boundary.	This is a new designation, based upon the Inspector's decision that the Bowl represents an important asset within the Conservation Area.
372	SA687	Highgate Society	Site boundary, social and community infrastructure	Note SA45 and the response from the Highgate Bowl Action Group. Request that their response fully taken into consideration. In particular, it asks that the green dotted line is extended to include the Harington Scheme. Concern that although this is currently zoned as agricultural land, it is not included within this line, leaving it open for housing or other development which, whilst resulting in short term gain, would fundamentally threaten the existence of the scheme.	The open parts of the Harington scheme will be allocated SLOL. Action: Amend site boundary to include Harington scheme
529	SA688	Omved International Limited (MBA)	Site description	This section first describes the key features of the respondent's land and moves on to put this in the context of the allocation generally. Southwood Nursery is an area of 0.9has north of Highgate High Street in the western part of the 3.9ha Allocation Site SA44 in the Highgate Conservation Area. The CACA says it <i>has ... a notable tree cover around its boundaries and in clusters within the site. This screens the sheds and other structures within the site. Much of the site also contains raised beds to display plants which also reduce the amount of ground covered by hard standing as conventionally understood.</i>	Noted.

				<p><i>This is an important factor in the contribution of the Nursery site to the Bowl as a whole. The largest building now present is the greenhouse, and although the development covers a significant amount of the site, it is not sufficiently dominant or visually intrusive to undermine the contribution the site makes to the apparent open tree-covered character of the Bowl.</i></p>	
529	SA689	Omved International Limited (MBA)	Solution	<p>AN ALTERNATIVE VISION FOR THE SOUTHWOOD NUSERY SITE CONSISTENT WITH THE EMERGING EVIDENCE BASE</p> <p>As far as policy is concerned, the points identified above are relevant:</p> <ul style="list-style-type: none"> • Policy support for heritage-led regeneration; • Policy support for increased accessibility to the historic environment; • Policy support for restoration of heritage assets in a way that puts them in a suitable viable use; • Policy support for the establishment and maintenance of sustainable communities and economic viability. <p>As far as the criteria in the SA are concerned, this offers no support for a SLOL designation and considerable support for a housing allocation. In this context (as well as the lack of any identified funds to undertake the extensive acquisition and construction work the proposals entail) the proposals in the SADPD are plainly pie in the sky.</p> <p>Only allowing carefully controlled new residential development will secure a remedy for the manifest disadvantages of the use of the Southwood Nursery site at present and secure the public access sought by the Council.</p> <p>We object that the following has not been included in SADPD as a development brief for the Southwood Nursery site.</p> <ul style="list-style-type: none"> • An area about 30m wide along the eastern boundary of the site running adjacent to the SINC from the Townsend Yard gate to the rear of the Chomeley Road houses shall be made available for public use; • A public access route along the north boundary of the site shall be designated between the SINC and the Highgate School Parade Ground if supported by the Metropolitan Police; • No more than three houses shall be permitted on the remainder of the site; • The houses shall be accessed from Townsend Yard; • One house shall be on the site of Whistler's Cottage and the other two on the lower western part of the site where they will not impact the setting the High Street; • Their total footprint shall not exceed the footprint of the existing buildings on the site; • Their scale, materials and height shall ensure they are visually subservient to Highgate High Street and the wider conservation area; • They must respect the local built form and vistas leading into the site; • The existing tree cover on the site shall be maintained and 	The site is protected as SLOL due to its importance to the conservation area.

				<p>enhanced;</p> <ul style="list-style-type: none"> • The proposed development shall protect the local SINC designation and wherever possible enhance the quality of the local landscape and habitats; • New development shall mitigate against any flood risk posed by local drainage issues; • Its illumination shall be less than the illumination that exists for the garden centre and the landscape contractor at present. <p>This will secure all the Development Plan policy objectives set out above – it will create heritage-led regeneration; will increase public accessibility to the historic environment and it will support restoration of heritage assets in a way that puts them in a suitable viable use. The respondent would be very glad to discuss them with the Council and seeks a meeting to do so.</p>	
372	SA690	Highgate Society	Support for Neighbourhood Forum reps to consultation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Support for Highgate Neighbourhood Forum response noted.
419	SA691	Haringey Liberal Democrat Group	Support rep	We support the Highgate Bowl Action Group and Highgate Neighbourhood Forum submissions and hope that the Council will take their detailed responses on board.	Support for Highgate Bowl Action Group and Highgate Neighbourhood Forum responses noted.
529	SA692	Omved International Limited (MBA)	Unsound	<p>The SADPD is unsound on these measures. It does not:</p> <ul style="list-style-type: none"> • contain an objective assessment of development and infrastructure requirements that supports identification of the Highgate Bowl as a SLOL; • evaluate its strategy in this respect against reasonable alternatives based on proportional evidence; • consider whether its proposals are deliverable. 	Noted. The next stage of consultation (Regulation 19) will offer an opportunity to comment on the soundness of the plan. Following this, an independent Inspector will test the soundness of the plan.
529	SA693	Omved International Limited (MBA)	Unsound	<p>We object that the draft SADPD would plainly fail the test of soundness that will be applied by the independent Inspector in the following respects:</p> <p>a. There is no SEA or Habitats Assessment appraisal;</p> <p>b. There is no evidence base supporting the SADPD's conclusions;</p> <p>c. There is no thorough appraisal of the potential uses of the allocations SADPD identifies, particularly in respect of the decision to make the Bowl SLOL;</p> <p>d. Its allocation of the Bowl as SLOL is inconsistent with the Council's published criteria and adopted policy;</p> <p>e. It does not take into account the fact that there is no open space deficiency in the area;</p> <p>f. The site is not shown as part of the ALGG on the DMP's plan and so use of the Green Grid policy to justify allocation of the Bowl as SLOL is entirely misplaced.</p> <p>g. The issue of whether the site has a strategic or significant open space function was disposed of many years ago. Nothing has changed that would justify a different view being taken now;</p> <p>h. Its failure to consider whether it should be a housing allocation is similarly inconsistent with the Council's published criteria;</p> <p>i. It does not consider whether its proposals for the allocation</p>	Noted. The next stage of consultation (Regulation 19) will offer an opportunity to comment on the soundness of the plan. Following this, an independent Inspector will test the soundness of the plan.

				<p>are deliverable and so cannot be certain they are realistic; j. It fails to align with the HLP policy SP13 and the Proposals Map, which do not identify a SLOL designation on the Bowl.</p> <p>We expand these objections below, where we conclude with a more practical proposal for the respondent's element of the allocation. This fulfils the reasonable planning requirements identified in our assessment of the relevant evidence base.</p>	
820	SA694	Gail Waldman on behalf of the Highgate Bowl Action Group	Vision for the Bowl	<p>It is essential that the proposals in SA 45 should largely reflect the definitive rulings in the 2014 Appeal decision: in particular, para. 11 :</p> <p><i>"The Bowl is significant as a remnant of the once rural village setting of Highgate, and its spatial qualities are cherished by many local people. It is an important part of the Conservation Area, the character or appearance of which it is desirable to preserve or enhance."</i></p> <p>and para. 33 :</p> <p><i>"the failure to preserve or enhance the character or the appearance of the Conservation Area is a compelling objection to the scheme."</i></p>	Noted. The bowl is being designated open space to reflect its importance to the Highgate conservation area.
826	SA695	Tony Baker, Chair of Trustees, Harrington Scheme	Walled Garden	<p>We would lose the walled garden to the residents. The walled garden is an essential resource for Harrington – used to train our horticultural students in how to maintain a formal garden (it provides the only possible area on the site for mowing practice); and for various Harrington events (it is the only place where we can erect a marquee and hold our prize-giving).</p> <p>Losing all of the existing courtyard would leave us with severely inadequate external space in the area of the classrooms for social interaction in breaks;</p>	While the Harrington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.

Comments on SA46 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
763	SA696	Stephen Dias	Consultation	A second letter arrived today by 2nd class post - this time stating that the meeting would take place today. As I work full time, I did not receive this letter until after I came home from work at 6:30pm, and therefore was not able to come to the meeting. This level of service is unacceptable and poor especially when it relates to such an important issue.	<p>We apologise for the late notification of the meeting. We will investigate this issue and aim to ensure that sufficient notice is given for future consultation events.</p> <p>The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p>
763	SA697	Stephen Dias	Consultation	Furthermore, the first letter did not state what day the meeting would be.	<p>We apologise for the insufficient information on the letter. We will investigate this issue and aim to ensure that sufficient information is included in future correspondence.</p> <p>The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and</p>

					Country Planning (Local Planning) (England) Regulations 2012. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
763	SA698	Stephen Dias	Consultation	- The letter informing us of this only arrived on Tuesday (24/03/2015). Two days is unacceptable and too short notice to hold such an important meeting.	We apologise for the late notification of the meeting. We will investigate this issue and aim to ensure that sufficient notice is given for future consultation events. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
760	SA699	Patricia J Tausz	Parking	I own one of the parking spaces which belongs in fact to the Southwood Hall Estate and not to the Summersby Road Estate.	Noted. This will be removed from the allocation. Action: Remove parts of Southwood Hall estate including the car park from the site allocation
759	SA700	Christina Beyer	Buildings; robustness; maintenance; decent homes	The buildings are of solid construction – it is only due to the negligence of Haringey Council to follow a maintenance programme that the exteriors are in a poor state of repair. The Decent Homes Programme has apparently begun in Summersby Road, therefore this money will effectively have been 'poured down the drain'	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
402	SA701	Dr Richard Stevens (Local Resident)	Building height objection	A 7 storey building in this area would be totally inappropriate and would impact the conservation area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management Policies Local Plan.
348	SA702	Mehmet Toker	Building height, amenity	A 7-storey development will block the natural light to my flat.	Noted, indicative building heights will be removed from the allocation. Development Management Policies revised to set a clear framework and criteria for assessing proposals for large and tall buildings across the borough. Development Management Policies require that any future proposal is designed to protect amenity. Action: Delete reference to indicative building height
760	SA703	Patricia J Tausz	Investment; maintenance	A great deal of our money is used on the upkeep of our estate - I am a proud owner of my property and much appreciate all the work put into keeping our estate in good condition.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
348	SA704	Mehmet Toker	Biodiversity	A high rise development in this location is detrimental to the nature of Highgate Woods and Queens Wood.	Noted, any design would need to be appropriate to its local context, including the Woods in line with the development management policies.
755	SA705	Lukshman Kumaradevan	Light; noise pollution; biodiversity	A major development will cause increased light and noise pollution and is going to place extreme stress on the beautiful and ancient Queens Wood with its precious and rare wildlife.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.

755	SA706	Lukshman Kumaradevan	Light; height; scale; pollution	A seven storey development will directly impact on the light coming into our road and homes and place us in shadow. We will also bear the brunt of increased pollution. This seems completely overtop with regard the bulk and size of the proposed development.	Noted, indicative building heights will be removed from the allocation. Development Management Policies revised to set a clear framework and criteria for assessing proposals for large and tall buildings across the borough. Development Management Policies require that any future proposal is designed to protect amenity. Action: Delete reference to indicative building height
433	SA707	Philip Ferguson	Opposition	Against this plan as will impact on my living at Summersby Road. The plans encompass my home and that is not made clear in mailings that have been distributed amongst residents. In short term property will be in the shadow of the first phase.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
404	SA708	Bob and Angie Rooney (leaseholders)	Objection to the demolition of the existing housing	Already invested private in the homes. Residential have already experienced hassles of expanded parking, the remodelling of the playscape and the taking down of the old pram sheds.	Noted.
748	SA709	Kelvin Hindson	Community; business; mix	Any demolition and rebuilding of the estate would severely disrupt the lives of the current occupants of the estate (& would reduce or eliminate the mix of residential and commercial areas if the Buildbase yard was included in any redevelopment). There would be considerable disturbance, over a considerable time, to the adjacent houses and flats on Muswell Hill and in the Southwood Hall estate.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
727	SA710	Friends of Queen's Wood - David Warren	Height	Any development should be of low height, no more than three storeys near the Wood, but could be higher further into the site. The proposed development would seriously affect the ecology, creating shadows and reducing sunlight for a considerable distance into the wood. It would destroy the value of the wood.	Noted, indicative building heights will be removed from the allocation. Development Management Policies revised to set a clear framework and criteria for assessing proposals for large and tall buildings across the borough. Development Management Policies require that any future proposal is designed to protect amenity. Action: Delete reference to indicative building height
406	SA711	C Kasba (leaseholder)	Building design	Any proposed buildings would fail to blend into the areas as well as the existing estates	The design of any future development will be considered in respect of the Development Management Policies Local Plan. All proposals for new development will be required to have regard to local character.
763	SA712	Stephen Dias	Robustness; housing; sustainability; decent homes	As you can see from the attached letter to this email, the surveyor thorough inspection has concluded that the flats "are of robust built and structurally sound" (paragraph 3). It therefore does not make economic sense to include them in plans that could see them possibly demolished, especially as the Decent Homes works are due to commence on our flats in a few months.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
770	SA713	Lesley Morisetti x2	Community; sustainability; affordable housing	Aside from the issue of the huge negative impact that this would have on an existing residential community, the economics of knocking down the Summersby Road properties also seem questionable. As the Summersby Road properties are a mixture of council tenants and leaseholders, and assuming that the council intends to retain council owned and affordable housing in any new development, it seems unlikely that it would be more cost effective to knock down and build new than it would be to continue with the existing programme of planned improvements.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
750	SA714	Lucy Shanahan & Patrick	Clarity of plans; community; housing,	At the moment there seems to be a certain amount of ambiguity as to whether or not Summersby Road is in fact included in the development plans currently being proposed for the adjacent Build	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

		Mildren	robustness	Base (builders yard) site. It would be outrageous to dismantle a series of perfectly viable residential buildings, not to mention the enormous impact and long-term distress this would cause to residents, some of whom have lived here their entire lives.	Action: Remove housing estate from the site allocation
769	SA715	John Spence	Sustainability	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited. Refer to 746	Noted.
764	SA716	Natalie Dias	Sustainability	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited. Refer to 746	Noted.
763	SA717	Stephen Dias	Sustainability	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited. Refer to 746	Noted.
745	SA718	Elizabeth Doherty	Sustainability; housing	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited refer to 746	Noted.
747	SA719	Rebeca Robertson	Sustainability; housing	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited refer to 746	Noted.
772	SA720	Anne Bentham	consultation	Because of the poor quality of the document many who would have had an interest in commenting in response to the Consultation may not have done so because of the misleading information. If they had had more time to disseminate the information, I feel that there would have been a larger volume of objection from them than you may have already received.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
772	SA721	Anne Bentham	investment	Both leaseholders and tenants have put their own money and time into making their flats decent homes.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
765	SA722	Edward Watt	Height; light; character	Building any higher than the existing blocks will block out light from South Close. Buildings any higher than the existing blocks would be out of character with the existing area. The Development Guidelines assert that the south would be more appropriate for higher buildings yet the part of the south bordering on South Close is on some of the highest land on the estate. High buildings up to seven stories on this section would be wholly inappropriate.	Noted, indicative building heights will be removed from the allocation. Development Management Policies revised to set a clear framework and criteria for assessing proposals for large and tall buildings across the borough. Development Management Policies require that any future proposal is designed to protect amenity. Action: Delete reference to indicative building height
387	SA723	Elizabeth Doherty	Community cohesion	By demolishing Summersby Road a multi-ethnic, multi-faith community will be destroyed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
269	SA724	Mrs A Grant	Crime	Concerned development could lead to increased criminal activity	Concern noted. There is no evidence provided to suggest that the proposal will lead to increased criminal activity. Haringey's proposed Development Management policies require that new development delivers high quality design which incorporates Secure by Design principles to promote safety.
399	SA725	Bridgitte Mian, Local resident - Summersby	Site boundary	Concerned that the Council have extended the boundary of proposed SA46 to include the 5 blocks of flats managed by Homes for Haringey, that lie south of the builders yard.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
396	SA726	Jo and Tamary Penlerick, Local resident -	Site boundary	Concerned that the Council have extended the boundary of proposed SA46 to include the 5 blocks of flats managed by Homes for Haringey, that lie south of the builders yard.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

		Summersby			Action: Remove housing estate from the site allocation
269	SA727	Mrs A Grant	Demolition	Concerns about future development that would demolish houses on quiet Summersby Road	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
401	SA728	Pippa Robinson – Indoor Garden and Design	Concerned about impact of neighbouring business	Concerns the development proposal may disrupt the current business	Noted, the requirements of neighbouring businesses to be retained adjoining any development will need to be considered as part of any planning application. Policies covering this are set out in the DMDPD.
270	SA729	Miss J Johnson	Decent Homes	Council failed to provide for residents under Decent Homes and consequently has invested a lot over the years in upkeep to improve home. What will happen to this now and the money spent on the house?	The estate has been included in the Decent Homes program to ensure that housing is maintained at the appropriate standard.
399	SA730	Bridgitte Mian	Site allocation	Development of a builder's yard is a completely different proposal from developing a site which includes people's homes.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
396	SA731	Jo and Tamary Penlerick	Site allocation	Development of a builder's yard is a completely different proposal from developing a site which includes people's homes.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
756	SA732	Lukshman Kumaradevan	Land ownership	Following my earlier objections to this proposal many of my neighbours and myself note that the plan seems to include the private car park on South Close. This is land not owned by the council and indeed has land registered leaseholds held by the owners of the spaces.	Noted. This will be removed from the allocation. Action: Remove parts of Southwood Hall estate including the car park from the site allocation
766	SA733	Jason Kingdon	Councils intention	For little objective other than more high density housing without real consultation or mandate. Are there to be no areas in London where housing concentration is to be managed?	The London Plan sets out the spatial development strategy for Greater London, which all London Boroughs' Local Plans must be in general conformity with. Haringey's Local Plan documents will help give effect to the borough's spatial strategy and aim to deliver sustainable development. The Council has a requirement to deliver housing to meet need, and while this is considerably focussed in growth areas, there will be sites outside of these that are deliverable to help meet need.
372	SA734	Highgate Society	Support for Neighbourhood Forum reps to consultation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Noted.
750	SA735	Lucy Shanahan & Patrick Mildren	Community; object to plans	Furthermore, Summersby Road is one of the few places we have lived in London that has such a strong community spirit and is a great example of successful social integration. We are completely opposed to any proposal that includes the flats on Summersby Road and wish to appeal for their removal from the current boundary allocation as it appears in Haringey's Local Plan document.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
404	SA736	Bob and Angie Rooney (leaseholders)	Supports the redevelopment of the builders yard	Happy to see the builder's yard be redeveloped for housing, provided parking spaces for residents are planning for.	The Council welcomes support for the proposed allocation. Parking provision for any future development will need to comply with the Council's parking standards, as set out in the Development Management policies Local Plan.

407	SA737	Catherine Cunningham	Incorrect ownership boundary	Haringey appears to be claiming a section of land at the end of South Close which belongs to the Southwood Hall Estate	Noted. This will be removed from the allocation. Action: Remove parts of Southwood Hall estate including the car park from the site allocation
762	SA738	Karen Newton	consultation	Haringey council has not alerted me to their proposed plans to redevelop the whole of Summersby road after proposing just the builders yard initially. This information was not forthcoming. I had to find this out from your website which was a shock, I thought you would at least have the common courtesy to send a letter as I have received many correspondence from you in the past with information not as important as this!	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
772	SA739	Anne Bentham	Community; sustainability	Haringey's strategic aim is to protect and enhance community spirit and cohesion. Such communities evolve and develop depth of character over time. Demolition would destroy those communities and social networks that had taken generations to establish.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
771	SA740	Dan Kendall	Green space;	Highgate wood has already been damaged by the Magistrates Court development, further development adjacent to these sites should not be allowed.	The site allocation covers an area which has been largely developed. The Council's proposed policy seeks to optimise the use of this previously developed land, should future opportunities arise, in order to deliver the spatial strategy. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
399	SA741	Bridgitte Mian	Decent homes, building condition	Homes for Haringey have advised that improvement work will start soon. Surveys have said that the buildings are in solid and good condition.	Noted. The estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
396	SA742	Jo and Tamary Penlerick	Decent homes, building condition	Homes for Haringey have advised that improvement work will start soon. Surveys have said that the buildings are in solid and good condition.	Noted. The estate has been included in the Decent Homes program to ensure that housing is maintained at the appropriate standard.
776	SA743	Summersby resident 1	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
797	SA744	Summersby resident 7	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
793	SA745	Summersby resident 5	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
794	SA746	Summersby resident 6	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
781	SA747	Summersby resident 2	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
789	SA748	Summersby resident 4	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
788	SA749	Summersby resident 3	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
787	SA750	Charlotte	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the

		Charters			appropriate standard.
779	SA751	Eddy Leon	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
782	SA752	Helen Elis	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
784	SA753	J. Hearn	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
777	SA754	Janet Johnson	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
773	SA755	Kathleen Deane	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
791	SA756	L. Clarke	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
786	SA757	Luan and Antoneto Hoxha	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
778	SA758	Lusila Tati (site resident)	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
775	SA759	Mrs Grant + John-18 Summersby rd	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
780	SA760	Mrs N Dias	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
796	SA761	Mrs Nulufer Firat	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
792	SA762	Mrs S F Beleh	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
785	SA763	P. Koutoula	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
774	SA764	P. Edwards	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
783	SA765	S. Williams	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
790	SA766	Stephen -31 Summersby Rd	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
795	SA767	V. Dakovic and	maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the

		Kristian Beale			appropriate standard.
404	SA768	Bob and Angie Rooney (leaseholders)	Design of new homes	Hope that the new building would fit in with the existing Bauhaus style buildings	The design of any future development will be considered in respect of the Development Management Policies Local Plan. Proposals will be required to have regard to local character.
771	SA769	Dan Kendall	Scale; environment	I accept that there might be some limited development possible on this site, but the scale of development proposed seems far in excess of what could reasonably be achieved without damage to the hugely valued woodland.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan. Site development capacities are indicative, having been set using a standard methodology, and will be subject to further detailed review on planning applications.
744	SA770	Catherine Cunningham	Demolition; refurbishment	I also consider it wrong to demolish the existing residential property in Somersby Road. It would be far better to refurbish the existing properties and to preserve an existing community which is particularly suited to families with children.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
771	SA771	Dan Kendall	Green space; views; biodiversity	I am concerned about the possible impact of a major development here on Queen's Wood and Highgate Wood. A large development here could damage both the visual aspects of the woods from both inside and outside, and also damage the ecology of the woods itself.	The site allocation covers an area which has been largely developed. The policy requires that any proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed DMDPD.
763	SA772	Stephen Dias	Consultation	I am disappointed and angered at the unprofessional level of communication from Haringey Council towards the residents of Summersby Road.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
384	SA773	Dawn Coker	Concern for home	I am getting on in age and don't want to lose my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
384	SA774	Dawn Coker, Local Resident - Summersby	Consultation	I am not happy with the way I have been informed about the new builds you want to put up.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
762	SA775	Karen Newton	Community; safety; green space	I am utterly appalled to learn that this area is now to undergo redevelopment. I specifically chose to live in this area as it has a very welcoming community, is totally safe when I am returning home at any time day or night and is located in such an aesthetically pleasing 'green' setting.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
757	SA776	Martin and Anne Essex	Objection	I am writing to object to the following two Haringey local plans and to ask you to remove the Summersby Road estate from both: Site Allocations DPD Consultation Document (February 2015) and Allocations to Strategic Policies 2011-2026 (February 2015).	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation

769	SA777	John Spence	Objection	I am writing to strongly object to the inclusion of the Summersby Road estate in the Haringey plan specifically in the following documents: - Site Allocations DPD Consultation Document (February 2015) - Alterations to Strategic Policies 2011-2026 (February 2015)	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
767	SA778	Jason Kingdon	Burial site	I believe there is also burial site within the proposed development which again may have restrictive license terms associated with it? Since it was so late in the day that we have become aware of this major scheme we have not had time to examine all of these matters, but we assume that you have as otherwise it would be squandering council resources on a unlikely scheme if such binding terms already exist?	This site is adjacent to an area of Archaeological Importance, and this will be noted.
759	SA779	Christina Beyer	Demolition; home ownership	I do not want to lose my home – I purchased my property in 1996 in good faith	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
762	SA780	Karen Newton	Robustness; community; environment	I feel Summersby road should be removed from the proposed plans, the buildings are a good solid construction, provide a great diverse community and would be costly to the surrounding environment.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
763	SA781	Stephen Dias	Consultation	-I have been informed by my neighbours who attended the meeting that many key questions that needed answering on the night - (mainly will the flats be demolished?) was not clarified at all. It appears that all it has done is leave more questions and uncertainly towards our futures here.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
762	SA782	Karen Newton	Investment; robustness; buildings	I have invested a lot of time and money to make a few cosmetic changes to the flat and all work undertaken by my builders/ advisers have commented on how well built this 1930's building is. I understand my block was built for the council workers initially and the materials used was of the highest quality, hence these flats are still standing and in not too bad a state of repair. Pulling these down and building a lesser standard of home then expect be to consider shared ownership is a real insult!	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
776	SA783	Summersby resident 1	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
797	SA784	Summersby resident 7	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
793	SA785	Summersby resident 5	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
794	SA786	Summersby	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will

		resident 6		my future stake in my home.	be removed from the document. Action: Remove housing estate from the site allocation
781	SA787	Summersby resident 2	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
789	SA788	Summersby resident 4	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
788	SA789	Summersby resident 3	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
787	SA790	Charlotte Charters	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
779	SA791	Eddy Leon	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
782	SA792	Helen Elis	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
784	SA793	J. Hearn	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
777	SA794	Janet Johnson	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
773	SA795	Kathleen Deane	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
791	SA796	L. Clarke	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
786	SA797	Luan and Antoneto Hoxha	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
778	SA798	Lusila Tati (site resident)	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
775	SA799	Mrs Grant + John-18 Summersby rd	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
780	SA800	Mrs N Dias	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
796	SA801	Mrs Nulufer Firat	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
792	SA802	Mrs S F Beleh	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
785	SA803	P. Koutoula	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
774	SA804	P. Edwards	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
783	SA805	S. Williams	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
790	SA806	Stephen -31 Summersby Rd	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
795	SA807	V. Dakovic and Kristian Beale	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
399	SA808	Bridgitte Mian	Undermines investment	I have invested money, time, energy and emotional commitment into my home and Haringey's proposals ring fence the estate for development undermines this past investment and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
396	SA809	Jo and Tamary Penlerick	Undermines investment	I have invested money, time, energy and emotional commitment into my home and Haringey's proposals ring fence the estate for development undermines this past investment and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
746	SA810	Report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited	Building robustness; housing; maintenance	I have made a thorough inspection of the buildings and they are of robust build and structurally sound. They have suffered recently from lack of good repair and maintenance strategy but once the repairs proposed by Haringey are carried out, the properties will be wind and watertight for many years.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
389	SA811	Lisa Lacrete, Local resident - Summersby	Objection to demolition, community cohesion	I have strong concerns and worries on the development of Summersby Road. I am strongly against any plans to demolish the block of flats we as a close community live in, many residents being here for years.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
749	SA812	Sharon Williams	Maintenance	I live at 39 Summersby road and I am writing to oppose the inclusion of our flats in the site allocation. I have lived here since 1990 and to move out would be detrimental to my health. I have been fighting for the last eight years for the council to investigate the disrepair of my home without success. And I question why? is this proposed site the reason why they have completely ignored my request.	Objection to inclusion of Summersby Road in site allocation is noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard. The estate has been included in the Local Plan to reflect opportunities in the Council's long-term housing delivery and investment program.
383	SA813	Christina Beyer	Objection proposal on basis of consultation	I object on the grounds that no consultation period has been in place.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
387	SA814	Elizabeth Doherty, Local resident - Summersby	Objection	I object to the proposal SA46.	Objection to proposal is noted.
765	SA815	Edward Watt	Site boundary;	I own one of the parking spaces which belongs in fact to the private Southwood Hall Estate and not to the Summersby Road Estate. The South Close car park is not in any way physically linked to Summersby Road (indeed it is at a much higher level than Summersby Road). It consists of privately owned car parking spaces which provide an essential resource in an area where parking is already limited. I would like to register a complaint about this and to request that the map is corrected to show the South Close Car Park correctly and exclude it from the development area.	Noted. This will be removed from the allocation. Action: Remove parts of Southwood Hall estate including the car park from the site allocation
753	SA816	Hugo Fagandini	Clarity of plan;	I share the concerns of some of my neighbours a), that the estate is	The proposed site allocation boundary included the Summersby

			inclusion of Summersby estate	included within the site allocation on the map within the document, although the proposal itself purports to be based only on the current Build Base site on Muswell Hill Road. I would strongly urge the council and planning committee to take the necessary measures to ensure that plans for redevelopment of the Build Base site are explicitly prevented from extending to the Summersby Road estate.	Road housing estate and the builder's yard, which is shown on the map included. However, in line with comments to this consultation the estate has been removed from this site.
761	SA817	Anna Howden	Benefits of estate: Parking; transport; location; green space; community	I specifically chose to live in this area due to easy parking, walking distance to the tube station and bus stop, having the selection of socialising in both Muswell Hill and Highgate and walking my dog in the woods both sides. I also feel it has a very welcoming community and feel safe when returning home at any time day or night.	Noted.
758	SA818	Carol Donoughue	Objection; Consultation	I strongly object to both of these documents and wish to register my concern about the proposals within them which will affect the Summersby Rd. Estate and also the Southwood Hall Estate. Has there been any consultation with the inhabitants of these two estates? I think not. Why not?	Objection noted. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
747	SA819	Rebeca Robertson	Objection	I strongly object to the following two Haringey local plans and ask them to remove the Summersby Road estate from both plans: - Site Allocations DPD Consultation Document (February 2015) - Alterations to Strategic Policies 2011-2026 (February 2015)	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
764	SA820	Natalie Dias	Objection; site boundary	I STRONGLY oppose the inclusion of flats 1 – 44 Summersby Road in the Site Allocations DPD Consultation Document (February 2015) and the Alterations to Strategic Policies 2011 – 2026 (February 2015) and I want the flats to be taken out of the boundary site allocation	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
763	SA821	Stephen Dias	Objection; site boundary	I STRONGLY oppose the inclusion of flats 1 – 44 Summersby Road in the Site Allocations DPD Consultation Document (February 2015) and the Alterations to Strategic Policies 2011 – 2026 (February 2015) and I want the flats to be taken out of the boundary site.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
751	SA822	Neta and Luan Hoxha	Objection	I think Council-(housing-planning and developing sector) is wrong. The Council can build blocks or houses in many places which is appropriate for such a thing. The main reason I have applied to buy my flat is because this block is situated in green.	Noted. Any development would occur on previously developed land in this site with green space which is SINC and protected retained.
761	SA823	Anna Howden	Clarity of site boundary; buildings; robustness;	I understand Highgate neighbourhood forum produced their original draft for this development and Summersby road was added in error, as they saw this would not be sustainable to providing more homes. I feel summersby road should be removed from the proposed plans, the buildings are a good solid construction,	Noted. The Council will propose site allocations which it considers are necessary to deliver the spatial strategy and sustainable development in the borough. The Site Allocations plan will be tested through independent examination. The Highgate Neighbourhood Plan must be in general conformity with the policies contained in Haringey's Local Plan.
762	SA824	Karen Newton	Clarity of site boundary; development	I understand Highgate neighbourhood forum produced their original draft for this development and Summersby road was added in error, as they saw this would not be sustainable to providing more homes. I am not opposed however to the builders yard being developed, which would increase your housing stock for this site.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
399	SA825	Bridgitte Mian	Community cohesion, concern for	I want to continue to live in my home. Development would mean that our community would be dispersed and I, and other residents, risk being cut off from networks that we have built up in the Highgate	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

			relocation	area.	Action: Remove housing estate from the site allocation
396	SA826	Jo and Tamary Penlerick	Community cohesion, concern for relocation	I want to continue to live in my home. Development would mean that our community would be dispersed and I, and other residents, risk being cut off from networks that we have built up in the Highgate area.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
383	SA827	Christina Beyer	Concern for home	I want to retain the home that I bought.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
753	SA828	Hugo Fagandini	Environment	I would also be interested to hear the committee's proposals for minimising disruption and environmental damage to the adjoining Queen's Wood, as this is a well-kept natural area that is popular with the entire community.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the DMDPD
763	SA829	Stephen Dias	Clarity of plans; demolition; consultation	I would like a clear answer on whether the Summersby Road flats are included in the plans, and whether or not they will be demolished. Can I please have a response within five working days, as the response given tonight - that we would have to wait for this clarification is wholly unacceptable.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
768	SA830	Mr F Huseyin	Objection	I would like to express that i'm totally against the flat that I live in being demolished as this would have a terrible affect on my life.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
761	SA831	Anna Howden	Consultation; site boundary	I'm utterly shocked that Haringey council have alerted no-one to their proposed plans to redevelop the whole of Summersby road after proposing just the builders yard initially. This information was not forthcoming and has distressed my greatly. The feeling of having your home ripped away from you without choice is extremely stressful.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
392	SA832	Sarah Cope	Housing	If foreign investors buy up the new housing (the ones that are not social housing) how will this solve the London housing crisis?	This is outside the scope of the Local Plan.
765	SA833	Edward Watt	Impact on adjacent properties	If Summersby Road were to be included in the development area, this would have a massive negative impact on all properties in South Close which would need due consideration and consultation. Yet Section SA 46 gives no mention of the impact South Close in any regard.	All proposals for development will be required to demonstrate how the design positively responds local character and protects residential amenity, in line with the proposed Development Management policies.
752	SA834	Elisabeth Abenrieb-Sasaki	Land	In addition the hilly nature of the site of Buildbase and Summersby Road has to be looked at in detail when developing the Buildbase site.	The development guidelines signpost that the site slopes significantly from west (high) to east (low). All development proposals will be expected to demonstrate how the design positively responds to local character, including landform, as set out in the proposed Development Management policies.
770	SA835	Lesley Morisetti x2	Conservation; height	In addition to my previous objections set out above, as the area is included in the Highgate Conservation Area and adjacent to Queens Woods, I also object to the proposal to allow building of up to 7 storeys in height.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development

					Management policies Local Plan.
727	SA836	Friends of Queen's Wood - David Warren	Scale; Site size	In spite of comments then that the proposals were excessive and would dominate and spoil the wood, the site for development has been increased by 250%, and now includes a section of the open space itself. We are therefore objecting strongly to the proposals, and note that they are contrary to the council's policies as described elsewhere in the consultation document.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan. Site development capacities are indicative, having been set using a standard methodology, and will be subject to further detailed review on planning applications.
755	SA837	Lukshman Kumaradevan	Investment; maintenance	In the years I have lived here the estate has been invested in and improved. Why waste that investment?	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
403	SA838	Philip Edwards (Leaseholder)	Supports the redevelopment of the builders yard	Inappropriate site for a builder's yard. Good proximity to the tube suggests high density housing would be appropriate on the yard.	Support is noted.
743	SA839	Gillian de Bono	Height; density	Increased housing in the area this can be achieved by retaining the existing housing, building more three storey housing on the demolished builders yard and thereby keeping the ethos of the area intact.	The Council will seek to optimise the use of land on allocated sites in line with the London Plan. The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
433	SA840	Philip Ferguson	House loss	Informed proposal is for private development not new council homes. This would mean residents like me can be moved away from Highgate in the future when the development gets to that stage. This would disrupt life greatly as I rely on community ties just to function on a daily basis. I worry how this will affect my health. Thought of moving fills me with fear. Council has not had a good record with regard to my housing situation over the last 20 years. This being a new scheme of proposals which Council at any time can renege on promises and assurances made.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
752	SA841	Elisabeth Abenrieb-Sasaki	Community	it is a nice mix of people, we know and help each other, the majority are leaseholder but nearly half of them are still council tenants;	Noted.
746	SA842	Report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited	Sustainability; housing	It is economically, environmentally and socially more sustainable to retrofit the buildings to improve their thermal efficiency and provide energy efficient heating and water supplies. There are numerous other actions that could be taken to improve the eco score of the estate that would be more desirable than its entire redevelopment.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
743	SA843	Gillian de Bono	subsidence	It may also cause subsidence (of which our house and our neighbours have a recent history).	The Council considers that its proposed Development Management Policies (including DM2 Design Standards) along with Building Regulations will ensure appropriate protection against subsidence.

Appendix F (12) Site Allocations consultation report

755	SA844	Lukshman Kumaradevan	Traffic; over-populated	It will cause increased traffic and parking issues in an already densely populated area in terms of vehicles and people. We also have constant sewage and subsidence issues on South Close with the road literally crumbling into Summersby Estate.	Future development proposals will be assessed against the London Plan parking standards, as set out in proposed policy DM43 (parking). The Council considers that its proposed Development Management Policies along with Building Regulations will ensure appropriate protection against subsidence and drainage issues.
403	SA845	Philip Edwards (Leaseholder)	Objection to demolition of existing housing	Leaseholder has already invested a lot of money, time and energy making it a decent home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
406	SA846	C Kasba (leaseholder)	Objection to the redevelopment of the estate	Leaseholders have already invested in their properties, and who will compensate these people.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
346	SA847	Mary Rawitzer	Open space, biodiversity	Lip service is being paid to not destroying the environment of Queens Wood and the portion of wood at the foot of Summersby road, followed by a proposal that the highest buildings on Buildbase site should be virtually adjacent to that part of the area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
270	SA848	Miss J Johnson	Opposition	Lived in Summersby for 27 years and don't want to see changes to homes as area is a happy community. Chose to live here as quiet and surrounded by wood. Lived here rather than somewhere else as it has a better environment	Objection noted.
768	SA849	Mr F Huseyin	Healthy environment	Living here has helped immensely with my recovery as the estate has been free from open drug use and the residents have been good human beings to share space with. The woods across the road has also Really helped in stressful times to keep well. I have felt very safe living there and would be devastated to have to leave. Some of the other properties I was offered previously in Tottenham felt very unsafe as drug use was rife in the public eye as well as violence and robbery. This would seriously put my recovery at risk which could be life threatening. I feel really blessed to live on summers by road and would really like to stay there.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
745	SA850	Elizabeth Doherty	Consultation	Many of the residents have not been fully informed of this proposal and therefore will not know until it is too late to have their say, which at the least is Haringey not being fully transparent. I think that was clearly demonstrated by the mass turn out at the drop in meeting last night despite 1 day's notice of it, sadly no one from Homes for Haringey turned up and an estate inspection was recently cancelled!	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
696	SA851	Gillan de Bono, local resident	Height	Most importantly the concept of seven storey structures would be overbearing in an area that is a historical wooded suburb that attracts visitors from all over London and abroad. This height of structure is more suited to an inner city area. While I understand the need for increased housing in the area this can be achieved by retaining the existing housing, building more three storey housing on	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development

				the demolished builders yard and thereby keeping the ethos of the area intact.	Management policies Local Plan.
767	SA852	Jason Kingdon	Land ownership	Much of land around the site was acquired from the Bishops of London, and some of this land has license terms associated with the freeholds. Have the freeholds been published and/or examined for both the council and the builder yard to check that such development are even permissible?	The Plan considers what the most suitable use of the land should be.
813	SA853	Lynne Zilkha	Housing; decent homes	<p>My core objection to the plan alteration is that it seeks to demolish and remove existing good housing and replace it with high density houses which look worse, create rather than solve problems and devalues the stock which we already have.</p> <p>Much of the housing has already been upgraded, through the Decent Homes Programme. The council asserts that this work has not been sufficient, but it is not clear where the evidence for that is. In my view the Decent Homes Programme was successful and it would be a waste of the considerable amounts of public money that have already been spent to propose further expensive works or, worse, demolition of the homes to make way for redevelopment.</p>	<p>Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.</p> <p>Action: Remove housing estate from the site allocation</p>
770	SA854	Lesley Morisetti x2	demolition	My understanding is that the aim of the Proposed Site Allocation is to increase residential properties in Haringey. As the Summersby Road properties are already residential and also are part of an existing programme to improve the standard of the properties, it seems unnecessary to consider knocking them down?	<p>Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.</p> <p>Action: Remove housing estate from the site allocation</p>
406	SA855	C Kasba (leaseholder)	Consultation process	No date mentioned on the letter sent to residents of Summersby regarding the consultation event at the Royal British Legion. The event was also too short notice.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
270	SA856	Miss J Johnson	Opposition	Not happy, does not want changes.	Objection noted.
269	SA857	Mrs A Grant	Opposition	Object to new development of the builder's yard.	Objection noted.
270	SA858	Miss J Johnson	Consultation	Object to plans that we weren't consulted about.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
348	SA859	Mehmet Toker, Local resident – South Close	Objection	Object to redevelopment of Builder's Yard.	Objection noted.
399	SA860	Bridgitte Mian	Objection to inclusion of Summersby Road estate	Oppose proposals to include blocks of flats on Summersby Road in a development site in Local Plan, and want flats to be taken out of boundary of SA46	<p>Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.</p> <p>Action: Remove housing estate from the site allocation</p>
396	SA861	Jo and Tamary Penlerick	Objection to inclusion of Summersby Road estate	Oppose proposals to include blocks of flats on Summersby Road in a development site in Local Plan	<p>Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.</p> <p>Action: Remove housing estate from the site allocation</p>
755	SA862	Lukshman Kumaradevan	Community	Our development policy should be aimed at increasing social housing that works like Summersby. The kind of community that has taken decades to build but can be knocked down overnight with barely any notice given. These are people's homes and lives.	<p>Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.</p> <p>Action: Remove housing estate from the site allocation</p>
764	SA863	Natalie Dias	Environment;	Our flats are also situated in a conservation area due to Queen's	The site allocation covers an area which has been largely

			conservation	Wood close proximity. The possible demolition and rebuilding of 100+ flats in Summersby Road will no doubt have strong negative consequences on the flora and fauna in this woodland – one of the few ancient Woodlands left in London.	developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
763	SA864	Stephen Dias	Environment; conservation	Our flats are also situated in a conservation area due to Queen's Wood close proximity. The possible demolition and rebuilding of 100+ flats in Summersby Road will no doubt have strong negative consequences on the flora and fauna in this woodland – one of the few ancient Woodlands left in London.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
696	SA865	Gillan de Bono, local resident	Parking	Plans include privately owned land that is currently valuable residential car parking space	Noted. This will be removed from the allocation. Action: Remove parts of Southwood Hall estate including the car park from the site allocation
769	SA866	John Spence	Consultation	Residents were not informed about these changes until a letter dated the 9th February 2015 was mailed. These changes will have an effect on 48 families living in the Summersby Road estate	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
743	SA867	Gillian de Bono	Height	Seven storey structures would be overbearing in an area that is a historical wooded suburb that attracts visitors from all over London and abroad. This height of structure is more suited to an inner city area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
696	SA868	Gillan de Bono, local resident	Neighbouring impacts	Site runs alongside our very narrow (20ft wide) garden. Any development of this area within the proposed site would be a direct threat to our privacy and light. It may also cause subsidence (of which our house and our neighbours have a recent history).	Noted. The development management policies control development effects on neighbouring properties. The housing estate section of the allocation has also been removed which will result in less of an impact on your site too.
406	SA869	C Kasba (leaseholder)	Objection to the redevelopment of the estate	Strongly object to any proposed development of the Summersby Road Estate	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
769	SA870	John Spence	Community; low crime; social mix	Summersby Road has a cohesive community that exists in an estate where residents know each other well, respect the place in which they live and that crime appears to be extremely low in the area. Successful mixed community.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
762	SA871	Karen Newton	Community	Summersby road has a really good mix of residents who care about the community and their neighbours . There is no litter, noise pollution, graffiti, vandalism of any kind which can be a great cause for concern in other estates/ built up areas.	Noted.
761	SA872	Anna Howden	Community; social mix; estate condition	Summersby road has a really good mix of residents who care about the community and their neighbours. There is no litter, noise pollution, graffiti, vandalism of any kind which can be a great cause for concern in other estates/ built up areas.	Noted.
772	SA873	Anne Bentham	Social mix; community;	Summersby Road has already established a balanced tenure mix, resolving the challenge that Haringey said it is faced with. In the	Noted.

			diversity	evidence base, it says that the Highgate area is mono-culture and exclusive, that the West of Haringey is less diverse. The Estate meets the needs of all types. We are a genuine example of an established mixed, diverse and tolerant community. The estate helps to redress these issues without being a source of social problem for the wider Highgate community.	
392	SA874	Sarah Cope, Local resident - Summersby	Consultation, community cohesion	Summersby Road is a strong, established community which has been shaken not only by the proposed developments but also the way it has been handled by Haringey Council and Homes for Haringey.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Decent Homes programme is outside the scope of the Local Plan.
752	SA875	Elisabeth Abenrieb-Sasaki	Conservation; green space; biodiversity	Summersby Road is in a conservation area ending in Queens Wood. Any development needs to be very sensitive to the fauna and flora of Queens Wood as the Woods have rare plants, animals and insects. For example, it is home to a protected bat species.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
761	SA876	Anna Howden	Community; environment	Summersby road provides a great diverse community and development would be costly to the surrounding environment.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
745	SA877	Elizabeth Doherty	Community	Summersby Road is not an estate of derelict properties with dissatisfied tenants; it is a mix of home owner and social housing that works. Decent homes and decent people.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
753	SA878	Hugo Fagandini	Safeguarding	that there is little to no wording in the correspondence we have received on the matter so far safeguarding the buildings and flats on our estate from demolition.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
776	SA879	Summersby resident 1	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
797	SA880	Summersby resident 7	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
793	SA881	Summersby resident 5	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
794	SA882	Summersby resident 6	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
781	SA883	Summersby resident 2	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
789	SA884	Summersby resident 4	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
788	SA885	Summersby resident 3	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
787	SA886	Charlotte Charters	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
779	SA887	Eddy Leon	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
782	SA888	Helen Elis	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
784	SA889	J. Hearn	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
777	SA890	Janet Johnson	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
773	SA891	Kathleen Deane	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
791	SA892	L. Clarke	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation

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786	SA893	Luan and Antoneto Hoxha	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
778	SA894	Lusila Tati (site resident)	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
775	SA895	Mrs Grant + John (site resident)	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
780	SA896	Mrs N Dias	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
796	SA897	Mrs Nulufer Firat	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
792	SA898	Mrs S F Beleh	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
785	SA899	P. Koutoula	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
774	SA900	P. Edwards	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
783	SA901	S. Williams	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
790	SA902	Stephen (site resident)	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation

795	SA903	V. Dakovic and Kristian Beale	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
769	SA904	John Spence	Trees; conservation	The adjacent Queens Wood nature reserve to Summersby Estate is an ancient 52 acre Oak and Hornbeam wood next to the Capital Ring pathway and is considered a site of Borough importance for Nature Conservation.	Noted.
727	SA905	Friends of Queen's Wood - David Warren	Green Space; conservation	The area is clearly marked on the Local Plan map as not only a SINC of Metropolitan Importance, but also Metropolitan Open Land. Queens Wood is also listed as a Historic Park and a Local Nature Reserve. Reference made to section SP6: 6.3.3 & 6.3.11 & DM25 & DM26 which they believe conflicts with SA46	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. The Council will protect the SINC which falls within the proposed site boundary, in line with Local Plan policy. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan. Amend policy to note that Queen's Wood is also MOL, Historic Park and LNR.
727	SA906	Friends of Queen's Wood - David Warren	Site description	The basic description of the site is wrong. It states that the current use is as a builder's yard, and that ownership is a single private freehold. In its new area, the builder's yard is less than a third of the total, and is owned separately from the housing that occupies a larger area. In addition, the site is stated to be in N8, when it is completely within N6.	The proposed site allocation boundary includes the Summersby Road housing estate and the builder's yard, which is shown on the map included in the consultation Local Plan. The Council agrees that the information included in the text box should be amended to better reflect the location and extent of the site boundary. Action: Change site post code from N8 to N6
752	SA907	Elisabeth Abenrieb-Sasaki	Robustness; housing; maintenance; design	the blocks of flats in Summersby Road are an early social housing example, built very well withstanding destruction in the war and thirty years of neglect by Haringey Council - the design of two flats seems to be inspired by the Bauhaus with its huge Crittal windows and simple lines and would be beautiful if looked after properly	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
399	SA908	Bridgitte Mian	Site boundary, demolition	The boundary would put the flats at risk from a development that may involve demolishing my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
396	SA909	Jo and Tamary Penlerick	Site boundary, demolition	The boundary would put the flats at risk from a development that may involve demolishing my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
766	SA910	Jason Kingdon	Site boundary	The builders yard could be developed in own right without swallowing every conceivable open space and existing council property in the process? We would suggest: - Redevelopment of builders yard is redrawn to be within the builders yard	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation

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769	SA911	John Spence	Robustness; decent homes;	The building surveyor has suggested that the buildings will be wind and watertight when the Decent Homes program has finished next year.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
757	SA912	Martin and Anne Essex	Buildings; biodiversity; housing	The buildings are in good condition and any redevelopment would have a harmful effect on the neighbouring Queens Wood nature reserve.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
769	SA913	John Spence	Robustness; housing; maintenance; social mix; decent homes	The buildings are of solid construction, typical of that time and a recent building survey (attached to this email) has indicated that the estate is in excellent condition, aside from the poor external decorative state which is currently being addressed by the borough's Decent Homes Program. The flats in block 19-25 provide 25 bedrooms ranging from one-bedroom to four-bedroom dwellings. This is a mixed tenure, sublet to groups of sharing professional people and also providing accommodation for council tenant families and young couples.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
753	SA914	Hugo Fagandini	Community	The close-knit community of neighbours is something I have rarely experienced living in other parts of London and is a major reason why it has been so positive living here. Allowing this to be demolished would be a terrible loss for the spirit of community and social interaction that is very rarely seen in similar, high-rise housing developments.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
399	SA915	Bridgitte Mian	Site boundary, estate renewal	The Council have pushed our homes in with the builder's yard with no assessment of the impact on residents and leaseholders, and with no understanding that the flats are solidly built, viable and are a decent mixed community.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
396	SA916	Jo and Tamary Penlerick	Site boundary, estate renewal	The Council have pushed our homes in with the builder's yard with no assessment of the impact on residents and leaseholders, and with no understanding that the flats are solidly built, viable and are a decent mixed community.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
766	SA917	Jason Kingdon	Open space; social mix; green space	The council seems to have no sympathy to the current ambience and general being of the existing area. It will destroy existing open spaces, children's playgrounds, mixed communities, and a nature reserve.	All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
403	SA918	Philip Edwards (Leaseholder)	Objection to demolition of existing housing	The demolition of the estate is not a sustainable option. There is many years left in the estate . The flats are really solid and the community is a pleasure to live in.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
392	SA919	Sarah Cope	Estate renewal, demolition, community cohesion	The demolition of the existing housing stock, the majority of which is social housing, would not serve the community and just be a money making venture.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
405	SA920	Stuart Gould	Objection to inclusion of	The development could have a significant and detrimental impact on the ecology of the surrounding area. A major development could	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site

			Summersby Road	negatively impact the adjacent Queens Wood nature reserve which is a borough site for nature conservation	redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
422	SA921	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	<p>The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording:</p> <p><i>A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.</i></p> <p>We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum:</p> <p><i>This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.</i></p>	<p>Noted.</p> <p>Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.</p>
759	SA922	Christina Beyer	Height; green space	The development of 7 storey blocks of flats would have a significant effect on Queen's Wood and the surrounding areas	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
770	SA923	Lesley Morisetti x2	Clarity of site boundary	The diagram shown on page 124 of the Site Allocation DPD document shows the Summersby Road area as having been extended to include the existing Summersby Road residential properties and the South Close Car Park, in addition to the original Builder's Yard.	<p>Noted. This will be removed from the allocation.</p> <p>Action: Remove parts of Southwood Hall estate including the car park from the site allocation</p>
746	SA924	Report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited	Sustainability; housing	The environmental impact of demolition and rebuilding this estate would be huge and completely incongruent with Haringey's commitment to retrofitting and reducing CO2 emissions by 40% by 202, your Haringey 40:20 campaign. In fact this estate could be a flagship prototype for retrofitting.	<p>Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.</p> <p>Action: Remove housing estate from the site allocation</p>
755	SA925	Lukshman Kumaradevan	Community; social mix	The estate has good neighbours! It is a successful and an increasingly rare one of social housing in this part of London. It is a fine example of where all strands of London live side by side. Families, professionals and pensioners from all backgrounds. "We" seem to be cleansing normal Londoners from the nice parts of town.	<p>Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.</p> <p>Action: Remove housing estate from the site allocation</p>

				Is this Haringey policy?	
760	SA926	Patricia J Tausz	Community	The estate has good neighbours. I feel it would incorrect to disturb the mixture of residents - we all live side by side without problems.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
765	SA927	Edward Watt	Community; social mix	The existing Summersby Road estate is a successful community and they are good neighbours. This cannot always be said for all estates in the Borough, the borough should cherish it as a good example of a successful mixed and integrated community.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
776	SA928	Summersby resident 1	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
797	SA929	Summersby resident 7	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
793	SA930	Summersby resident 5	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
794	SA931	Summersby resident 6	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
781	SA932	Summersby resident 2	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
789	SA933	Summersby resident 4	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
788	SA934	Summersby resident 3	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
787	SA935	Charlotte Charters	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
779	SA936	Eddy Leon	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
782	SA937	Helen Elis	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
784	SA938	J. Hearn	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
777	SA939	Janet Johnson	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
773	SA940	Kathleen Deane	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
791	SA941	L. Clarke	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the

					appropriate standard.
786	SA942	Luan and Antoneto Hoxha	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
778	SA943	Lusila Tati (site resident)	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
775	SA944	Mrs Grant + John (site resident)	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
780	SA945	Mrs N Dias	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
796	SA946	Mrs Nulufer Firat	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
792	SA947	Mrs S F Beleh	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
785	SA948	P. Koutoula	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
774	SA949	P. Edwards	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
783	SA950	S. Williams	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
790	SA951	Stephen (site resident)	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
795	SA952	V. Dakovic and Kristian Beale	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
769	SA953	John Spence	Clarity of site boundary	The Haringey LDF proposal from 2013 document originally did not contain the Summersby Road estate for redevelopment but only included the builder's yard and neighbouring Woodside commercial units. We cannot understand why there has been a change in the current draft documents to include the residential Summersby buildings?	<p>The proposed site allocation boundary included the builder's yard and housing estate.</p> <p>Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.</p> <p>Action: Remove housing estate from the site allocation</p>
769	SA954	John Spence	Clarity of site boundary	The Highgate Neighbourhood Forum had produced their original draft plan for development and included the Summersby estate on this plan in error. The Highgate Neighbourhood Forum removed the Summersby estate from their plan immediately, when they realised that the redevelopment of the area would not be a sustainable approach to providing more homes for the Highgate community.	Noted. The Council will propose site allocations which it considers are necessary to deliver the spatial strategy and sustainable development in the borough. The Site Allocations plan will be tested through independent examination. The Highgate Neighbourhood Plan must be in general conformity with the strategic policies contained in Haringey's development plan.
759	SA955	Christina Beyer	affordability	The leaseholders will be priced out of the borough	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
744	SA956	Catherine Cunningham	Site boundary	The outline of the site in your document does not correspond to the H M Land Registry General Map of the Southwood Hall Estate made available to the Southwood Hall Management Company Board in 2013. Haringey appears to be claiming a section of land at the end of South Close that belongs to the Southwood Hall Estate.	Noted. This will be removed from the allocation. Action: Remove parts of Southwood Hall estate including the car park from the site allocation
765	SA957	Edward Watt	sustainability	The proposal to include Summersby Road seems extraordinary and extremely wasteful. There must be many other more suitable areas to consider for building than to demolish a successful housing estate.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
745	SA958	Elizabeth Doherty	Maintenance; refurbishment; residents	The responsibility of Haringey Council, as freeholder, to the residents of Summersby Road is to properly maintain these solidly built flats (an improvement programme we all believed was under way). The proposal does not consider or factor in the impact on the lives and homes of the residents who live here.	The Decent Homes programme is outside the scope of the Local Plan. A Sustainability Appraisal is being prepared alongside the plan and will consider any likely social, economic and environmental effects of the proposed policies.
772	SA959	Anne Bentham	Document	The Site Allocation Document is not a proper basis for conducting a fair consultation because it is unclear and muddled as to what exactly is being proposed. The Site Allocation only refers to the builder's yard in the text but shows the Summersby Road Estate of 5 blocks of flats on the map. Marking a builder's yard for potential new development is an entirely different proposal than ring fencing existing homes for such development, involving completely different criteria and costs, surely?	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The proposed site allocation boundary included the Summersby Road housing estate and the builder's yard, which is shown on the map included in the consultation Local Plan. However, in line with comments to this consultation the estate has been removed from this site.
772	SA960	Anne Bentham	Crime; secure by design	The Site Allocation DPD also talks about crime, fear of crime and anti –social behaviour made worse by poor estate layout. Summersby Road is safe and friendly, with a comparatively low crime rate for London, no more than other parts of Highgate, and is not a problem for the area. The layout of Summersby Road is perfectly conducive to community oversight and neighbour social interaction. No need for 'Secured by Design'. We know that the neighbours are looking out for us. The internal court yard/ garden provides a good balance of privacy and communal space.	The allocation sets out a policy framework to guide any future proposal for redevelopment of the site. Haringey's proposed Development Management policies require that new development delivers high quality design which protects residential amenity and incorporates Secure by Design principles to promote safety.
770	SA961	Lesley Morisetti x2	Impact on adjacent properties; car park; parking	The South Close car park is not in any way physically linked to Summersby Road (indeed it is at a much higher level than Summersby Road). It consists of privately owned car parking spaces which provide an important resource in an area where parking is already limited. Should the development of new residential on the Builder's Yard take place, the pressure on parking in South Close is likely to increase, which will place even greater reliance on the existing South Close car park. The inclusion of the South Close Car Park in the allocated area makes no sense due to the height difference and secondly the removal of the Car Park will be detrimental to the living conditions of existing residents in the area.	Noted. This will be removed from the allocation. Action: Remove parts of Southwood Hall estate including the car park from the site allocation
766	SA962	Jason Kingdon	height	The suggestion of 7 storey flats is tantamount to cultural vandalism – and seems deliberately aimed to destroy the existing area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.

813	SA963	Lynne Zilkha	Housing; environment	The Summersby Road Estate (SA46) which sits next to an environmentally and ecologically important site has been included despite the fact that there has been no proper consultation and no evidence to justify its inclusion. This site should be removed from the SA Development Plan. This is also an example of how the environmental impact report is either not sufficient or has been ignored in reaching these proposals.	Objection to inclusion of estate in site allocation noted. The site allocations will help give effect to Haringey's spatial strategy. The proposed Local Plan policies identify Summersby Road as a potential housing investment and estate renewal opportunity. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A Sustainability Appraisal will be prepared alongside the plan and the SA will be subject to independent examination.
769	SA964	John Spence	investment	The Summersby road estate has now entered into the Decent Homes Program, years 7 and 8. This will involve significant costs (upwards of 3/4 million pounds) in terms of private and public money for the completion of these works to a good standard, making these homes sustainable well into the 21st century. How can the demolishing of Summersby Road after these works be considered a compelling case in the public interest? The buildings are an early example of London social housing and could continue to function as homes to a number of local families for many years.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
772	SA965	Anne Bentham	Housing; character	The Summersby Road flats are not at all a 1960s estate as the document describes. They are small scale, containing 5 blocks of sturdy, brick built flats from the 1930s; not the 1950s as incorrectly describe in the document. They sit well within their environment, complimenting the brick buildings of similar age surrounding them. The flats are not poorly built concrete blocks of the 1960s, but are a good example of an early style of social housing built for the good of Public Health, which continues to work well as homes today.	Noted.
769	SA966	John Spence	sustainability	The survey has also questioned the sustainability of redeveloping the estate, rather than retrofitting the sturdy buildings on the estate to improve their energy efficiency, particularly with Haringey's commitment to their 40:20 campaign of reducing emissions by 40% by 2020. This would appear to be a more ecological approach, and particularly in the interests of the surrounding conservation area.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
765	SA967	Edward Watt	Clarity of site boundary; description vs map	The text states that it is a Builders Yard and refers only to redevelopment of the Builders Yard. It goes on to describe the ownership as being Single Private Freehold. Yet the associated map shows a completely different and much greater area, indicated by the red border. It includes not only the Builders Yard but also the entire Summersby Road estate. This discrepancy makes the document ambiguous and misleading. I request that the map is redrawn to remove the Summersby Road estate from the development area.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
760	SA968	Patricia J Tausz	Height; light	The thought of having seven storey blocks would block out the light as well as the view which I find pleasing to the eye.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to protect residential amenity, including provision for sufficient levels of daylight and sunlight, as set out in the proposed Development Management Policies.
765	SA969	Edward Watt	Trees	The trees lining the boundary between South Close and Summersby Road are an important positive character of the area and provide sanctuary for wildlife. The same is true for the trees at the end of	Development management policies seek to ensure developments respond to trees both on and off sites. Therefore these trees will be considered in any development within the site allocation.

				South Close bordering the Summersby Road estate. These trees need to be preserved yet none has been even given consideration.	
746	SA970	Report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited	Sustainability; housing	The way forward with this estate is to revisit the proposed repairs to the buildings and develop a better strategy that takes into account a need to improve their thermal performance and maintaining Haringey's commitment to sustainability.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
380	SA971	C. Toocaram	Local character	The whole feel and arrangement of Summersby space will change to accommodate the development.	Haringey's proposed Development Management policies require that proposals for site redevelopment deliver high quality design that positively responds to local character.
760	SA972	Patricia J Tausz	drainage	There are issues with drainage would no doubt would be further aggravated.	Haringey's proposed Development Management policies require that all proposals for new development appropriately manage and reduce the risk of flooding. Drainage considerations are included within the policies.
760	SA973	Patricia J Tausz	Noise; pollution; demolition	There are several other issues - the noise and pollution caused by the demolition and rebuilding works, the congestion produced by the builder's traffic would have a disastrous impact on the Muswell Hill Road and the surrounding area.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
424	SA974	The Highgate Neighbourhood Forum	SA46 Site Allocation	<p>There are two main elements to this site: the Builders Merchant, and the blocks of flats of the Summersby Road estate. The Builders Merchant element corresponds to KA4 in the Highgate Neighbourhood Plan.</p> <p>In the course of the last year the Forum has modified its site allocations and removed the Summersby Road flats from its initial site. Unfortunately a line of text and a map in the draft Neighbourhood Plan were not amended and show the Summersby Road flats as being included in the Forum site. This is an error and will be rectified following the Neighbourhood Plan consultation.</p> <p>During the review process the flats were judged to provide an excellent example of a mixed community, with around a 50% social housing element. Also, although there had been a history of neglect of the buildings by Homes for Haringey, the planned investment from the Decent Homes programme will provide homes for the 21st century.</p> <p>We understand that the council has committed to spend £800k under Decent Homes, with initial works having commenced. The Forum sees this as an eminently more sustainable and economically sound response than the demolition of the flats, millions of pounds of compensation for leaseholders, and the loss of at least 20 social housing units with absolutely no guarantee of their replacement, or even of truly affordable homes, under any new scheme.</p> <p>For these reasons the Forum asks that the Summersby Road flats be removed from SA46.</p> <p>On the adjoining Builders' Merchant element of the site any future development should be low rise to respect the conservation area and the extremely important setting adjacent to both Highgate and Queens Woods. We do not support removal of any trees in this SINC area and while we acknowledge the council's intent to take into account the impact of the slope on the site, we are of the view that the site would support an absolute maximum of four storeys in part, mostly three, and not seven as stated.</p>	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation

Appendix F (12) Site Allocations consultation report

765	SA975	Edward Watt	Consultation	There has been a complete lack of Consultation with South Close. As far as I am aware, no residents of South Close have not been notified or consulted at all. In fact I only heard about it by chance from a neighbour two days ago. This is clearly inadequate notice.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
761	SA976	Anna Howden	Investment; robustness; buildings	There has been a lot of time and money spent to make a few cosmetic changes to the flat and all work undertaken by my builders/ advisers have commented on how well built this 1930's building is.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
387	SA977	Elizabeth Doherty	Consultation	There has been no consultation process at all.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
759	SA978	Christina Beyer	community	There is a close knit community in Summersby Road with a mixture of council tenants and leaseholders	Noted.
269	SA979	Mrs A Grant	Traffic	There is a danger new development of so many flats will require cars and spaces to park them.	Future development proposals will be assessed against the London Plan parking standards, as set out in proposed policy DM43 (parking).
348	SA980	Mehmet Toker	Site plans, land ownership	There is a material error in the plans, which shows that the existing residential car park at the end of South Close is part of the development area. This is owned by the Southwood Hall Estate and proves this is an ill conceived plan.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
406	SA981	C Kasba (leaseholder)	Objection to the redevelopment of the estate	There is a strong sense of community which will be lost if the estate is demolished.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
399	SA982	Bridgitte Mian	Site allocation, site selection	There is no justification for placing the threat of development on us. The estate is small, friendly and safe estate that is working well.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
396	SA983	Jo and Tamary Penlerick	Site allocation, site selection	There is no justification for placing the threat of development on us. The estate is small, friendly and safe estate that is working well.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
765	SA984	Edward Watt	Pollution; traffic; noise	There would be an unacceptable increase in pollution from traffic and noise both during any demolition and building process and subsequently. The area is already very densely populated with pressure on parking and traffic issues and any development would aggravate these as well as drainage and subsidence problems.	These types of issues will be managed through the development management policies.
433	SA985	Philip Ferguson	Community	This is a friendly close community that the council intend to breakup and sweep away with their sketchy regeneration plans that benefit the few but hurt so many others. Indoor Garden Design Ltd and Buildbase are sources of local employment and have both shown willing with regards communicating and participating in estate issues. Thus making us all part of the same community which is now under threat.	There is no evidence to suggest that there is a requirement to retain the builder's yards and garden centre. The Local Plan makes provision for a sufficient amount of employment land to meet its jobs target. The proposed Local Plan policies identify Summersby Road as a potential housing investment opportunity. The allocation sets out a policy framework to guide any proposal for redevelopment of the site.

776	SA986	Summersby resident 1	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
797	SA987	Summersby resident 7	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
793	SA988	Summersby resident 5	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
794	SA989	Summersby resident 6	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
781	SA990	Summersby resident 2	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
789	SA991	Summersby resident 4	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
788	SA992	Summersby resident 3	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
787	SA993	Charlotte Charters	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
779	SA994	Eddy Leon	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
782	SA995	Helen Elis	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
784	SA996	J. Hearn	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will

					be removed from the document. Action: Remove housing estate from the site allocation
777	SA997	Janet Johnson	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
773	SA998	Kathleen Deane	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
791	SA999	L. Clarke	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
786	SA1000	Luan and Antoneto Hoxha	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
778	SA1001	Lusila Tati (site resident)	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
775	SA1002	Mrs Grant + John-18 Summersby rd	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
780	SA1003	Mrs N Dias	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
796	SA1004	Mrs Nulufer Firat	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
792	SA1005	Mrs S F Beleh	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
785	SA1006	P. Koutoula	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation

774	SA1007	P.Edwards	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
783	SA1008	S. Williams	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
790	SA1009	Stephen (site resident)	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
795	SA1010	V. Dakovic and Kristian Beale	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
757	SA1011	Martin and Anne Essex	Community; social mix	This is one of the few housing estates in this area which is genuinely diverse: private leaseholders and council tenants, young and old, rich and poor, families and single people; racially mixed.	Noted.
757	SA1012	Martin and Anne Essex	Sustainability;	To redevelop the site would be a huge waste of the money already spent on it and there is no logical reason to change the existing plans. Please remove these buildings from the Haringey planning documents above.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
766	SA1013	Jason Kingdon	consultation	We also very angry that this major works was not better publicised in the area – we adjoin the site and have had no advance warning that this consultation period was concluding. Since we pay for the council faculties it would seem reasonable that we are informed directly in something of this scale.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
764	SA1014	Natalie Dias	Site allocation boundary; demolition	We are now very shocked and upset over our home being including in the above documents, and the possibility of it being demolished.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
761	SA1015	Anna Howden	Biodiversity; environment	We are surrounded by Queen woods which I understand has rare bats and has many species which no doubt would have a huge impact with any major construction works. Significant re development of summersby road may cause longer lasting damage to the environment which would be a great concern to many people who come to visit the woods on a daily / weekly basis!	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed DMDPD.
762	SA1016	Karen Newton	Biodiversity; environment	We are surrounded by Queen woods which i understand has rare bats and has many species which no doubt would have a huge impact with any major construction works. Significant re development of summersby road may cause longer lasting damage to the environment which would be a great concern to many people who come to visit the woods on a daily / weekly basis!	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the

					proposed Development Management policies Local Plan.
754	SA1017	Elizabeth Chater and Mark Tucker	consultation	We do not believe the consultation has been adequately advertised and as such this should be extended and promoted more widely.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
754	SA1018	Elizabeth Chater and Mark Tucker	School places; infrastructure	We further object to the development of the builders yard for housing. Haringey Council are acutely aware of the shortage of school places in the locality and are currently consulting on plans to provide further places. To build further dwellings does not make sense. If the local authority own the land on which the yard is located then it would be better utilised to provide a new greatly needed school.	The builder's yard is in private freehold. The Council recognises the importance of community infrastructure in supporting sustainable communities. The Council has prepared and will regularly update an Infrastructure Delivery Plan (IDP), which identifies the service areas where investment will be needed to meet additional demand from growth and development. The Council will work with key stakeholders to assist in delivery of essential community infrastructure.
697	SA1019	Savills on behalf of Thames Water	Waste water	<p>We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p>	<p>Noted. Reference will be included in this site allocation. The Council considers that the revised site specific policy requirement in combination with DM41 will ensure that any future development is adequately supported by infrastructure. DM41 will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by waste water and water supply infrastructure.</p> <p>Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.</p>
697	SA1020	Savills on behalf of Thames Water	Water	<p>We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p>	<p>Noted. Reference will be included in this site allocation. The Council considers that the revised site specific policy requirement in combination with DM41 will ensure that any future development is adequately supported by infrastructure. DM41 will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by waste water and water supply infrastructure.</p> <p>Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.</p>
384	SA1021	Dawn Coker	Consultation	We have not had notice.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

760	SA1022	Patricia J Tausz	Conservation; biodiversity	We live in a conservation area and I feel it would be wrong to disturb the natural habitat of many creatures that have been able to make their homes here in the ancient woodland.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
754	SA1023	Elizabeth Chater and Mark Tucker	Objection; community; housing	We strongly object to the proposed redevelopment referenced in relation to the area of housing on Summersby Road. The community in question is an established mix of privately owned and local authority dwellings. To redevelop the site would be of considerable detriment to the community. Furthermore the estate is one of the first examples of early social housing in the area and the last remaining.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
399	SA1024	Bridgitte Mian	Estate renewal, decent homes, concern for relocation	We want the Council to offer a future where our homes are properly maintained not removed, with all the distress this would cause.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
396	SA1025	Jo and Tamary Penlerick	Estate renewal, decent homes, concern for relocation	We want the Council to offer a future where our homes are properly maintained not removed, with all the distress this would cause.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
759	SA1026	Christina Beyer	Consultation	We were very alarmed to hear that the Consultation Process has been ongoing since 9 February 2015. According to your 'Planning Neighbour Consultation Policy'. We have not received letters nor have any site notices have been displayed. Yet we are the residents whose homes are under threat of demolition.	This representation is referring to consultation procedures for individual planning applications. The site allocations consultation concerns a Local Plan, which will form part of Haringey's statutory development plan. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
748	SA1027	Kelvin Hindson	Community; housing	We wish to object to this proposal for the following reasons: the Summersby road estate appears to be a relatively settled community in what appear to be robust housing blocks,	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
756	SA1028	Lukshman Kumaradevan	Consultation	We would like to know why no one on South Close or the greater Southwood Hall estate has been consulted or notified of this?	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
766	SA1029	Jason Kingdon	Consultation; density	We would suggest: - There should be a policy consultation with the ward/borough on what density of dwelling is appropriate and acceptable to residents and that requires some level of resident participation to change.	The Council's Development Management Policies Local Plan sets out proposals for housing density, which was subject to Regulation 18 stage public consultation along with the Site Allocations Local Plan.
766	SA1030	Jason Kingdon	height	We would suggest: - All buildings should be restricted to 4 storeys or lower – otherwise it changes the character of Highgate.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.

766	SA1031	Jason Kingdon	Site boundary	We would suggest: - South Close car park and playground should never have been within the scheme.	Noted. This will be removed from the allocation. Action: Remove parts of Southwood Hall estate including the car park from the site allocation
766	SA1032	Jason Kingdon	Site boundary; consultation	We would suggest: All housing surrounding the area should have been petitioned into a response to such wide ranging proposals. This implies all proposed development outside of the yard should be withdrawn until proper consultation with the full neighbourhood is achieved.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has separate procedures for consulting on individual planning applications.
744	SA1033	Catherine Cunningham	Land ownership; land sold	Whatever developments do take place I sincerely hope that the Council will not seek to sell land to developers that does not belong to the Council.	The allocation sets out a policy framework to guide any proposal for redevelopment of the site.
744	SA1034	Catherine Cunningham	housing	Whilst I believe that replacing the builders yard with housing makes sense, why is that part of the Somersby Road site occupied by a garden plant warehouse is not specifically mentioned?	The Council welcomes support for proposed redevelopment of the builder's yard. Action: Amend site description to reflect garden centre falls within site boundary Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
743	SA1035	Gillian de Bono	Consultation	Why the homeowners immediately adjacent to this proposed development site were not contacted directly and asked for their comments?	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
404	SA1036	Bob and Angie Rooney (leaseholders)	Objection to not being told sooner	Why weren't residents notified soon as the proposal has been in the works for a while	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
402	SA1037	Dr Richard Stevens (Local Resident)	Clarification needed	Would like clarification as to whether the site boundary includes the existing housing estate as well as the builders yard	The proposed site allocation boundary included the Summersby Road housing estate and the builder's yard. Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. Action: Remove housing estate from the site allocation
401	SA1038	Pippa Robinson – Indoor Garden and Design	General	Would like to know if the site occupied by Indoor Garden and Design might be Compulsory Purchased and what the timescales for this may be	The allocation sets out a policy framework to guide any proposal for redevelopment of the site. The allocation will help to facilitate delivery of the adopted Strategic Policies Local Plan, which covers the period 2011-2026.
759	SA1039	Christina Beyer	Consultation	You state that: The Council will maintain a list of contact addresses for amenity and residents groups and will arrange to notify them of applications in their areas of interest. For most applications the legislation requires the Council to notify adjoining properties by letter OR to put up a site notice. This is has not been adhered to. My first point therefore is to dispute that the correct procedure for Consultation has been followed. We have asked for a new Consultation Process to take place in order to give the residents a chance to see the proposals and make an informed decision.	This representation is referring to consultation procedures for individual planning applications. The site allocations consultation concerns a Local Plan, which will form part of Haringey's statutory development plan. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

743	SA1040	Gillian de Bono	Privacy & light	Your plans include privately owned land that is currently valuable residential car parking space and runs alongside our very narrow (20ft wide) garden. Any development of this area within the proposed site would be a direct threat to our privacy and light.	Noted. The Local Plan may set allocations on sites irrespective of existing ownership arrangements. The allocation sets out a policy framework to guide any proposal for redevelopment of the site. The Council will continue to liaise with landowners to ensure deliverability of proposals. The Council considers that its proposed Development Management Policies (including DM2 Design Standards) will ensure appropriate protection of residential amenity.
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Comments on SA47 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
374	SA1041	Dan Kendall	Access	Oppose any plan to add additional access /egress through the SINC. One of the most important and valued characteristics of the site is calm, secluded nature.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1042	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane	There is already an exit from the South of the site onto Southwood Lane. The council has shown us proposals for a new pedestrian exit behind Wavell House (to the North of the site), although the latest versions of the plans did not include this option.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1043	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane	The inclusion of this idea in the allocation should be backed up with evidence of the likely impact on the SINC area, the bats, light and noise pollution on the estate and conservation area setting.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1044	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane, accessibility, biodiversity	Restrictions to the creation of this exit include: The topography of The Bank – it is very steep. New access would have to be stepped access and it would be impossible to create a disabled route via a direct pathway, the winding pathway required to mitigate the slope would be extremely destructive to the SINC woodland.	Noted. These issues will be taken into consideration in any development proposals. The development guidelines sets out the requirement to protect the SINC in line with relevant policies.
375	SA1045	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane, biodiversity	Restrictions to the creation of this exit include: Trees and wildlife. Creation of a new path would lead to loss of trees from this significant and protected woodland, it would also change levels of light and noise within the woodland and would impact on its wildlife and overall ecology.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1046	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood	Restrictions to the creation of this exit include: Bats have been recorded foraging in the woodland. Any tree work or changes to lighting would have to include an investigation into impact on bats.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance

			Lane, biodiversity		biodiversity.
375	SA1047	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane, local character	Restrictions to the creation of this exit include: The sense of enclosure of the site. Hillcrest is encircled by mature woodland providing screening from neighbouring properties and from Archway Road. Opening up the site would have a detrimental effect on appearance, character and feel of the estate and conservation area setting.	Development management policies require that any future proposals demonstrate how the design positively responds local character.
375	SA1048	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane, viability	A cost appraisal for the new exit should be presented to demonstrate viability / deliverability.	Noted. This is outside of the scope of the allocation. Any cost appraisal would be undertaken at the time of the proposed access being developed.
364	SA1049	Winifred Beaumont	Affordable housing	Question as to how many units in proposed new build would be for people on Haringey's Housing list / social housing	The principal of the allocation is to create stock that can be used to meet housing need. SP2 of the Local Plan sets out the Council's housing target and preferred split.
374	SA1050	Dan Kendall	Amenity	People live in and purchased flats with expectation of privacy of space and orientation between blocks	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
374	SA1051	Dan Kendall	Amenity	Council's amendments to planning policy with respect to privacy on sites across roads could not apply here because the site and the expectations of privacy are demonstrably different from a normal road side situation.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
356	SA1052	Dave (Imeh) Udoinam	Amenity	Proposal will result in loss of privacy.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
366	SA1053	Helen Schragger	Amenity	Local residents directly affected by what happens in the Hillcrest area. If site 1 is used our winter light would be cut off as we live below the level of the estate and face south	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1054	Hillcrest Residents Association	Amenity	Allocation should include a commitment to respect privacy/ overlooking and rights of light as laid out the management policies.	Noted. Development management policies in respect of privacy and overlooking will be applied to any proposed development.
362	SA1055	Howard Jones	Amenity	Rights of light. The blocking of light and loss of outlook and privacy are a major concern for those who live below the embankment. The raised position of the estate would make any development seem even taller.	Development management policies require that any future proposal is designed to protect amenity.
347	SA1056	John Thornley	Amenity	The buildings of Hillcrest are on a tall elevation and already overlook the entire area. In particular they loom over and darken The Park, and further buildings will make that road and the upper stretches of Talbot Road uninhabitable.	Development management policies require that any future proposal is designed to protect amenity.
371	SA1057	Karen Bannister	Amenity	Concern about the amount of daylight received into each flat and the 'Rights to Light' aspect of developing on Hillcrest. Daylight is one of the key characteristics and qualities of the estate. The addition of three 7 storey blocks will impact light received both within and outside the estate and will impact every block and houses in the surrounding areas.	Development management policies require that any future proposal is designed to protect amenity.
371	SA1058	Karen Bannister	Amenity	7 storey buildings will result in the existing flats and houses in the surrounding areas being 'overlooked' creating a loss of privacy.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking

					of neighbouring properties.
351	SA1059	Lilian Verheul	Amenity	Development on site 2 and site 3 would limit light into Southwood Lane.	References to specific sites consulted on separately by Homes for Haringey are out of scope of this site allocation. However, any development on the site would be required to consider the impact of light on neighbouring properties and the existing buildings as required by development management policies.
350	SA1060	Mary Paterson	Amenity	New tower blocks will overlook other residences outside the estate and affect their light	Development management policies require that any future proposal is designed to protect amenity.
358	SA1061	Peter Cavaciuti and Rosa Colucci	Amenity	Development will increase pollution due to increased number of car owners, reduce privacy and cause a significant reduction in available light.	Development management policies require that any future proposal is designed to protect amenity.
368	SA1062	Peter Vipond and Rosemary Vipond	Amenity	All residents will lose a significant element of privacy in an area where the trees were clearly designed to provide it, will adversely affect our rights of light and where distance within Hillcrest and between it and the Park were kept proportionate.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
365	SA1063	Wayne Boucard and Veronique Andre	Amenity	Object to lack of privacy.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
364	SA1064	Winifred Beaumont	Amenity	Any building in the spaces between current blocks would severely impact on light coming into flats and peoples' privacy	Development management policies require that any future proposal is designed to protect amenity.
375	SA1065	Hillcrest Residents Association	Amenity space, storage	There is currently inadequate storage space on the estate. The existing flats have less than the current standard of internal storage (7.5% of habitable floor space – SPG3a), and residents are forced to store bicycles, prams, etc. in internal hallways. The estate has a number of external storage sheds for the use of residents and these are in high demand. HRA would like to see the sheds used for communal purposes including locker storage and secure bike, pram and tool storage. The current sheds have not been well maintained, but they are not a disposable resource, and we will resist any plans that reduce the amount of space available for secure storage.	SPG3a has been revoked. All new developments will be assessed against the standards in the London Plan.
375	SA1066	Hillcrest Residents Association	Amenity,	Hillcrest already suffers from overcrowding and lack of amenity space, relative to the rest of the area.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
375	SA1067	Hillcrest Residents Association	Amenity, design	Please also ensure that all massing options that are presented to residents are shown to us in the context of the permissible envelope so that we can see the impact for ourselves.	This is outside the scope of the Plan.
375	SA1068	Hillcrest Residents Association	Amenity, evidence	Evidence should be provided to show the impact (on the rights of light) of existing flats and on neighbouring properties on the The Park, St George's Terrace and Southwood Lane.	Studies to determine the impact of new development on rights to light will be undertaken when any development is proposed.
355	SA1069	Sarah Chukwudebe	Amenity, health and well-being	Hillcrest's open and green spaces provide peaceful and tranquil environment which is important for personal well being. Intangible benefits should not be ignored.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst

					optimising housing delivery on site.
374	SA1070	Dan Kendall	Amenity, local character	Hillcrest was designed to both ensure abundant natural light in the living areas and maximise the privacy of each individual flat by ensuring the blocks were angled slightly away from each other. It is part of the character of the estate.	Development management policies require that any future proposal is designed to protect amenity.
374	SA1071	Dan Kendall	Amenity, local character	Object to any development that would reduce daylight into the properties and/or reduce current expectations of privacy from overlooking	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
375	SA1072	Hillcrest Residents Association	Amenity, right to light	You confirmed at the meeting on 3 July 2014 that daylight and rights to light surveys would be undertaken. Please confirm that you will share the results of the these surveys with the HRA in the form of a permissible envelope drawing model in advance of developing any massing proposals for the site.	Any development within the site would be subject to the development management policies which address daylight and sunlight standards.
364	SA1073	Winifred Beaumont	Amenity, waste management	The amount of rubbish dumped here is already a problem and additional housing could only add to the situation	New residential development on the site will be subject to DM policies which address waste management facilities. .
346	SA1074	Mary Rawitzer	Backlands development	The permission for backlands development within the document is contrary to all good planning practice and previous guidelines.	This allocation is not a backlands policy, it seeks to make the best use of publically owned land to meet housing need.
375	SA1075	Hillcrest Residents Association	Biodiversity	We have been in touch with London Wildlife Trust who confirmed that the woodland such as ours, in close proximity to the important habitats Hampstead Heath and Highgate Wood, provide an important foraging ground for birds and bats and make up part of a 'green chain' that supports and protects London wildlife. From the information you have shared with us, we see that 2 of your 4 proposed sites lie within the SINC and a third has the potential to encroach on the root radii of the trees on the Hillcrest bank. We strongly resist your proposal to build on this important nature conservation area.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1076	Hillcrest Residents Association	Biodiversity	In addition to containing the Hillcrest Bank SINC, the whole of the estate lies within the Highgate conservation area. (Draft Character Appraisal, November 2012). As such we would expect any development to preserve and enhance the character of the estate. It is difficult to imagine how such 'infill' projects could be made to do so.	Council recognises the site is within the conservation area within the site requirements and outlines that development should preserve or enhance the appearance f the conservation area as per the statutory requirements.
829	SA1077	Imogen Baker, leaseholder	Biodiversity	Loss of wild life & ancient trees - building on Hillcrest will inevitably involve loss of long standing trees & established wildlife - their habitants will be destroyed.	Council recognises the importance of the SINC and highlights that it should be enhanced through any development.
347	SA1078	John Thornley	Biodiversity	Three further buildings and new entrances will have a destructive effect on the SINC that the policy seeks to enhance.	Council recognises the importance of the SINC and highlights that it should be enhanced through any development.
371	SA1079	Karen Bannister	Biodiversity	Hillcrest is a bordered by a strip of mature woodland known as The Hillcrest bank or South Wood Land wood and it contains mature tree specimens. This area is designated a Local SINC. It provides habitat for invertebrates, birds and mammals. In 2014 a bat-detection walk revealed the presence of 3 species of bat. It also contains foxes, owl and parakeets. As well as the wildlife it provides a noise blanket around the estate and protects the privacy of the block. Taking away of this area will have a massive impact on Hillcrest as a SINC.	Council recognises the importance of the SINC and highlights that it should be enhanced through any development.
353	SA1080	Michal Pollard	Biodiversity	There are various types of trees and an area which is like a small forest which is valued and used by children.	Noted.
359	SA1081	Nicholas Moore	Biodiversity	The eastern boundary of the site has large mature trees with lots of vegetation. It would be a shame for residents and adjoining neighbours if this was replaced with new buildings	Development management policies require that any future proposal is designed to protect and enhance biodiversity.
368	SA1082	Peter Vipond and Rosemary	Biodiversity, Amenity	Building on the scale proposed, especially site one, will damage a significant number of trees and do great damage to locals on the estate and on the Park in terms of privacy, rights of light and in terms of destroying a successful urban	This is a comment on the masterplan, not the Site Allocation. However, any development within the site would be subject to the

		Vipond		environment. This isn't marginal, but a major issue because the tree line establishes and defines the topography of the wider environment.	development management policies which address the issues mentioned.
368	SA1083	Peter Vipond and Rosemary Vipond	Biodiversity, Local character	This and the other proposed sites would deeply damage the local environment and remove its character if developed	Development Management policies require that any future proposals demonstrate how the design positively responds to local character.
374	SA1084	Dan Kendall	Biodiversity, local character, site constraints	One of the defining and valued features of the estate is the way that the buildings are set among the trees, and encircled by the trees of Southwood Lane Wood. These are characteristic features recognised in Haringey's own description of Hillcrest in the Highgate Conservation Area, and other historical and architectural references.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINCC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
374	SA1085	Dan Kendall	Biodiversity, trees, site constraints	With reference to the evidence already gathered by Haringey Council's own architects by way of their tree survey - Once the root protection areas and tree crowns are plotted against the other physical constraints of the site - it is impossible to see how the sites can be developed because the "developable" space simply keeps shrinking away.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
374	SA1086	Dan Kendall	Building height	Architects and consultants appointed by Haringey Council have already ruled out the possibility of building to 7 storeys because of issues surrounding rights of light, overlooking / privacy and the impact on the surrounding buildings (not just those within the estate).	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
374	SA1087	Dan Kendall	Building height	I spoke to a council officer at one of the drop-in sessions who explained that the reference to 7 storeys was made on the basis that there were no other buildings on the site. This is a flawed premise as there are self-evidently buildings on the site already, and the work on restriction mapping has shown that the site is not suitable for a 7 storey block on any location.	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
374	SA1088	Dan Kendall	Building height	The reference to a 5 storey block in the North West Corner has also been ruled out already by the architects / consultants who have looked at the site on behalf of Haringey Council.	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
363	SA1089	Diana Miller	Building height	Object to adding more high rise flats as home is already overshadowed by existing structures.	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
361	SA1090	Jane Owen	Building height	Proposals to construct buildings of no more than 7 storeys that fit within the location are laughable. Building anything on there will destroy the estate.	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
347	SA1091	John Thornley, Local resident – Jacksons Lane	Building height	Object to proposals to erect new 7-storey blocks on the Hillcrest site.	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
363	SA1092	Diana Miller	Building height, affordable housing, parking	Would support low rise affordable homes of one or two stories with adequate parking.	Noted.

375	SA1093	Hillcrest Residents Association	Building height, amenity, evidence	In December 2014, Haringey Council and PRP architects produced a constraints map of the proposed development site. It concluded that rights to light for existing residents and the neighbouring properties would restrict development to 3.5 storeys on the estate.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1094	Hillcrest Residents Association	Building height, density	The allocation should be revised to take into account the evidence from the restraints drawing, with the number of storeys revised downwards and the number of units revised accordingly.	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
375	SA1095	Hillcrest Residents Association	Building height, Evidence	Gillian Horn of HRA has also produced a constraints drawing which illustrates the maximum compliant height for buildings on 3 sites on the estate.	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
352	SA1096	Ben Pollard	Community cohesion	The estate functions pretty well at the moment. Concern that if there were more buildings on the estate, and therefore more people, the delicate balance would be upset and the estate could end up with more problem incidents.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
375	SA1097	Hillcrest Residents Association	Community cohesion	As a community we take an active interest in maintaining and enhancing our open spaces, and this, in turn enhances our sense of community and pride in the place where we live. Refers 'play hut' next to football pitch as an example of community initiative bringing people together. Loss of these spaces would be a great blow to community.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
355	SA1098	Sarah Chukwudebe	Community cohesion	The greatest value of open spaces lies in the sense of community they foster which is particularly important at a time when there are social tensions. Hillcrest's green spaces allow residents of all ages and backgrounds to come together.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
359	SA1099	Nicholas Moore	Community cohesion, Design	Hillcrest is currently a very coherent and well laid out site where people want to live. It would be short sighted if in order to add a few homes this is spoiled for the larger number of residents on site.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
371	SA1100	Karen Bannister	Compensation	That you are asking leaseholders to pay extortionate costs for the 'major works' currently underway on the Hillcrest estate, is a direct result of the buildings being neglected for so long and at the same time trying to cram more housing onto an already crowded estate is irresponsible. Will there be any compensation for leaseholder?	This comment does not relate to the draft policy document and is outside the scope of the Plan.

696	SA1101	Gillan de Bono, local resident	Consultation	I would like to ask why the homeowners immediately adjacent to this proposed development site were not contacted directly and asked for their comments? I only heard yesterday of these plans from a neighbour and am having to write to you within hours about a matter I care very deeply about but have been deprived of the time to prepare my case properly. This does not seem like the actions of a council that believes in democratic governance	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. We will aim to ensure wider notification of future consultation events.
375	SA1102	Hillcrest Residents Association	Cycle parking	There is currently inadequate cycle parking on the estate, falling far short of current best practice in terms of numbers, security and shelter for cycle parking. This serves to discourage the use of cycles. Please confirm that any development proposals would both upgrade the existing cycle storage facilities and provide new storage for the proposed new dwellings in line with the good practice standards set out in Code for Sustainable Homes.	Cycle parking in any proposed new development will be assessed against the development management policies and London Plan.
366	SA1103	Helen Schrager	Density	Concern about overcrowding in the area as a whole	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
347	SA1104	John Thornley	Density	The further concentration of residents on the site is socially retrogressive.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
368	SA1105	Peter Vipond and Rosemary Vipond	Density, Cumulative impacts	Given other major development is underway, no further large-scale development should even be considered before it has happened and bedded down to see the effects. Both the issues surrounding two large building sites in a small area, and the consequent congestion need to be seriously taken into account.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. The appropriate level of development is allocated in the Plan to achieve this.
350	SA1106	Mary Paterson	Density, site capacity	Have been advised of proposal for 3 new tower blocks at Hillcrest estate, which seems like excessive over-development.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
365	SA1107	Wayne Boucard and Veronique Andre	Density, site capacity	Object to overcrowding of the estate.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
361	SA1108	Jane Owen	Design	The estate dates from a time when local authorities cared about design and function.	Noted.
365	SA1109	Wayne Boucard and	Design, Community cohesion	At present the site is open, green, neighbourly and friendly. This will be lost if planning permission is agreed for any number of sites.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target.

		Veronique Andre			Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
365	SA1110	Wayne Boucard and Veronique Andre	Design, Health and safety	If planning permission is granted, proposals will create a concrete jungle and attract crime.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
366	SA1111	Helen Schrager	Design, Historic environment	The area around the Hillcrest Estate is a conservation area. The estate was built as a harmonious unit, which, while housing a large number of people, maintains a light and spacious feel. To start adding new blocks of flats would jeopardise the look and feel of the estate, and detract from the quality of life of the residents.	Council recognises the site is within the conservation area within the site requirements and outlines that development should preserve or enhance the appearance of the conservation area as per the statutory requirements.
364	SA1112	Winifred Beaumont	Design, historic environment	<p>The buildings on North Hill complement each other, Highpoint, just opposite (Architect Lubetkin (1901 - 1990) is world famous as pioneering work and an outstanding example of 1933/35 housing. To destroy this harmony - to attempt to unite the work of Thomas Bennett, Architect of Hillcrest, (1946) with the 2014 style of building could only reflect very badly on Haringey Council.</p> <p>Thomas Bennett, responsible for Hillcrest is known for a number of examples. He designed all the houses in this area between Highgate School and Castle Yard, The Saville Theatre (later the ABC cinema in Shaftesbury Avenue) and numerous prestigious buildings some in South London. The estate was built just after the war, part of the Homes for Heroes to live in plan by the then Coalition Government.</p>	The policy requires that new development preserves and enhances the conservation area and heritage assets, having particular regard to the listed Highpoint building. Development management policies set further detailed requirements in this regard.
375	SA1113	Hillcrest Residents Association	Development guidelines, biodiversity	The SINC area extends into the estate and all of the SINC should be enhanced by any development. It was recognized in the 'Natural Solutions' report that public access to natural sites can provide a focus for community interaction.	Noted.
375	SA1114	Hillcrest Residents Association	Development guidelines, biodiversity	Support the protection of the Woodland strip but also seek to protect and enhance the SINC area within the estate which has potential to allow access to nature and a interaction point for community. Suggest amending guidelines to reflect this.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1115	Hillcrest Residents Association	Development guidelines, biodiversity	Suggest including a guideline for approach to trees on the estate.	Trees will generally be protected where possible, in line with SP13, and the DMDPD.
375	SA1116	Hillcrest Residents Association	Development guidelines, biodiversity	Hillcrest includes many mature Tree specimens. Loss of trees, building in tree root zones or tree canopy reduction should be avoided.	Trees will generally be protected where possible, in line with SP13, and the DMDPD.
375	SA1117	Hillcrest Residents Association	Development guidelines, biodiversity, local character	Re 'Particular Sensitivity should be assigned to how the SINC creates a pleasant rural feel along Southwood Lane.' The SINC also contributes to a pleasant rural feel along The Park and the edge of Park Walk.	<p>Noted.</p> <p>Action: Update development guideline to include The Park and Park Walk</p>
375	SA1118	Hillcrest Residents Association	Development guidelines, building height	Re 'The block in the North West corner should be of reduced height...5 storeys will be suitable here'. As mentioned above the restraints drawings indicate that buildings of more than 3.5 storeys will fall outside privacy and overlooking envelopes. At our last meeting with the council, the maximum height of any	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme

				new block was given as 3.5 storeys.	which may be brought forward for a planning application.
375	SA1119	Hillcrest Residents Association	Development guidelines, building height	Welcome the preservation of the views of Highpoint, but ask that the height of any block is reduced to a maximum of 3.5 storeys in line with the privacy and overlooking evidence.	Noted, indicative building heights will be removed from the allocation. Action: Delete reference to indicative building height
375	SA1120	Hillcrest Residents Association	Development guidelines, local character	Welcome the acknowledgement of Southwood Lane Wood's importance to the estate's neighbours and neighbourhood setting.	Support noted.
414	SA1121	GLA	Estate renewal	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this area as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Noted.
375	SA1122	Hillcrest Residents Association	Evidence	There is no evidence of the viability/ deliverability of sustainable development on this site.	A Sustainability Appraisal will ensure that all sites contribute to sustainable development. This site has been indicated as being viable by the council's housing estate renewal team.
375	SA1123	Hillcrest Residents Association	Evidence	Atkins study has not had a detailed update. Request evidence of latest information of availability of sports facilities in the ward.	The Council is in the process of completing a playing pitch strategy.
375	SA1124	Hillcrest Residents Association	Evidence	Please share the findings of your environmental studies with the HRA and demonstrate how your plans would take into account the needs of children and communities for playable spaces, as outlined in the London Plan, Shaping Neighbourhoods Play and Informal Recreation SPG.	It is considered that this is more detail than is required for a Site Allocation. These issues should be addressed at the detailed masterplan and planning application stages.
374	SA1125	Dan Kendall	Evidence base	The material contained in this document with regard to Hillcrest is inaccurate, misleading and in contradiction to evidence already submitted to the public by Haringey Council in both public meetings with Hillcrest residents and published online. Provides link to Haringey Housing Consultations (Hillcrest Estate) webpage.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
374	SA1126	Dan Kendall	Evidence base, consultation	It is hard to see how this can be considered a proper consultation on Hillcrest given that the information in this document apparently contradicts Haringey's own position / evidence.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
422	SA1127	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: <i>A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.</i>	Noted. Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

				<p>We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum:</p> <p><i>This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.</i></p>	
375	SA1128	Hillcrest Residents Association	General	Request that Council consider general comments submitted in letter dated 04 September 2014.	Noted.
829	SA1129	Imogen Baker, leaseholder	General	I appreciate the issue of lack of affordable housing in Haringey but strongly feel as a residents' committee member that ear marking Hillcrest as a site for development is short sighted because it will decrease quality of life for residents and increase social and environmental problems	The Council, through the Local Plan, must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
361	SA1130	Jane Owen	General	If the estate is built on all of its benefits will be lost.	The Council, through the Local Plan, must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
346	SA1131	Mary Rawitzer	General, consultation	To destroy the pleasant surroundings of a Council estate because Council tenants have less ability to object than would private residents is surely not in the province of a Labour party administration.	The Council is seeking views of all residents in borough on the draft policies. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
375	SA1132	Hillcrest Residents Association	Health and well-being	Suggest the site allocation seek a net improvement of the living environment for Hillcrest residents. Negative impacts of health and particularly children should be avoided. Evidence to demonstrate this should be provided.	All new development in the borough will be assessed against the development management policies which seek to optimise the living environment for all residents.
357	SA1133	Susan Finnegan	Health and well-being	Loss of open and green space to more homes would be detrimental to health and well-being.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space whilst optimising housing delivery on site.
371	SA1134	Karen Bannister	Health and well-being,	Should the new development go ahead, there will be major disruption, create huge amounts of dust and how can you guarantee that the work just completed on the Hillcrest estate won't be affected? What can you do to make sure that there is not a detrimental affect residents in terms of health or in a financial respect?	This issue will be covered through the Environmental Protection and Sustainable Design and Construction policies in the DMDPD.
366	SA1135	Helen Schrager	Historic environment	What is the remit of a conservation area if not to protect the existing buildings of quality and maintain their uniqueness?	Council recognises the site is within the conservation area within the site requirements and outlines that development should preserve or enhance the appearance f the conservation

					area as per the statutory requirements.
375	SA1136	Hillcrest Residents Association	Historic environment	Hillcrest is located directly opposite the Grade I listed 'Highpoint' development. These two unique estates, on London's highest point, present a snapshot of a vital period in the history of London. Hillcrest has been called a social analogue of the Highpoint development, separated by the years of war and hardship, but representing a hopeful vision for social housing in the post war years. The estate is in its original form with no changes or additions. We strongly resist the Council's proposals to downgrade this important post-war social housing estate through the addition of further dwellings that would take away from the character and quality of this place.	The policy requires that new development preserves and enhances the conservation area and heritage assets, having particular regard to the listed Highpoint building. Development Management Policies set further detailed requirements in this regard.
361	SA1137	Jane Owen	Historic environment	Suggest the estate should have been listed years ago.	Noted. Listing of buildings is outside the scope of this site allocations document.
371	SA1138	Karen Bannister	Historic environment	Hillcrest is opposite the 'Highpoint' development which is a Grade 1 listed building and they are two very unique estates on London's highest point. They both present a snapshot of a vital period in history of London, at the moment it is in its post war state with no additions. I urge you not to down grade the importance of this example of social housing in the post war years. Building new housing will essentially take away the character of the estate as a fantastic example of post war housing.	The policy requires that new development preserves and enhances the conservation area and heritage assets, having particular regard to the listed Highpoint building. Development Management Policies set further detailed requirements in this regard.
365	SA1139	Wayne Boucard and Veronique Andre	Historic environment	The historical aspects of Hillcrest should be appreciated and not forgotten.	The policy requires that new development preserves and enhances the conservation area and heritage assets, having particular regard to the listed Highpoint building. Development Management Policies set further detailed requirements in this regard.
371	SA1140	Karen Bannister	Historic environment, design	All the building at the moment contains wooden sash windows and other such elements that can't be changed within the conservation area. Will new buildings have to been in line with such requirements?	Council recognises the site is within the conservation area within the site requirements and outlines that development should preserve or enhance the appearance f the conservation area as per the statutory requirements.
365	SA1141	Wayne Boucard and Veronique Andre	Housing	Not opposed to people being housed or re-housed, but object to proposal for the estate.	Objection noted.
347	SA1142	John Thornley	Local amenities, Social and community infrastructure	The site is already poorly served for local shops and services.	The provision of local services will be addressed through the infrastructure delivery plan.
371	SA1143	Karen Bannister	Local character	Hillcrest lies within Highgate conservation area and contains Hillcrest Bank SINC. Any development or 'infill' projects will take away the character of the estate and could not be in keeping with the nature of the site	Development management policies require that any future proposals demonstrate how the design positively responds to the existing local character.
352	SA1144	Ben Pollard, Local resident – Hillcrest	Objection	Oppose the inclusion of Hillcrest as a development site in the local plan.	Objection noted.
374	SA1145	Dan Kendall	Objection	Do not believe that Hillcrest should be included as a development site.	Objection noted.
363	SA1146	Diana Miller, Local resident – Southwood	Objection	Object to plans for the site.	Objection noted.

Appendix F (12) Site Allocations consultation report

		Lane			
366	SA1147	Helen Schrager, Local resident – The Park	Objection	Hillcrest should be left alone and be preserved as it is today.	Objection noted.
375	SA1148	Hillcrest Residents Association	Objection	Site Allocation is not supported by the Hillcrest Community or wider Highgate community. HRA survey attached as evidence.	Objection noted.
375	SA1149	Hillcrest Residents Association	Objection	Site Allocation is not supported by the Highgate Neighbourhood Forum and the Neighbourhood Plan.	It is deemed inappropriate to comment on the views of another organisation.
362	SA1150	Howard Jones, Local resident – Talbot Rd	Objection	Object to plan for Hillcrest	Objection noted.
361	SA1151	Jane Owen, Local resident	Objection	Request that the site is removed from the plan.	Objection noted.
371	SA1152	Karen Bannister	Objection	Points above set out why Hillcrest is not a suitable site for development.	Objection noted.
371	SA1153	Karen Bannister, Local resident - Hillcrest	Objection	Objection to potential affordable housing development on Hillcrest estate.	Objection noted.
351	SA1154	Lilian Verheul, Local resident – Southwood lane	Objection	Object to current plan and in particular use of the potential “site 2” (i.e. site immediately adjacent to Southwood Lane).	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
350	SA1155	Mary Paterson	Objection	Object to proposals of SA47.	Objection noted.
353	SA1156	Michal Pollard, Local resident – Hillcrest Estate	Objection	Oppose the plan for new building on the estate.	Objection noted.
358	SA1157	Peter Cavaciuti and Rosa Colucci, Local resident - Southwood Lane	Objection	Object to the development.	Objection noted.
368	SA1158	Peter Vipond and Rosemary Vipond, Local	Objection	Full support of the Hillcrest Residents’ Association opposition to the construction of new tower blocks on what is, at present, a well-designed and proportionate estate.	Objection noted.

		resident – The Park			
355	SA1159	Sarah Chukwudebe, Local resident - Hillcrest	Objection	Opposes to inclusion of Hillcrest as a development site.	Objection noted.
357	SA1160	Susan Finnegan, Local resident - Hillcrest	Objection	Object to inclusion of Hillcrest as a development site.	Objection noted.
365	SA1161	Wayne Boucard and Veronique Andre (Mr and Mrs Boucard), Local resident - Hillcrest	Objection	Opposed to possibility of new development on Hillcrest estate.	Objection noted.
364	SA1162	Winifred Beaumont, Local resident - Hillcrest	Objection	Oppose inclusion of Hillcrest as a site suitable for development.	Objection noted.
356	SA1163	Dave (Imeh) Udoinam, Local resident - Hillcrest	Objection to inclusion of site	Opposed to inclusion of Hillcrest as a development site.	Objection noted.
352	SA1164	Ben Pollard	Open space	We very much value the green spaces on the estate, which give spacing between buildings and are a safe place for children to play.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1165	Dan Kendall	Open space	Two of the areas of the estate that have been identified for development are currently recreation/amenity space - in particular the area that is mainly used as a children's football pitch. Refers NPPF para 74.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1166	Dan Kendall	Open space	Almost all the primary school age children on the estate currently attend Highgate Primary School, which has a concrete playground and no sports field. The nearest open space close to Hillcrest, Highgate Wood, that has areas suitable areas for sports recreation is only accessible by crossing several roads with dangerous crossing points. Children cannot get there unsupervised. If the recreation space on the Hillcrest Estate is taken away, it will remove the only opportunity that most of the children on the estate have for free daily sport and exercise.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1167	Dan Kendall	Open space	All of the open areas of Hillcrest are in daily uses by people of all ages, including residents and non-residents.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for

					amenity space and children's play space whilst optimising housing delivery on site.
375	SA1168	Hillcrest Residents Association	Open space	Amenity spaces on Hillcrest have been described as 'poor quality' by contractors for the council, but they are not felt by residents to be so. Refers residents' survey.	Noted, this is not a consultation on the contractor's report.
829	SA1169	Imogen Baker, leaseholder	Open space	<i>Hillcrest is one of the few estates in Haringey that works".</i> This is, I believe largely because of the green spaces & sense of community & pride these foster. allow children to play & keep occupied/out of trouble - children can play near their homes without needing adults to take them anywhere. If we loose these spaces, adults would need to accompany them to Highgate Woods which I believe would not happen on a regular basis Contribute hugely to Hillcrest being a pleasant place to live (and the key reason I bought a flat here). This creates a sense of community and ensures most people are proud of the estate, leading to largely good socially aware behaviour.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
350	SA1170	Mary Paterson	Open space	Proposal will reduce green space for existing residents.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
353	SA1171	Michal Pollard	Open space	Plan will devalue quality of life in terms of decreasing open and green spaces.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
375	SA1172	Hillcrest Residents Association	Open space deficiency	Hillcrest is not within the catchment of any local parks or amenity green spaces. There are no other parks, open spaces or amenity spaces of any classification within reach of Hillcrest. Access to parks and open space around the estate is difficult, with particular issues for access to Highgate Wood for children and people with mobility difficulties.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
375	SA1173	Hillcrest Residents Association	Open space deficiency, local evidence	Hillcrest is an area of deficiency for small local parks and amenity green space. Refers Open Space Study 2014.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
374	SA1174	Dan Kendall	Open space, NPPF consistency	Haringey's own assessment of both access to sports facilities and access to open space shows that this part of the borough is deficient. To further reduce that would be to go against both NPPF and Haringey's own local evidence.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
375	SA1175	Hillcrest Residents Association	Open space, Sustainability appraisal	Haringey's interim Sustainability Appraisal for the SA DPD recognises that Hillcrest fits the 'rules' for allocation as an 'Open Space' (it is within an area of deficiency). (SA table 10.1)	Noted. Allocation of areas as open space is out of scope of the site allocations document.
371	SA1176	Karen Bannister	Open space, amenity space	New building will take away from Hillcrest's amenity space. The nearest amenity space is Highgate Woods but that is inaccessible by children unless accompanied by an adult and any residents with impaired mobility or a	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for

				disability. With no private gardens on the estate I can't see how that will enhance quality of life for children and adults alike.	amenity space and children's play space whilst optimising housing delivery on site.
375	SA1177	Hillcrest Residents Association	Open space, biodiversity	Loss of space from the SINC area should be avoided.	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
346	SA1178	Mary Rawitzer	Open space, biodiversity	Hillcrest has been designated as an open space in the draft Highgate Neighbourhood Plan, which has just been consulted on. This should be accepted and no further building on the property and no further pressure on the SINC allowed	A Neighbourhood Plan, once adopted, will form part of Haringey's statutory Development Plan. However as a lower tier plan it must be in general conformity with the strategic policies of the Local Plan.
358	SA1179	Peter Cavaciuti and Rosa Colucci	Open space, biodiversity	Development will ruin accessible open space, cause the destruction of a significant line of trees which give Highgate its country feel and destroy much needed animal habitat.	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
355	SA1180	Sarah Chukwudebe	Open space, biodiversity	Hillcrest is a valued local green space for the whole of Highgate, for its peace and tranquillity of greenery, trees and wildlife.	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
357	SA1181	Susan Finnegan	Open space, biodiversity	Open and green spaces, as well as trees and wildlife make life a joy.	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
365	SA1182	Wayne Boucard and Veronique Andre	Open space, biodiversity	Object to loss of green space, including trees and wildlife.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
375	SA1183	Hillcrest Residents Association	Open space, biodiversity, local character	At a public meeting on 03 July 2014, an outline of 4 areas on the Hillcrest estate were noted as under consideration as potential building sites. All of these areas are currently open space and essential amenity value to the community. The loss of these areas pose a risk to health and well-being of residents, local character and biodiversity.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1184	Hillcrest Residents Association	Open space, children play space,	We would like to see a policy that seeks to address the inequality in provision of council run, publically available sports pitches between East and the West of the borough.	Noted. However, this is outside the scope of the site allocations document.
375	SA1185	Hillcrest Residents Association	Open space, children play space, evidence	Hillcrest was identified in Atkins 2008 as being in an area of deficiency for access to sports pitches. Children on Hillcrest have no access to kickabout areas, sports pitches or MUGAs within 400m of the estate and availability compares unfavourably with East of borough.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1186	Hillcrest Residents Association	Open space, children's play space	With no private gardens, families with young children on the estate tend to use the area at the side and rear of Dowding House (potential development area 2) as a play area. This is the only traffic-free part of the estate. HRA are in discussions with Homes for Haringey for the provision of a small, natural playground here.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1187	Hillcrest Residents Association	Open space, children's play space	The area on the estate behind Alexander House (potential development area 3) is in daily use as a football pitch. The physical activity and social recreation of many of the estate's children completely revolves around this space.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is

				Strongly resist loss of any important play areas.	separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1188	Hillcrest Residents Association	Open space, children's play space	Strongly resist loss of any important play areas (potential development sites 2 and 3).	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1189	Hillcrest Residents Association	Open space, density, health and well-being	Proposals that seek to increase the density of the estate and decrease its 'greenness', access to nature and amenity space will lead to a further 'gap' between the least and most deprived in this area. And. As identified in the 'Marmot Review' – these environmental inequalities are a major predictor of health inequalities.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
364	SA1190	Winifred Beaumont	Open space, design	The open spaces at Hillcrest are used by children and families for amenity space. I would imagine the overall layout would have been a major factor for families buying here.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1191	Hillcrest Residents Association	Open space, development plan conformity	Refers policy DM26. The development proposals contained in this site allocation would result in a net loss of well-used and valuable open spaces. These areas are not surplus and development would be contrary to DM26.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1192	Hillcrest Residents Association	Open space, Green grid	Question the Council's decision not to allocate land as purely green space and question the deliverability of the 'green grid' approach, especially in the case of Hillcrest. We call for this evidence to be produced.	Council did consider the allocation of open space within the site allocations document. However, as outlined in the sustainability appraisal, it was considered better on balance to not allocate open space in order to not restrict council's ability to meet housing and job targets.
362	SA1193	Howard Jones	Open space, green space	Hillcrest includes a number of green spaces which are used as amenity spaces by residents and the wider community. Agree with Highgate Neighbourhood Forum that they should be designated Local Green spaces	To allocate this area of amenity land as open space would be inconsistent with the approach for the rest of the borough, where land within estates is not allocated.
371	SA1194	Karen Bannister	Open space, health and well being, community cohesion	The Village Green' within the Hillcrest estate, this contains a football pitch and a hut with various sporting equipment. The Hillcrest Residence Association secured grant funding to build the play hut, next to the football pitch. Losing this Village Green for the children to play and adults will significantly impact the quality of life for the residents. The Village Green and the funding secured have brought together families and residents on the estate to help maintain and care for them. Hillcrest's open spaces are the life-blood of the community	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1195	Dan Kendall	Open space, health and well-being	Haringey has a problem with childhood/adult obesity and mental health. Studies demonstrate that removing access to spaces that people have to take part in daily exercise would have negative impact on both physical and mental health.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1196	Hillcrest Residents Association	Open space, health and well-being	Hillcrest experiences comparably high deprivation, in terms of IMD 'Living environment indicator' and falls within most deprived 25% in country for access to private gardens , yet . Proposed development presents a risk of deepening environmental inequalities in the ward.	All Council-owned estates are subject to review and analysis of opportunities to intensify. The ratio of built:unbuilt space on a site is part of this consideration in determining which sites were put forward for allocation.
375	SA1197	Hillcrest Residents	Open space, health and	Removal of green spaces would produce a negative impact on health and community cohesion for residents on the estate. Children and people with	There is no designated open space within the proposed site boundary. Future proposals will be

		Association	well-being, community cohesion	physical disabilities may be more severely disadvantaged.	required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1198	Hillcrest Residents Association	Open space, health and well-being, evidence	We have qualitative evidence of the importance of the amenity spaces and SINC to the health of residents and of the inaccessibility of the nearest 'off site' open spaces to our most vulnerable residents. We call for evidence that shows this could be offset to produce an improvement in living environment for existing residents.	The allocation seeks to encourage development which responds positively to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
374	SA1199	Dan Kendall	Open space, Highgate Neighbourhood Plan	Open spaces of Hillcrest have been designated for protection under the plan put forward by the Highgate Neighbourhood Forum. Fully support that vision.	A neighbourhood plan, once adopted, will form part of Haringey's statutory Development Plan. However as a lower tier plan it must be in general conformity with the strategic policies of the Local Plan.
375	SA1200	Hillcrest Residents Association	Open space, Local Green Space	Hillcrest's communal areas have been designated as Local Green Space in the Neighbourhood Plan. Designations made in respect of NPPF para 77. Land protected in this way is exempt from the presumption in favour of sustainable development that underpins the NPPF.	A neighbourhood plan, once adopted, will form part of Haringey's statutory Development Plan. However as a lower tier plan it must be in general conformity with the strategic policies of the Local Plan.
375	SA1201	Hillcrest Residents Association	Open space, Local green space	Hillcrest open land fits the criteria for designated open space both in the NPPF and in the council's own interim SA.	Council did consider the allocation of open space within the site allocations document. However, as outlined in the sustainability appraisal, it was considered better on balance to not allocate open space in order to not restrict council's ability to meet housing and job targets.
375	SA1202	Hillcrest Residents Association	Open space, Local green space, NPPF consistency	The council have decided not to designate sites purely for open space, but must allow Neighbourhood Forums to designate land in this way.	A Neighbourhood Plan, once adopted, will form part of Haringey's statutory Development Plan. However as a lower tier plan it must be in general conformity with the strategic policies of the Local Plan.
375	SA1203	Hillcrest Residents Association	Open space, Local green space, NPPF consistency	The council's options appraisal concluded that the council would not allocate sites purely for Open Space. The options appraisal recognised that there were negative effects associated with this decision, and noted that there are 'theoretical opportunities to do more to reduce open space deficiencies' Allowing the allocation of Local Green Space would help the council reduce these deficiencies while retaining a commitment to the presumption in favour of sustainable development.	Council did consider the allocation of open space within the site allocations document. However, as outlined in the sustainability appraisal, it was considered better on balance to not allocate open space in order to not restrict council's ability to meet housing and job targets.
371	SA1204	Karen Bannister	Open space, London Plan conformity	Hillcrest has insufficient access to public sports grounds, the nearest of which is 400m away. The 'Village Green's in daily use as a football pitch. I can't see how your plans would take in to account the need of communities for play areas as outlined in the London Plan, Shaping Neighbourhoods Play and Informal Recreation SPG.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1205	Hillcrest Residents Association	Open space, site requirements	If allocation is retained it should include an obligation to replace lost green space and amenity space with equivalent new spaces of equal size and fit for the same use. In particular, we would like to see a commitment to re-provide a football pitch on the estate and evidence to show how this would be achieved.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
356	SA1206	Dave (Imeh) Udoinam	Open space, social and community infrastructure	Proposal will result in loss of green space and no spaces for the children to play on	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
362	SA1207	Howard Jones	Open space, Social and community	The green spaces provide play spaces, including a football pitch, for local children and contribute to strong sense of community. There is no comparable space anywhere in the area which provides a safe place to play within view of	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for

			infrastructure	many children's homes	amenity space and children's play space whilst optimising housing delivery on site.
374	SA1208	Dan Kendall	Other local authority evidence	Evidence from Islington Council's own new build scheme over recent years has shown that building social rent/affordable housing units that do not have car parking spaces actually makes it impossible for many of the intended target workers to live in those flats because they require a car for their jobs.	Parking standards will be set according to the London Plan standards.
829	SA1209	Imogen Baker, leaseholder	Overcrowding	Loss of car parking spaces will likely cause neighbourly discontent - it's often difficult to find a space at present. If we loose our large car park by Wavell House, the situation will be intolerable, causing problems between neighbours. I appreciate their are plans to create some car parking spaces under new blocks - but I cannot see how enough spaces can be created.	Proposals for new development will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
374	SA1210	Dan Kendall	Parking	Area already under pressure for parking and Magistrate's Court development will increase that	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
374	SA1211	Dan Kendall	Parking	If plan is to create social housing, it would be important that those units would have car parking spaces.	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1212	Hillcrest Residents Association	Parking	Hillcrest has a low PTAL and so could not support car free development.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1213	Hillcrest Residents Association	Parking	Hillcrest is surrounded on all 4 sides by roads that are covered by Highgate CPZ and so it helps to alleviate pressure on parking in the village core, the Archway road and around the schools, churches and synagogues. It is also a well-known parking for trades people working in the area. Increased parking stress on Hillcrest would have a knock-on effect on the whole area and this would have to be assessed.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1214	Hillcrest Residents Association	Parking	Suggest including guidelines for parking.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1215	Hillcrest Residents Association	Parking	Suggest that existing parking spaces should be replaced at the same levels and additional parking spaces provided in line with the London Plan.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in

					consultation with the public.
375	SA1216	Hillcrest Residents Association	Parking	We would look for a commitment to replacing lost car parking spaces and a physical and financial appraisal of how this could be achieved.	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1217	Hillcrest Residents Association	Parking	There is already very limited parking space on the estate, with an average of less than one space per unit, leading to problems parking for many residents. It is important that any new development does not make this situation worse either through the removal of parking spaces for the development site or through the added burden of extra cars with new dwellings on the site. Please confirm: i/ that the number of spaces for existing residents won't be reduced, and ii/ any new dwellings would have a minimum of 1 parking space per dwelling for 1,2 bed flats and 1.5 spaces per dwelling for 3 and 4 bed flats in due consideration of the low (1b) PTAL of Estate and in line with TfL parking guidelines.	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
362	SA1218	Howard Jones	Parking	One of the proposed sites is currently a car park use by residents and non-residents. The whole area with exception of Hillcrest is a CPZ and removing parking space would have a detrimental effect on surrounding streets, particularly if development of old Magistrates' Court goes ahead.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
371	SA1219	Karen Bannister	Parking	There is very limited parking on the estate, with an average of less than one space per unit. This leads to problems for all the residents. The new dwelling will take away much needed parking. Some residents will be unable to take public transport and so parking is vital.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
371	SA1220	Karen Bannister	Parking	There are currently inadequate facilities for cycle parking on the estate especially where bikes can be stored securely.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
350	SA1221	Mary Paterson	Parking	Proposal will remove much needed parking.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
353	SA1222	Michal Pollard	Parking	The proposals will decrease the amount of parking spots.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.

365	SA1223	Wayne Boucard and Veronique Andre	Parking	Object to lack of parking space.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
364	SA1224	Winifred Beaumont	Parking	Car parking causes great friction and it is unthinkable that the number of cars would increase	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
374	SA1225	Dan Kendall	Parking, amenity space	Any proposal to develop on Hillcrest would increase pressure on parking and result loss of amenity space	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
374	SA1226	Dan Kendall	Parking, car-free development	Do not believe that it would be appropriate or practically possible to implement "car free" development on Hillcrest with a scheme in which a CPZ was introduced and residents of the new blocks were not given permits.	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1227	Hillcrest Residents Association	Parking, evidence	One of the council's proposed sites is the estate's main car park. The council have conducted a transport assessment which we have not been able to see but expect it to show that the estate already has a small deficit in available parking by the standards of the London Plan, this deficit would be significantly worsened by proposals that add dwellings and remove parking spaces.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
374	SA1228	Dan Kendall	Parking, site constraints	Given restrictions identified by Haringey Council on the availability of parking onsite, the limited options to increase parking without further loss of amenity space and the issues identified above in relation to any proposal for a limited/car free development - I do not believe it is viable to develop on Hillcrest because of the physical restrictions of the site for parking spaces.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1229	Hillcrest Residents Association	Play space	This 'North West' site is currently the estate's football pitch, which cannot be lost without provision of an equivalent area on site. Suggest allocation include a commitment to re-provide a games and kick about area.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application
374	SA1230	Dan Kendall	PTAL	According to the TfL database the PTAL for Hillcrest is 1b. I can only assume that the 2 published in the DPD is either an error, or because Council have tried to reclassify the site based on the transport survey that was carried out as part of the initial work carried out on site in 2014. This survey has not been published, so has had no public scrutiny and it is impossible to know what assumptions have been made to try to justify the reclassification. Both scenarios are unacceptable for the inclusion of PTAL rating of 2, when the published data is 1B.	The PTAL ratings on the TfL website/database provide an indication of site accessibility, however the online tool is not always accurate and actual ratings can vary based on individual site circumstances. The Council will expect that any future application includes a detailed assessment to confirm the PTAL rating for the site. PTAL is predominantly 1b however parts of the site are 2 and 3. This will be reflected in the site allocation.

					Action: Amend PTAL details
375	SA1231	Hillcrest Residents Association	PTAL	The official PTAL rating for the site is 1b, not 2 as stated in the allocation. Suggest correcting PTAL rating to 1b.	PTAL is predominantly 1b however parts of the site are 2 and 3. This will be reflected in the site allocation. Action: Amend PTAL details
374	SA1232	Dan Kendall	Removal of and works to trees	Object to any development that sought to remove, or cut back on the trees either within the estate or those that form the SINC that encircles it	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
829	SA1233	Imogen Baker, leaseholder	Rubbish	over crowding will increase environmental problems - with the number of people on the estate at present, we already have overflowing bins, mattresses left out by the bins / old furniture etc. With more people these problems can only get worse	The problems identified are issues that Homes for Haringey should be made aware of and manage. With appropriate servicing these effects can be mitigated.
424	SA1234	The Highgate Neighbourhood Forum	SA47 Site Allocation	The Forum does not support any intensification on Hillcrest as it does not recognise any potential sites for development on the estate. Of the sites proposed by HfH, two are SINC's, one provides parking for the estate and is already over subscribed, and the fourth is a local amenity/children's play area. None of the residents at Hillcrest has private amenity space, to take away the communal space is simply not acceptable. Hillcrest is not within 400m of any other amenity space. Any new build on the car park would have to provide enough spaces to compensate the loss, plus extra to accommodate new dwellings. This would almost certainly require a double storey basement under any new building – an incredibly costly option. The open spaces at Hillcrest are listed in the Highgate Neighbourhood Forum policy OS3. The Forum intends to extend protection for the spaces at Hillcrest (and others in the Forum area) by submitting them for designation as Local Green Spaces with the support of the community following our Neighbourhood Plan consultation.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
697	SA1235	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
375	SA1236	Hillcrest Residents Association	Site allocation	Suggest removing site allocation and supporting allocation of this land as Local Green Space.	Objection is noted. It is considered that the site can make a contribution to meeting housing need in the borough, and that giving the site an open space designation would be contrary to this.
375	SA1237	Hillcrest Residents Association	Site allocation, development guidelines	Please support us in our ambitions to improve the existing estate rather build more housing here that would take away the qualities and space that we currently enjoy. By investing in the existing space Haringey could create a sustainable, flagship estate; by investing in new housing Haringey would risk creating a sink estate. As residents of Hillcrest, we strongly urge you to reconsider your development proposals and protect -physically and socially- our estate.	The Council's aim for the site is to create a quality living environment, whilst also increasing housing, to meet local need.
347	SA1238	John Thornley	Site allocation, maintenance	There is no felt need by residents for further concentrated housing blocks on the site. It should be properly landscaped. Long term wasteful neglect by the Council speaks volumes about the lack of interest the Council really has in the upkeep of the existing site's natural surroundings. It's in a disgracefully ill-	Objection is noted.

Appendix F (12) Site Allocations consultation report

				conserved and uncared-for condition.	
375	SA1239	Hillcrest Residents Association	Site allocations, development guidelines	HRA submit site constraints map with response.	Noted.
356	SA1240	Dave (Imeh) Udoinam	Site capacity	Opposed to overcrowding on the estate. There is not room for more housing.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
359	SA1241	Nicholas Moore	Site capacity	Accept that the Council should find space for new housing but not by ruining existing developments. If development on Hillcrest is pursued, it should be done sensitively and not result in the site being overdeveloped.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
357	SA1242	Susan Finnegan	Site capacity	Realise the need for more housing but the estate is small already, residents feel they are on top of each other and cannot imagine more homes.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
353	SA1243	Michal Pollard	Site capacity, density	The proposed tower blocks will make the estate overcrowded.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
359	SA1244	Nicholas Moore	Site capacity, design	Due to the layout of the site there are very limited spaces where new housing could sensibly be built. There are bits of the site where you could cram in another building but this could seriously detract from what is already there.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
374	SA1245	Dan Kendall	Site capacity, evidence, NPPF and development plan conformity	There is already sufficient evidence to show it is not possible to develop on the site in a manner that would respect both national and local planning policy	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.

375	SA1246	Hillcrest Residents Association	Site constraints, viability	Technical surveys have shown land contamination, difficult topography, footprints and building heights limited by physical constraints, the presence of protected species (bats), conservation area, proximity of heritage assets (listed buildings) as well as the need to replace lost parking and amenity space. From the surveys already conducted we are aware that any scheme here would be limited in scale and expensive to realise. It is far from certain that its benefits would override its costs. The allocation cannot be considered sound unless robust financial appraisals are produced prior to the allocation being put forward for inclusion in the plan.	The proposed Local Plan policies require that relevant assessments are carried out prior to development commencing.
375	SA1247	Hillcrest Residents Association	Site description	Re 'The buildings will be placed in the gaps which 'exist between existing buildings on the site'. This statement is inaccurate. The Council has proposed 3 development sites on the estate. (Fig 1 provided). These are not gaps, but amenity spaces. Suggest description be changed to reflect current uses.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
374	SA1248	Dan Kendall	Site description, site requirements	The plan states "new buildings placed into the gaps which exist between existing buildings on the site" - while technically true this is misleading. The areas that have been identified by Haringey Council are an area of the SINCL, a recreation area (currently mainly used as a children's football pitch), and a car park. The DPD should make that clear.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application
374	SA1249	Dan Kendall	Site requirements	Considers that none of the "gaps between buildings" are suitable for development without significant detrimental impact on the estate, local residents and wider community.	Objection is noted.
374	SA1250	Dan Kendall	Site selection	New build on Hillcrest would be an infill /intensification scheme, to suggest otherwise is misleading. Hillcrest was not in the previous drafts of the DPD, if the criteria for inclusion are that it is a regeneration scheme it should be withdrawn.	The rationale for inclusion is that there is capacity on the site for additional homes to help meet local housing need.
375	SA1251	Hillcrest Residents Association	Site selection	Highgate Neighbourhood Forum contributed to previous Site Allocations through the call for sites process. Hillcrest was not included as a site by HNF because it is not believed to be a suitable site for sustainable development.	The Council appreciates that the HNF have worked with the Council to help to identify sites. The Council as a
371	SA1252	Karen Bannister	Site selection	There are many other sites under consideration throughout the borough that are larger and better lend themselves to this kind of development. An 'infill' project in Hillcrest will only result in a very small number of additional flats for the investment required, potentially ruin the quality of life for current residents and at the same time ruin a piece of London's history.	Council must allocate, through the Local Plan, sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. This is one of a number of sites contributing towards this housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
353	SA1253	Michal Pollard	Site selection	Suggest that plan is reconsidered to see if the site can be dismissed from the plan and another allocated instead.	Objection is noted.
368	SA1254	Peter Vipond and Rosemary Vipond	Site selection	There must be many other sites in Haringey where much more development can be achieved in building residences while doing far less damage	Council must allocate, through the Local Plan, sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. This is one of a number of sites contributing towards this housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.

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375	SA1255	Hillcrest Residents Association	Site selection, allocation	Suggest removing SA47 from site allocation and seeking a collective vision for development priorities for Highgate in consultation with HNF and affected communities.	The Site Allocation seeks only to set the principals of development on the site. It is considered that a collaborative approach to identifying development options on the site is appropriate.
374	SA1256	Dan Kendall	Site selection, estate renewal	I understand that this site has been included on the basis that is part of the estate/renewal regeneration scheme. This is inaccurate. There is currently Decent Homes work on site that will be completed by Q3 2015. There is no regeneration of the site planned.	This is a long term plan, and additionally there is no indication that any existing stock will be demolished.
375	SA1257	Hillcrest Residents Association	Site selection, Highgate Neighbourhood Plan	Hillcrest was not put forward as a potential site because HNF do not believe that there are areas on Hillcrest that are suitable for development. Your proposals for Hillcrest therefore run contrary to the developing neighbourhood plan.	The site Allocations will take precedent over the Neighbourhood Plan.
361	SA1258	Jane Owen	Social and community cohesion	Hillcrest is a well balanced, self contained community estate. Residents are very proud of the estate and the rest of Highgate consider it a valued part of the community.	Noted.
366	SA1259	Helen Schrager	Social and community infrastructure	Concern about the impact on local services. There is a large development at the site of the magistrates' court, and the plan for the builders' yard on Archway Road would result in an unspecified number of flats occupying a very large site and going up to six floors.	Noted. Provision of local services will be addressed in the infrastructure delivery plan.
366	SA1260	Helen Schrager	Social and community infrastructure	Where will children from additional housing go to school? Local schools are already at a bursting point.	Noted. Education provision will be addressed in the infrastructure delivery plan.
366	SA1261	Helen Schrager	Social and community infrastructure	How do the doctors at the North Hill practice feel about potential increase in patients?	Noted. Health provision will be addressed in the infrastructure delivery plan.
361	SA1262	Jane Owen	Social and community infrastructure	There is currently enough space for children to play. If the estate is built on where will children play? There is nowhere near outside the estate for them	Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
347	SA1263	John Thornley	Social and community infrastructure	The Council has done little or nothing to improve local infrastructure for an already large concentration of residents in high-rise blocks.	Noted. Provision of local infrastructure will be addressed in the infrastructure delivery plan.
350	SA1264	Mary Paterson	Social and community infrastructure	Proposal will put pressure on local services and infrastructure.	Noted. Provision of local infrastructure will be addressed in the infrastructure delivery plan.
357	SA1265	Susan Finnegan	Social and community infrastructure	There has been a reduction of areas for children to play in and the children's playground has been taken over by the busy roads that surround the estate, including noise from traffic.	Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
357	SA1266	Susan Finnegan	Social and community infrastructure	We have a good community using tables and benches installed by the Council, as well as planting.	Noted.
371	SA1267	Karen Bannister	Storage	There is already inadequate storage or secure storage per flat on the estate. The estate at the moment has a number of storage sheds and these are in high demand. The sheds could be improved and utilised as storage for the residents. Although like most of the estate they are poorly maintained by Haringey, they could with a small amount of upgrading be used for storage.	Noted. This is an issue to be brought up with Homes for Haringey.
371	SA1268	Karen Bannister	Storage	The additional housing will result in existing sheds being removed and a reduction of space available for secure storage.	The appropriate level of storage for local residents will be an issue for the detailed design of any planned changes to the Estate.

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372	SA1269	Highgate Society	Support for Neighbourhood Forum reps to consultation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Support for Highgate Neighbourhood Forum noted.
375	SA1270	Hillcrest Residents Association	Sustainability	We note that one recommendations of Haringey's Carbon Commission is for the Council "to help increase the reach and impact of community and voluntary organisations that are already encouraging a transition to more sustainable lifestyles". Hillcrest estate presents a perfect opportunity to do this, through enhancing the existing space and facilities. We believe that building new dwellings on the estate would significantly impair the quality of life and potential for more sustainable lifestyles on the estate and would run counter to the Council's sustainability ideals and vision.	While the Council will seek to enhance the site as mentioned, it is also incumbent on it to find locations for new homes in the borough.
375	SA1271	Hillcrest Residents Association	Sustainable design and construction	We note that Haringey is committed to reducing carbon emissions by 40% by 2020 and of living sustainably within our environmental limits. Please confirm what level of Code for Sustainable Homes you are aiming for in the development and whether it aims to exceed the minimum requirement of Code Level 4.	All new development in the borough will need to be in line with the development management policies which
375	SA1272	Hillcrest Residents Association	Sustainable design and construction	Please set out your ambitions for the improvement of the existing estate within these parameters as part of any new development work, for example, an estate combined heat and power system.	While the Council will seek to enhance the site as mentioned, it is also incumbent on it to find locations for new homes in the borough.
351	SA1273	Lilian Verheul	Traffic	Development as proposed so close to the centre of Highgate would likely lead to an increase in traffic in already congested roads leading into the village.	Traffic will be mitigated through the provision of appropriate parking standards.
365	SA1274	Wayne Boucard and Veronique Andre	Traffic	Object to traffic into and out of the estate.	Traffic will be mitigated through the provision of appropriate parking standards.
364	SA1275	Winifred Beaumont	Traffic, car parking	Traffic and car parking cause anxiety amongst parents when children are playing. To increase the number of cars and cut down space would be disastrous.	Traffic will be mitigated through the provision of appropriate parking standards.
368	SA1276	Peter Vipond and Rosemary Vipond	Traffic, Health and safety	A major development will go ahead a few hundred metres away from Hillcrest at the closed courts which abut the Archway Road. There will be many new people and cars on the local roads, raising serious congestion and road safety issues.	Traffic will be mitigated through the provision of appropriate parking standards.
375	SA1277	Hillcrest Residents Association	Viability, site capacity	PRP architects for Haringey Council have conducted a raft of technical surveys on this site. These have revealed the site to have a number of severe physical restrictions, which have led to the council to revise their projected units for this site downwards. This calculation has not taken into account the financial restrictions and viability of building on such a complicated site, but are merely a reflection of units that would fit within the physical constraints.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
351	SA1278	Lilian Verheul	Views and vistas	Development on site 2 would block views of the sky and be detrimental to the current tree lined vista from Southwood Lane.	Development management policies require that any future proposal is designed to minimise disturbance to the local views and vistas identified in the Local Plan.
364	SA1279	Winifred Beaumont	Views and vistas	Hillcrest has wonderful views across London which would be lost by the proposals	Development management policies require that any future proposal is designed to minimise disturbance to the local views and vistas identified in the Local Plan.
697	SA1280	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a	Noted, reference will be included in this site allocation. Action: Make reference to the need to consult with Thames Water with regards

				<p>capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p>	<p>waste water capacity upon preparation of a planning application.</p>
697	SA1281	Savills on behalf of Thames Water	Water	<p>We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p>	<p>Noted, reference will be included in this site allocation.</p> <p>Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.</p>