

Wood Green Town Centre SPD Statutory Consultation Report

October 2008

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Haringey Council

Contents

1 Introduction	2
2 Consultation Process	3
3 Key Findings.....	5
4 SPD Alterations	7

Appendices

Appendix A – Table of Comments

Appendix B – Exhibition Questionnaire Results

Appendix C – Consultation Leaflet

Appendix D – Stakeholder Workshop Summary

Appendix E – Copy of Online Petition

Appendix F – Copy of Paper Petition

Appendix G – Ducketts Common Survey

I) Introduction

Urban Practitioners was commissioned by the London Borough of Haringey to prepare the Supplementary Planning Document for Wood Green town centre in May 2007. The intention of this SPD is to guide future development in Wood Green town centre over the coming years. The SPD sets out a clear and detailed vision for the town centre, together with a strategy for its future regeneration and development.

The document draws upon an extensive consultation process, the work of the Wood Green Spatial Plan (Urban Practitioners, 2006), and a review of baseline data and other relevant sources, including the Wood Green Audit (Parkside Malvern Residents' Association et al., 2006).

A Sustainability Appraisal has also been undertaken, which assesses the social, economic and environmental effects of the SPD from the start of the preparation process, to ensure that it contributes to sustainable development. The Sustainability Appraisal and Evidence Base and Consultation Report form the supporting documents which accompany the SPD, alongside this Consultation Summary Report.

This report summarises the process, key findings and alterations required to the draft Wood Green Town Centre SPD arising from the consultation.

2) Consultation Process

As stated above, extensive consultation work was undertaken in order to inform the preparation of the draft SPD. Details of this, and the review of the evidence base, can be found in the accompanying Evidence Base and Consultation Report.

Consultation Methods

The draft SPD was approved for consultation in May 2008. The consultation period ran from the 17th May to 25th June 2008, and included:

- A staffed consultation exhibition in Shopping City on Saturday 17th May and Sunday 18th May;
- An unstaffed consultation exhibition in Wood Green Central Library from Monday 19th May until Wednesday 25th June;
- A consultation leaflet which included a questionnaire feedback form. Respondents were given the option of posting their completed feedback forms at the exhibition, returning them by post, or completing them online;
- A webpage on the Council's website which included a summary of the consultation process, details of the exhibition, and enabled copies of the SPD and supporting documents to be downloaded;
- The SPD was presented using the online consultation tool Limehouse through the webpage. This enabled people to comment on any aspect or section of the SPD online;
- Hard copies of the SPD and supporting documents were made available to the public at the exhibition and at the reception of River Park House; and
- Written comments were also invited either via email or post.

In addition to the above a Stakeholder 'Test and Review' Workshop was held on 9th June in the Council Chamber. The event was attended by 28 invited stakeholders who had previously contributed to the production of the draft SPD. Appendix D of this report includes a summary of the findings from this workshop.

Consultation Representations

In total, 73 representations were received as follows:

- *Limehouse* – 15 responses
- *Exhibition questionnaire* – 24 questionnaires received (including 20 with additional written comments to be analysed)
- *Written responses (emails and letters)* – 38 representations

Additionally, the following were received:

- A copy of an on-line petition against the pedestrianisation of the High Road – 450 signatories (see Appendix E)
- Printed objections to the bus only High Road proposal – 35 signatories (see Appendix F)
- Results from a survey relating to the future of Ducketts Common, which included approximately 50 responses (see Appendix G).

Exhibition Questionnaire

As stated above, the exhibition questionnaire was included as part of the Consultation Leaflet (see Appendix C). These leaflets were made available at the exhibition, and enabled respondents to rate their level of agreement with statements relating to specific sections within the SPD. Additionally, respondents were given the opportunity to provide additional feedback and further comments.

The following statements received the greatest support:

- the continued location of public amenities within the town centre;
- the protection and enhancement of building quality in the town centre;
and
- ensuring that new development is designed to the highest sustainable standards.

A summary of the full ranking of statements included on the questionnaire is included as Appendix B.

3) Key Findings

The following section of the report summarises the key findings arising from the review of consultation comments. A complete record of consultation findings is included within the report appendices.

Proposals Supported

The following proposals included in the SPD generally received support through the consultation process:

- Improvements to Ducketts Common;
- Encouraging the use of sustainable methods of transportation;
- Improvements to the public realm and the reduction in street clutter;
- Improvements in linkages between the town centre and Haringey Heartlands;
- Improvements in the range and quality of facilities in the town centre;
- The development of a car parking strategy;
- The promotion of car free residential opportunities, provision of car clubs and shared use parking facilities;
- The promotion of service delivery plans (SDPs) and construction logistics plans (CLPs)
- Shared use loading bays;
- Reconfiguring the entrance to River Park House to provide an active frontage;
- Reconfiguration and expansion of Morrison's store;
- Improvements to Library Square;
- Long term redevelopment of Shopping City;
- Improving police presence; and
- Measures to increase safety and reduce fear of crime, particularly around Wood Green tube station.

Objections

The most frequently received objections related to the consideration of a bus only High Road during daytime shopping hours subject to further investigative modelling work. As stated above, opposition included an online petition and printed objections. A significant number of representations also opposed the demolition of the Civic Centre (re-use of the buildings would be generally more acceptable), and the loss or relocation of the library.

Several representations were in favour of improvements to facilities in Ducketts Common, including a café and children's play facilities, but noted that the addition of play facilities at the northern end of the common would only duplicate the existing play facilities which have recently been renewed.

A small number of objections were received relating to the replacement of bus lay-bys with bus stop clearways, and the proposal to remove the left hand filter lane located adjacent to River Park House, due to concerns that it may increase congestion in the town centre.

Further Comments

A number of further comments and additional suggestions were received which related to the SPD. These included:

- The provision of additional and improved public toilet facilities in the town centre;
- The quality of shops in Wood Green should be improved;
- Public amenities, such as the Library, should continue to be located in the town centre
- Greater reference is required to a range of London Plan policies
- The SPD should provide greater emphasis on reducing congestion and vehicle speed on residential roads
- There should be no net loss in town centre open space to accommodate new play facilities
- Greater reference to employment in the town centre is required

4) SPD Alterations

The following section of the report identifies the key changes required to each section of the SPD report. Further details are included in the Table of Comments (Appendix A).

Introduction

- The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.
- The Haringey Heartlands sub-section is to be updated with the latest information.

Planning Policy Context

- Reference to national planning policy will be expanded, with reference to PPS9, PPG15, PPG16, PPG17.
- Reference will be added to a range of London Plan policies, including:
 - retail;
 - town centres;
 - energy;
 - flooding;
 - sustainable drainage;
 - water and sewerage infrastructure;
 - climate change;
 - leisure;
 - employment;
 - car parking standards;
 - cycle parking;
 - open space; and
 - affordable housing and AMR.
- Greater reference will be added to employment policies and local strategies.

- Reference to the conservation area appraisals and management plans from Trinity Road Conservation area and Noel Park conservation area will be added.
- Reference to be added to the GLA's night time economy BPG, improving health through planning BPG and sustainable design and construction SPG, workplace travel SPG.

Strategic Guidance

- Title will be amended to 'Strategic Principles for Development'.
- Reference to shop front conservation programmes will be added to the conservation sub-section.
- Reference will be added to the under-use of upper stories of buildings along the High Road.
- Reference to the need to work with the Crime Prevention department will be added to the SPD.
- A statement which promotes the provision of on-street recycling facilities will be added.
- Requirement for the use of renewable energy as part of town centre regeneration to be added.
- Employment sub-section to be added.
- Language will be made stronger in relation to access and inclusive design.
- Key heritage assets that are currently at risk will promoted for enhancement within the conservation subsection.
- List of potential beneficiaries of planning obligations to be expanded to include:
 - heritage assets, their settings and other historic features that contribute to the quality of the townscape; and
 - policing facilities
- Reference will be made to the potential for the network of small open spaces to provide for biodiversity improvements in the area.
- Reference will be added to improving the night-time economy and widening the range of leisure facilities in Figure 8.1.

- The open space subsection will make clear that there will be no net loss of open space within the town centre.
- The SPD will recommend that the by-law which prevents the provision of pavement café seating areas should be reviewed and amended.

Movement and Accessibility

- In relation to a bus-only High Road, the SPD to make it clearer that no commitment would be given to such a proposal without a thorough review and analysis of the likely traffic impacts on surrounding streets, and consultation of stakeholders and the local community.
- The SPD will encourage the proposed car parking strategy to comply with the London Plan maximum car parking standards, and consider provision of disabled parking and motorcyclists.
- Fig 6.1 will be updated to illustrate routes used by cyclists, and any new cycle lanes will be shown. Consideration will also be given to making any one-way roads two-way for cyclists.
- Taxi provision will be reviewed accordingly, and a sub-section will be added to the report.
- It will be made clearer that bus stops in the High Road should be equipped with real time information displays.
- Specific reference will be made to the need to reduce visual clutter as well as reducing clutter which impedes mobility.
- The introduction of specific measures to improve pedestrian crossing facilities at the junction of Green Lanes and Bounds Green Road will be included.
- The SPD will include a proposal to improve pedestrian safety at the Alexandra Road / High Road junction.

Town Centre North

- The SPD will be amended to refer to the planning brief for the Civic Centre as follows: “A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings.”

- The introduction of specific measures to improve pedestrian crossing facilities at the junction of Green Lanes and Bounds Green Road will be included.

The Broadway

- The former Gaumont Cinema will be identified within the plan of the opportunity zone.
- The SPD will explain how the ownership of the bus depot restricts its usage for bus standing facilities.
- The proposals to 'open up the rear of Wood Green tube station' will be removed from the SPD.
- Reference will be added to Figure 7.5 to the need to improve the degraded Morrison's forecourt / bus stop area.

Shopping City

- The SPD will state that any future scheme to redevelop the library must ensure that all efforts are taken to retain existing services, jobs and amenities within the town centre.
- The SPD will promote the retention of the library either on its current site or on another suitable town centre location. The SPD will also make clear that any future scheme to redevelop the Library will be encouraged to maintain or improve the current scale and quality of facilities on offer. However, the same amount of overall floorspace or rooms may not necessarily be automatically required, as any new building could potentially offer significant operational efficiencies.
- The SPD will state that the Metropolitan Police may wish to increase their town centre presence through the provision of police 'shops' and the promotion of safer neighbourhood teams.
- The SPD will include the recommendation for improved public toilet facilities in the town centre, particularly in any future redevelopment of Shopping City.

High Road

- The SPD will include a proposal to improve pedestrian safety at the Alexandra Road / High Road junction.

Turnpike Lane

- The SPD should state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future.
- The SPD will include the recommendation for improved public toilet facilities in the town centre, and should be considered when reviewing facilities at Ducketts Common

Sustainability Appraisal Report

- The report will emphasise that opportunities to enhance the areas heritage assets, their settings and the wider historic environment will be recognised and pursued.

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
General Comments				
1	Why is there a specific section on transport and movement, but not on other strategic guidance points - particularly retail? These could be more clearly addressed in the opportunity zones section	1	GLA	Transport and movement is of vital importance to the future of the town centre, and is a wide issue which is relevant to the town centre in its entirety. Reference is made to the other strategic guidance themes, including retail, in the appropriate sections of the opportunity zones section. Additionally, greater reference will be made to relevant retail related planning policy in section 3 of the SPD
2	All heritage assets should be highlighted on summary diagrams for each opportunity zone	1	English Heritage	Conservation areas are already identified on Figure 1.1 and some references are already made to heritage assets in the opportunity zone plans. Further key heritage assets will be identified on the plans for each opportunity zone where appropriate
3	Encouraging sustainable transport methods is supported	1	Natural England	Noted
4	The new PPS12 places specific emphasis on the need to take account of infrastructure in preparing LDDs. New development may need to be phased to allow the prior completion of the necessary infrastructure.	1	Thames Water	Noted
5	The SPD should include proposals to install new public toilets in the town centre	2	Parkside Malvern Residents Association & Haringey Federation of Residents Associations	This proposal will be incorporated into the SPD, including a recommendation for the redevelopment of Shopping City and in any amenity building at Ducketts Common
6	The SPD should change the by-law which prevents the provision of on pavement café seating where space allows	1	Parkside Malvern Residents Association	The SPD does promote the provision of street cafés and outdoor seating areas (p.26, p.67, p.68, p.70 etc). The SPD will be amended to include a recommendation that this bylaw should be reviewed and amended to allow certain on-street seating area:
7	The aspirations of the SPD are supported, but there are no tangible proposals to make the town centre a more attractive destination	1	The Theatres Trust	Disagreed. The SPD contains a number of proposals to improve the offer of the town centre, and the town centre environment
8	The SPD should give a greater emphasis to possible health gains	1	Haringey TPCT	Health gains arising from specific proposals, such as improved health facilities and the promotion of sustainable methods of transportation, were considered following the initial consultation phase of work, and have influenced the production of the draft SPC
9	Measures to improve the pedestrian usage, enjoyment and safety in the town centre are supported	1	Haringey Federation of Residents Associations	Noted
10	Measures to improve the public realm, and make the street less cluttered and more user-friendly are supported	1	Haringey Federation of Residents Associations	Noted
11	Measures to reduce advertising displays are supported	1	Haringey Federation of Residents Associations	Noted
12	Measures to improve backs and sides of High Road buildings are supported	1	Haringey Federation of Residents Associations	Noted
13	Object to the extension of the town centre northwards	2	Haringey Federation of Residents Associations & Avenue Gardens Residents Association	The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.
14	Object to any intensification of development	1	Haringey Federation of Residents Associations	Disagree. This is a sustainable urban centre, suitable for further development
15	Policies should be added to the SPD which will guide all economic activity and development towards a sustainable low carbon economy and society	1	Haringey Federation of Residents Associations	Agreed. The SPD includes sustainability as one of its three main themes within the vision. Additionally, a sustainability appraisal of the SPD has been undertaken (see p.4)
16	The draft does not consider the sustainability of much of what it is proposing	1	Avenue Gardens Residents Association	Disagree. A sustainability appraisal of the draft SPD has been undertaken, which forms one of the supporting documents (see p.4)

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17	The SPD should include policies to address the environments either side of the High Road and at the rear of Shopping City, which are run down and have little or no economic activity	1	Avenue Gardens Residents Association	The SPD includes several proposals which directly and indirectly improve these areas. For instance, improved lighting and natural surveillance of through routes and alleyways in the town centre (p.25), the implementation of a new cycle route which utilises Bury Road (p.33) and the redevelopment of Bury Road car park (p.62).
18	The SPD should refer to the underuse of upper stories in buildings on the High Road	1	Avenue Gardens Residents Association	Agreed. This will be incorporated in the revised SPD
19	The SPD should include stronger protection of the remaining Edwardian character of the High Road and its frontages	1	Avenue Gardens Residents Association	The 'Conservation' sub section on p.23 aims to protect buildings of architectural merit and promote them as assets for the town centre
20	The document appears to contain specific proposals (appropriate to a masterplan) which are not appropriate in a document which should establish policy framework	1	Avenue Gardens Residents Association	An SPD does not establish policy framework, but rather an SPD contains further detailed guidance on policies contained in the development plan
21	There is no analysis of town centre uses	1	Avenue Gardens Residents Association	A land use analysis was undertaken as part of the Wood Green Spatial Plan. This document has formed part of the evidence base for the SPD
22	There is no discussion of the capacity of the stations, roads or pavements	1	Avenue Gardens Residents Association	A detailed transport assessment was undertaken as part of the Wood Green Spatial Plan. This document has formed part of the evidence base for the SPD. The SPD also contains proposals to address the existing poor design of the pavements along the High Road
23	The aim of the plan is political with little regard to the needs and wishes of local people	1	David Bentley	Disagree. This SPD has been developed following substantial consultation with local people and many of the elements it contains directly relate to what people have recommended
24	The future involvement of the Crime Prevention Department will ensure that future projects under the SPD will include measures to design out crime	1	Andrew Snape & Eric Childs, Crime Prevention Design Advisors	Agreed. Reference to the need to work with the Crime Prevention department will be added to the SPD
25	The shopping area of Wood Green should be demolished and started again	3	Margaret Fowler & [2 Questionnaire comments]	The SPD includes several longer-term proposals to significantly improve the appearance of the town centre, including the possible redevelopment of Shopping City
26	The SPD study area should cover the entire area of the metropolitan town centre	1	Sue Brown, Vice-chair, NPNARA	The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.
27	The SPD should include a proposal for a statue / public art to be installed at either end of the High Road to mark the gateways to the town centre	1	Michael Thompson, The Mall Shopping City	Noted. However, this proposal was not frequently identified during the preparation of the SPD
28	Has consideration been given to the £15,000 draft document (2005) commissioned by the London Borough of Haringey and delivered by Urban Catalyst in 2005?	1	Sonja Scantlebury	The report referred to was considered in the 2006 Wood Green Masterplan which formed the evidence base for the Wood Green SPD.
29	I am concerned that the council may have breached several equality issues clearly stated within the Haringey Race Equality Scheme (2002-2005), such as the Corporate Property Strategy to adopt a pro-active approach to land and property development aimed at realising maximum value and meeting the social and economic regeneration needs of Haringey. Please confirm that consultation regarding equalities was honoured?	1	Sonja Scantlebury	As part of the initial consultation to inform the production of the draft SPD, 17 meetings were held with stakeholders representing various groups and organisations within the local community. See pages 22-26 of the evidence base and consultation report
30	It appears that the above draft could be in breach of at least two of the Human Rights Law the right to work and living within a society without victimization	1	Sonja Scantlebury	Disagree. The SPD aims to make Wood Green a safe and welcoming place for everyone

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31	The draft does not appear to support the councils Your Business Guide in several ways. The London Borough clearly state that "as well as supporting business which Haringey Council state working with local business to regenerate the borough as well as support businesses in regeneration areas which Lyvington is clearly situated in a regeneration area". The existing businesses require clarity	1	Sonja Scantlebury	One of the main aims of the SPD is secure long term economic sustainability for businesses in Wood Green Town Centre. The initial and statutory consultation encouraged all stakeholders to participate and provide feedback. This included businesses located on Lyvington Avenue who took part in walking audits and consultation workshops.
32	Wood Green is not an affluent area so why not attract a Primark, Lidl, Asda or Aldi	1	[Questionnaire comment]	Noted. However, the Council aspires to attract a greater range of retailers who will better service the diverse local population and the future new residents of Haringey Heartlands
33	Shops in Wood Green are too small	1	[Questionnaire comment]	Agreed. The SPD promotes opportunities to create larger units through the sensitive merging of existing units to support a range of different occupiers
34	Not enough quality shops in Wood Green	4	Deborah M. Hylton-Kelly & [3 Questionnaire comments]	Agreed. The SPD aims to develop the range and quality of the retail offer within the town centre;
35	More restaurants required in Wood Green	1	[Questionnaire comment]	Agreed. The SPD includes the proposal to promote a greater number of restaurants and cafes in the town centre (p.26)
36	Too many betting shops in Wood Green	1	[Questionnaire comment]	Noted
37	Improved policing required	2	Deborah M. Hylton-Kelly & [Questionnaire comment]	Agreed. This SPD includes the proposal to increase police and community support officer presence (p. 25)
38	More trees required in Wood Green	1	[Questionnaire comment]	Agreed. This SPD includes the proposal to preserve existing trees, and ensure that the overall number of trees is increased in the town centre (p.25)
39	The number of fast food shops should be reduced to reduce litter and groups of 'teenagers' hanging around	1	[Questionnaire comment]	Noted
40	Cafes with outdoor seating should be encouraged	1	[Questionnaire comment]	Agreed. See pages 26, 67, 68, 70 and 72
41	There should be greater police intervention / enforcement against illegal street sellers	1	[Questionnaire comment]	This is related to enforcement rather than planning
42	Increase recycling bins	1	[Questionnaire comment]	Noted. The SPD will be updated to include a statement which promotes the provision of on-street recycling facilities
43	Increase property rent to discourage shops selling cheap disposable produce	1	[Questionnaire comment]	This issue is outside the scope of this SPD
44	Occasional festivals should be held to keep the public interest in the area	1	[Questionnaire comment]	Noted. The Council may wish to consider this proposal further
45	When is this going to be implemented? Good aspects need to happen now rather than in five years plus	2	[2 Questionnaire comments]	Agreed. The SPD includes a range of proposals which can be implemented over different timescales. Some proposals, such as the refurbishment of shop fronts and increased police / community support officer presence may be achieved in a relatively short time-scale, whereas others, such as the potential redevelopment of Shopping City, would obviously potentially occur over a much longer time-scale. Please refer to the delivery and implementation section of the SPD (p.77)
46	Don't put high rise residential blocks or landmark buildings in Wood Green	1	[Questionnaire comment]	The SPD does not promote the building of tower blocks within the town centre. Page 22 promotes buildings of a suitable scale. However, buildings of moderate height may be permitted in suitable locations in line with statutory planning guidance
47	Improvements are required to Wood Green and Turnpike Lane transport interchanges in order to encourage people using these areas to stay longer through the provision of better leisure services and retail / service facilities.	1	[Questionnaire comment]	The SPD includes a number of suggestions for improving these locations. See p.48-49 and 70-71 of the SPD. Additionally, improvements to leisure, retail and service facilities are included as part of the strategic guidance section of the report
48	Need to promote civic pride	1	[Questionnaire comment]	Noted
49	Don't persecute motorists. Widen roads and allow free parking	1	[Questionnaire comment]	Disagreed. The guidance contained within the SPD aims to reduce car usage and promote sustainable modes of transportation in accordance with national and regional planning guidance

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50	Hollywood Green should be closed down and replaced with a theatre, arts centre, children's museum or something with a bit of culture that will encourage families and discourage gangs	1	[Questionnaire comment]	The SPD encourages the development of appropriate leisure and night-time economy uses in the town centre. It is not considered that this recommendation would be viable, and it would remove a much used local leisure facility
51	More free vehicle parking should be allowed to support local business	2	[2 Questionnaire comments]	Disagree. This would be contrary to the London Plan and other planning policy
52	Start by fixing area in the vicinity of Turnpike Lane as this has high footfall, high visibility and maximum impact	1	[Questionnaire comment]	Noted. The SPD includes public realm improvements for the area around the tube station
53	The Wood Green SPD is greatly welcomed not only because it will improve the town centre for residents and shoppers, but also because it will impact on the wider economy and help to address some of the high economic deprivation in adjoining areas	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	Noted

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I. Vision				
100	Greater emphasis on environmental sustainability required	1	Mr Jasper Woodcock	Noted. To be incorporated
101	The inclusion of public realm is supported	1	Natural England	Noted
102	The inclusion of congestion is supported	1	Natural England	Noted
103	The following sustainability themes should be included to help address the impacts of climate change: ensuring new infrastructure is in place in tandem with new development; improving water quality and reducing the potential for sewer flooding; and managing water demand.	1	Thames Water	Reference to policy 4A.18 of the London Plan be added
104	The vision is supported	3	National Grid Property, Andrew Snape & Eric Childs - Crime Prevention Design Advisors & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	Noted

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2. Introduction				
150	The aim to improve linkages between Wood Green town centre and Haringey Heartlands is supported	1	National Grid Property	Noted
151	The first paragraph within the 'Haringey Heartlands' section (p.5) states that "The London Plan identifies Haringey Heartlands as an Area for Intensification". This should be amended to state "The London Plan (Consolidated with Alterations since 2004) identifies Haringey Heartlands / Wood Green as an Area for Intensification. The designation covers a 50ha area with an indicative employment capacity of 1,500 jobs from 2001-2026 and a minimum of 1,700 new homes in the same period".	1	National Grid Property	Noted. To be incorporated
152	The following paragraph (p.5) describes the Haringey Heartlands area and states that the development will house "approximately 1,200 new residents primarily in one and two bed flats". The proposals for Clarendon Square at Haringey Heartlands will provide between 1,100 to 1,200 new residential units, rather than residents, and NGP request that the description is adjusted to reflect this.	1	National Grid Property	The SPD will not refer to 1 or 2 bed residential units, but rather a mixture of dwelling units
153	The final sentence of the paragraph states "The Masterplan proposals for Haringey Heartlands are due to be submitted as an outline planning application to the London Borough of Haringey in Spring of 2008". NGP request that this is amended to state: "The Masterplan proposals for Clarendon Square at Haringey Heartlands are due to be submitted as an outline planning application to the London Borough of Haringey in Summer 2008".	1	National Grid Property	The Haringey Heartlands outline planning application is yet to be submitted, and this sentence should be removed altogether from the SPD

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3. Planning policy context				
200	Opportunities for decentralised energy should be investigated	1	GLA	Agreed. Reference to London Plan policies 4A.1 to 4A.7 to be added and opportunities for decentralised heat and energy to be promoted (see GLA response ref no. 1)
201	The requirement for the use of renewable energy as part of town centre regeneration should be made clear	1	GLA	Agreed. To be added
202	Reference required to flooding, sustainable drainage and climate change adaptation	1	GLA	Agreed, although p.13 includes reference to UDP policy ENV2. Reference to London Plan policies 4A.9-4A.14 will be added
203	References to the London Plan should read London Plan - consolidated with alterations since 2004 (February 2008) in the first instance	1	GLA	Agreed. To be incorporated
204	Key policies in relation to town centres are omitted	1	GLA	Agreed. Reference to policies 2A.8, 3D.1 and 3D.2 to be incorporated
205	More reference required to employment in Wood Green	1	GLA	Agreed, further reference will be made to relevant employment strategies in section 3 and the appendix, including 'Town Centres and the London Economy' (NLSA and WLA), the worklessness position statement that was approved by CEMBA and Cabinet last year, up-to-date information about the Haringey Guarantee, and Haringey's Local Area Agreement. Reference to policy 3B.11 to be added. The SPD cannot be specific about the proportion of employment to be provided within the town centre (as this is dependent upon the scale of change and development over the coming years), however, it will be made clear that the SPD seeks to create local employment opportunities, in association with development in Haringey Heartlands wherever possible.
206	Reference to London Plan policy on leisure, retail, employment and open space required	1	GLA	Agreed. Reference to London Plan policies 3D.3, 3D.4, 3D.8, 3D.11, 4B.1 and 3D.13 will be added
207	Reference to the London Plan AMR for Haringey in relation to affordable housing required	1	GLA	Agreed - to be incorporated
208	Reference to PPG15 needs to be expanded to include guidance on developments affecting listed buildings.	1	English Heritage	Agreed - to be incorporated
209	Reference to PPG16 Archaeology and Planning is required	1	English Heritage	Agreed - to be incorporated
210	Headline messages from the conservation area appraisals and management plans from Trinity Road Conservation area and Noel Park conservation area should be added to the local context section	1	English Heritage	Agreed - to be incorporated within the Wood Green Context sub-section of the report
211	Reference to PPS9 and PPG17 is required	1	Natural England	Agreed. To be incorporated
212	Policy AC1 of the UDP can be linked to PPS9 and PPG17	1	Natural England	Noted
213	Policy TCR1 of the UDP can be linked to PPS9	1	Natural England	Noted
214	The provision of housing will require suitable access to greenspace, and consideration should be given to the Accessible Natural Greenspace Standards Model (ANGST). At least 2ha of accessible natural green space per 1,000 population is required	1	Natural England	Noted. However, in such a high density town centre environment there are few opportunities to increase the amount of accessible natural green space available to the local population.
215	Policy 4A.18 of the London Plan states that Boroughs should work with Thames Water to ensure infrastructure is put in place in tandem with new development. Therefore, the SPD should make reference to the provision of adequate water and sewerage infrastructure to service development to avoid unacceptable impacts on the environment	1	Thames Water	Agreed. Reference to policy 4A.18 of the London Plan be added
216	The requirements for drainage impact assessments in the area is supported, as is the encouragement of sustainable drainage techniques.	1	Environment Agency	Noted

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
217	A surface water flood risk assessment is required by PPS25 for any development on site greater than 1ha in area for sites in flood zone 1	1	Environment Agency	Noted. However, no areas either in or adjacent to Wood Green town centre are susceptible to fluvial flooding
218	Opportunities which address the enhancement of river corridors, such as de-culverting opportunities within the area, would be supported - including the EA's 8m buffer zone along water courses, which enables the enhancement of biodiversity and improvements to water quality within the area.	1	Environment Agency	Noted. However, de-culverting of water courses within the town centre is not considered to be a practical option in such a densely developed urban location. It is likely to be of only limited ecological benefit as de-culverting would only be possible on a small scale as a result of the development which already exists. No opportunities are thought to exist to enhance river corridors within Wood Green town centre.

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
4. Evidence base and consultation				
250	The results of the Haringey Retail Needs Assessment (2003) and the emerging results of the GLA London wide retail needs assessment should be included to provide an assessment of retail needs	1	GLA	Demand for retail floorspace is included within the healthcheck report. The plans of current retailers is assessed through a business survey, whereas potential demand from new retailers is gleaned from Focus. The Retail Needs Assessment is currently being updated, but the current version is too dated for use in this document
251	Reference required to proposals for the Wood Green Strategic Industrial Location and how this relates to the town centre including any conflicts of uses, and Haringey's Industrial Land study	1	GLA	Agreed. to be incorporated
252	Specific proposals should be included for improving linkages with the cultural industries quarter	1	GLA	Reference will be made to the need for linkages to be improved between the town centre and the cultural industries quarter
5.Strategic guidance				
300	Shop front conservation programmes should be considered	1	Deborah Hogan	This will be incorporated into the conservation subsection within section 5 of the SPD
301	Change title to 'Strategic Principles for development' or 'overarching strategic themes'.	1	GLA	Agreed. Title to be altered to 'Strategic Principles for Development'
302	Employment should be included as one of the themes	2	GLA & Avenue Gardens Residents Association	Agreed. New theme to be added within this section
303	Language could be made stronger in sections - particularly in relation to access and inclusive design	1	GLA	Agreed. To be incorporated
304	reference to be made to GLAs night time economy BPG, improving health through planning BPG and sustainable design and construction SPG	1	GLA	Noted. These will be referenced within the planning policy context section of the report
305	Expand the section on planning obligations to refer to transport improvements, and support pooled contributions. List of identified improvements to be worked up with TfL and details of S106 charges should be included	1	GLA	This would be too detailed, and would not be appropriate for inclusion within the strategic guidance section of the SPD
306	Amend the wording of the strategic guidance on conservation (p.21) so that key heritage assets that are currently at risk are promoted for enhancement (see English Heritage comments)	1	English Heritage	Agreed. To be incorporated
307	Expand the list of potential beneficiaries for planning obligations to explicitly include heritage assets, their settings and other historic features that contribute to the quality of the townscape	1	English Heritage	Agreed. To be incorporated
308	The introduction of a network of small open spaces along the length of the High Road is welcomed	1	Natural England	Noted
309	The network of small open spaces could provide for biodiversity improvements for the area as well as providing a pleasant leisure facility and possibly help combat some of the effects of the heat island effect in the area	1	Natural England	Noted. To be incorporated
310	The use of planning obligations for the provision of environmental improvements is supported	1	Natural England	Noted

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
311	<p>A water and wastewater policy should be included in the SPD as follows: "Water and sewage infrastructure. Planning permission will only be granted for developments which increase the demand for off-site service infrastructure where: 1. sufficient capacity already exists or 2. extra capacity can be provided in time to serve the development which will ensure that the environment and the amenities of local residents are not adversely affected. When there is a capacity problem and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development."</p> <p>Sub-text along the following lines should be added to the SPD to support the above proposed Policy: "The Council will also seek to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it will be considered that the above policy, and supporting text, accords with the guidance."</p>	1	Thames Water	Too detailed for the SPD. Reference will be made to the appropriate policies of the London Plan
312	<p>A policy on reducing sewer flooding, and the use of sustainable drainage methods through the incorporation of a drainage hierarchy would be supported</p>	1	Thames Water	This is a strategic issue which is outside of the scope of this SPD
313	<p>In terms of sustainable drainage, it should be noted that it is not always viable to employ rainwater harvesting, and sustainable drainage (SUDS), in new developments. For example, increasing density of housing in new developments is more likely to ensure that conventional piped drainage systems will prevail as the reduced land space available mitigates against the use of SUDS, similarly potential land contamination of brownfield sites also mitigates against the use of SUDS.</p>	1	Thames Water	Noted
314	<p>A policy on water use would be welcomed, incorporating the balance between the provision of new homes, employment and the availability of water in the Borough. The provision of sustainable water measures in new development through the use of water targets should be required. Proposed Policy:- "Water. The Borough will require new developments to incorporate water efficiency measures.</p>	1	Thames Water	This policy may be more appropriate to include in the Core Strategy
315	<p>The enhancement of accessibility into and within the town centre is supported</p>	1	National Grid Property	Noted
316	<p>Proposals for Clarendon Square at Haringey Heartlands have been designed to encourage pedestrian links into the town centre</p>	1	National Grid Property	Noted
317	<p>The aspiration for the provision of a greater range and quality of facilities in Wood Green by enabling visitors to undertake their shopping and leisure activities in one location is supported</p>	1	The Theatres Trust	Noted

Appendix A - Table of Comments

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318	Figure 8.1 (Leisure, community and health requirements) should include reference to improving the night-time economy and widening the range of leisure facilities	1	The Theatres Trust	Agreed. This will be incorporated
319	(Safety and Security) Specific reference should be made to 'Secure by Design'	1	Metropolitan Police Authority	Agreed.
320	(Safety and Security) Specific reference should be made to the introduction of police 'shop' / Safer Neighbourhood Team Base should operational needs arise, in order to increase the presence of police and community support officers	1	Metropolitan Police Authority	Agreed
321	Policing facilities should be included within the planning obligations section, as London Plan policy 3A.18 reinforces policing as a material consideration and seeks to protect and enhance such facilities	1	Metropolitan Police Authority	Agreed, and reference will be made to policy 3A.18 of the London Plan within the planning policy context section of the SPD
322	Object to any proposal to formally list 1-14 High Road (Cheapside)	1	The Co-operative	Noted. However, this group of buildings has significant local value and the SPD does aim to protect and promote them
323	(Open space) There should be no loss of open space within the town centre	1	Haringey Federation of Residents Associations	Noted. The SPD will make clear that there should be no overall net loss of open space in the town centre. Reference will also be added to the Open Space and Recreational Standards SPD
324	The SPD lacks guidance on the size of shop units the Council wishes to encourage in the High Road	1	Avenue Gardens Residents Association	The SPD promotes a wide range of shop sizes to accommodate a variety of retailers
325	High density development is not appropriate in Wood Green	1	David Bentley	Disagree. This is a sustainable urban centre, suitable for further development
326	Proposals for greening the High Road and introducing small pockets of open space are unrealistic	1	David Bentley	Disagree. This is an important aspiration to be considered in any new development proposals
327	Encourage grocery shops to close earlier and keep their produce inside the shop	1	Deborah M. Hylton-Kelly	Disagree. The SPD encourages the provision of a range of retail types and is keen to retain vibrancy and vitality on the High Road

Appendix A - Table of Comments

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6. Movement and accessibility				
350	Against the creation of a bus only High Road during shopping hours due to likely adverse traffic impacts on neighbouring residential streets	20	Parkside Malvern Residents Association, Avenue Gardens Residents Association, Cllr Carolyn Baker and Cllr Karen Alexander & 17 individuals	The Council and TfL may consider the possibility of a bus only High Road at certain times during the day as part of the 3G Strategy. However, no commitment would be given to such a proposal without a thorough review and analysis of the likely traffic impacts on surrounding streets, and consultation of stakeholders and the local community. This will be made clearer in the SPD
351	The plan should seek to reduce traffic congestion in the wider area as well as on the High Road	2	Mr Hugh Frouch & Hugh Clarke	The plan does this by encouraging the use of sustainable means of transportation and discouraging use of private cars. Wood Green is highly accessible by public transport.
352	Cyclists should not be encouraged to use Wightman Road	1	Ms Alison Park	Noted. However, it is important to promote cycle routes which can be used as an alternative to the High Road, which does not currently present a pedestrian friendly environment.
353	Traffic islands on Wightman Road should be removed and replaced with pedestrian crossings	1	Mr Peter Kordel	Wightman Road is outside of the Town Centre SPD boundary. Haringey Council could look to make this junction more pedestrian friendly as part of a separate study.
354	Enforce 20mph speed limits and restrictions on residential roads	1	Mr Peter Kordel	This enforcement issue is outside the scope of this SPD
355	Support the development of a car parking strategy	1	GLA	Noted
356	Support the maximisation of opportunities for car free residential development	1	GLA	Noted
357	Support the provision of car clubs	1	GLA	Noted
358	Support the encouragement of shared use parking facilities	1	GLA	Noted
359	Should specifically refer to the need to comply with maximum car parking standards set out in the London Plan. SPD should set out how maximum car parking standards will be applied locally in the town centre	1	GLA	Agreed. Reference to Annex 4 of the London Plan to be incorporated, and policies 3C.23 and 24. The SPD will encourage the proposed car parking strategy to comply with the London Plan maximum car parking standards
360	Should specifically refer to the parking needs of disabled motorists or motorcyclists as set out in the London Plan	1	GLA	Agreed. Reference to Annex 4 of the London Plan to be incorporated, and policies 3C.23 and 24. The SPD will encourage the proposed car parking strategy to consider provision of disabled parking and motorcyclist
361	Should specifically refer to London Plan policy on Cycle parking	1	GLA	Reference to Annex 4 of the London Plan to be incorporated, and policy 3C.22. To be incorporated
362	Routes well used by cyclists should be highlighted, and greater consideration given to local access to shopping centre, and whether any one-way roads could become two-way for cycling	1	GLA	Fig 6.1 will be updated accordingly to illustrate routes used by cyclists, and any new cycle lanes will be shown. The Council will, where feasible, consider plans for making 1-way roads 2-way for cyclists.
363	Support the proposal for service delivery plans (SDPs)	1	GLA	Noted
364	Support the proposal for construction logistics plans (CLPs)	1	GLA	Noted
365	Greater reference required to policy 3C.25 of the London Plan, and the sustainability aspects of freight use, particularly in relation to the preparation of Service delivery plans and construction logistics plans	1	GLA	Reference to policy will be added in relation to the preparation of the plans. To be incorporated
366	Support for the inclusion of shared use loading bays	1	GLA	Noted
367	Trees should not obscure drivers' vision when they are using shared use loading bays	1	GLA	Noted. However, it should also be noted that reducing visibility tends to make drivers be more cautious. For this reason, the trees may not compromise pedestrian safety. The SPD will make reference to Manual for Streets, Pg. 20, (section on Risk and liability), which sets out government guidance on how designers and local authorities should not be over-cautious
368	The SPD should require all major development to submit a Transport Assessment and Travel Plan, in accordance with the transport assessment BPG	1	GLA	Reference is already made to this in the SPD, and p.35 makes it clear that development proposals in Wood Green should follow this guidance

Appendix A - Table of Comments

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369	The SPD should acknowledge the need to safeguard land for transport functions	1	GLA	Reference is already made to this in the SPD, and p.35 makes it clear that development proposals in Wood Green should follow this guidance
370	The SPD should reference TfL's SPG on Workplace travel planning	1	GLA	Reference to the SPG will be added
371	The SPD should address taxi provision in line with the London Plan (policies 3C.3 and 3C.4)	1	GLA	Taxi provision will be reviewed accordingly, and a sub-section will be added to the report
372	It is assumed that all bus stops in the High Road will be equipped with real time information displays	1	Natural England	This will be made clearer
373	Support the improvement of linkages from Wood Green town centre to Haringey Heartlands	1	National Grid Property	Noted
374	Object to the replacement of bus lay-bys with bus stop clearways, as this will increase congestion on the High Road, resulting in a greater number of vehicles using surrounding roads	3	Parkside Malvern Residents Association, Avenue Gardens Residents Association & Cllr John Bevan	The introduction of bus stop clearways is in accordance with TfL policy
375	The SPD is too weak on the reduction of street clutter, particularly in terms of illuminated advertising display stands, redundant or ill-sited posts, badly positioned bus stops, and the visual mess of lamppost advertising banners	1	Parkside Malvern Residents Association	The SPD places significant emphasis on the reduction of street clutter. However, specific reference will be made to the need to reduce visual as well as mobility street clutter
376	Support improvements to public transport	1	Haringey Federation of Residents Associations	Noted
377	Support aim to reduce congestion, providing that local communities are protected from through traffic	1	Haringey Federation of Residents Associations	Noted
378	Wightman Road should be made into a 20mph zone	1	Cllr Carolyn Baker and Cllr Karen Alexander	Noted
379	A thorough traffic assessment should be undertaken, which includes a comprehensive survey and traffic modelling exercise before any decision is taken on the future of Wood Green High Road	1	Cllr Carolyn Baker and Cllr Karen Alexander	Agreed. The SPD makes it clear that significant further detailed consultation and modelling work would be required before any decision could be taken on the proposal to make the High Road bus-only
380	Object to the proposal to remove the left hand filter lane adjacent to River Park House, as it will hold up traffic and force traffic onto other residential routes	2	David Bentley & Avenue Gardens Residents Association	Traffic modelling would be undertaken before any such proposal was to go ahead to ensure that there would not be any significant adverse traffic impacts for the town centre
381	The SPD does not contain details of how to exploit the infrastructure capacity at Turnpike Lane / Ducketts Common to support town centre growth	1	Avenue Gardens Residents Association	The SPD includes the objectives of promoting the usage of sustainable means of transportation, including the bus and tube, and promoting accessibility including pedestrian connectivity from the tube stations into the town centre (see page 1). Additionally, the SPD encourages enhancements to the tube station buildings (p.45 and 68)
382	Rather than remove the bus stop lay-bys, the design and siting of existing bus stops could be much improved	1	Cllr John Bevan	Following the detailed consultation undertaken as part of the production of the SPD, support was indicated for both the removal of bus stop lay-bys and reviewing the positioning of bus stops within the town centre
383	Agree with the proposal to replace bus stops in the High Road with fully functioning easy to maintain versions	1	Cllr John Bevan	Noted
384	Removal of the left-hand filter lane adjacent to River Park House would make it easier for pedestrians to cross, but the remaining road would need to be widened to enable two lanes of traffic	1	Cllr John Bevan	The SPD will make it clear that further detailed assessments would need to be carried out before the proposal could be implemented
385	Buses using residential streets as a terminus are causing distress to residents and damage to property	1	Sue Brown, Vice-chair, NPNARA	Noted

Appendix A - Table of Comments

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386	The current location of bus stops is problematic	1	Sue Brown, Vice-chair, NPNARA	The SPD includes a proposal to review the current bus stop layout within the town centre (p.31)
387	Support the pedestrianisation of the High Road from Gladstone Avenue to Whymark Avenue	1	Michael Thompson, The Mall Shopping City	Noted. However, initial consultation undertaken as part of the preparation of the SPD indicated that partial or total pedestrianisation of the High Road would be unworkable, as no suitable alternative routes exist

Appendix A - Table of Comments

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7. Opportunity zones - Town Centre North				
400	Against the demolition of the Council Chamber	2	Mrs Caroline Carr & Mr Jasper Woodcock	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
401	SPD should encourage the re-use the Civic Centre / Green Ridings House rather than redevelopment	2	Mrs Caroline Carr & David Bentley	Both buildings are thought to be incompatible with modern requirements, and may therefore offer opportunities for redevelopment. A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
402	Improvements to the access arrangements to the bus depot should be included	1	Mrs Caroline Carr	Already included in the SPD
403	Quality of paving surface should be improved	1	Mrs Caroline Carr	Already included in the SPD
404	Redevelopment of the Civic Centre does not accord with sustainability principles	2	Mrs Caroline Carr & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
405	Civic Centre should be redeveloped for cultural and entertainment uses	1	Mrs Caroline Carr	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
406	Civic Centre makes a positive contribution to the Trinity Garden conservation area	2	Mrs Caroline Carr & Avenue Gardens Residents Association	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
407	There should be a coordinated strategy to promote the controlled refurbishment of degraded older shops on the High Road	1	Mrs Caroline Carr	Agreed. The SPD already makes several references to such schemes (for instance, p.23, p.46, p.59)
408	Proposals for the redevelopment of the Civic Centre should consider the building in its entirety	1	Mrs Caroline Carr	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.

Appendix A - Table of Comments

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409	The Watson's Road junction should be reconfigured for pedestrian safety	1	Parkside Malvern Residents Association	Noted. The SPD has considered improvements to pedestrian safety within this opportunity zone, and encourages improvements to the entry and exit arrangements at the bus garage to be made
410	Public art should be introduced onto the blank wall opposite the bus garage, chosen with resident participation	1	Parkside Malvern Residents Association	This proposal was taken into consideration during the production of the SPD, and is noted within the Evidence Base and Consultation Report (see p.43 and p.46).
411	The recommendation for 'improved pedestrian crossing facilities' at the Green Lanes/Bounds Green Road junction is too weak and vague. Both Green Lanes crossing points must be fully furnished with pedestrian light controlled crossings.	1	Parkside Malvern Residents Association	Noted. The introduction of specific measures to improve pedestrian crossing facilities at this junction will be included
412	The bus stop outside the Bus Garage should be removed or repositioned.	1	Parkside Malvern Residents Association	The SPD includes the recommendation that a review of the current bus stop layout in the town centre should be carried out with the aim of consolidation
413	The Civic Centre should not be included within the town centre boundary without justification	1	Avenue Gardens Residents Association	The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown as part of the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.
414	Greater consideration should be given to the impact that redevelopment of the civic centre would have on the character and nature of the surroundings	2	Avenue Gardens Residents Association & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
415	Any redevelopment of Green Ridings House should seek to reduce the number of stories in line with surrounding buildings	2	David Bentley & Avenue Gardens Residents Association	Noted. The SPD states that Wood Green is an appropriate location for tall buildings given its good public transport accessibility. However, tall buildings must be appropriately sited to respect the surrounding scale of development, and to avoid overshadowing, microclimatic problems and detrimental impacts on the street environment and public realm (p.22). Additionally, any proposals affecting listed buildings or conservation areas must preserve or enhance their existing character and qualities (p.23).
416	Civic Centre function should be retained at its current location	1	David Bentley	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration. The SPD will also make clear that the Council Cabinet decided to transfer all civic functions from the Civic Centre to Woodside House on the 28th July 2008.
417	Support the redevelopment of the Civic Centre site for residential or mixed-uses	1	Cllr John Bevan	Noted
418	Close Watson's Road and Ringslade Road to through traffic	1	[Questionnaire comment]	Noted

Appendix A - Table of Comments

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419	The Civic Centre is a robust and attractive Modernist building of high quality design and build	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
420	The SPD has pledged to put community, quality and sustainability at the heart of the Plan, but it is difficult to see how the community building of the Wood Green area can be earmarked for redevelopment	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
421	The quality of the Civic Centre building is clear. Can you hope to achieve such a high quality build on this same plot in today's commercial market?	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
422	How can we have faith in your pledge to 'promote a sustainable future for Wood Green town centre, which ensures that the needs of the present generation are met without compromising those of the future' if you propose to redevelop this extensive building and promote a brand new development? Even if the new buildings are 'carbon neutral' the most sustainable option is always to retain and refurbish	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
423	The 'positive' designation given to the Civic Centre in the Trinity Garden Conservation Area Appraisal means that any proposals for redevelopment must be assessed on more stringent grounds as set out in PPG15 ""The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings."	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
424	Core policy CSV1 of the UDP "The Council will require proposals affecting Conservation Areas to...preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area...and protect the special interest of buildings of architectural or historic interest"; while paragraph 11.10 of the same chapter describes how "Buildings of local interest in Haringey often play a crucial role in anchoring local visual and historic identity.... The Council attaches special importance to their protection ...[and]..The Council will utilise its planning powers to ensure that wherever possible the special character of [locally listed] buildings is protected and enhanced."	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
425	Supplementary Planning Guidance (SPG2: Conservation & Archaeology, Section 4, para B1) asserts that: "Applications for demolition will not be agreed where the building or part of the building positively contributes to the overall character or appearance of the building, its setting, or the wider conservation area or setting" while section 5, para F2 of the same notes that: "Schemes requiring the demolition of buildings of local interest will not normally be permitted, and in Conservation areas applications for the demolition of locally listed buildings will normally be refused, in accordance with the UDP policy."	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
426	The UDP also states clearly that "Heritage conservation is recognised as a key factor in facilitating urban regeneration and promoting civic pride" (para 11.2) and in recognition of this, local residents and community groups would like to see the Civic Centre retained and a new use adopted. What better way to encourage new visitors and cultural interest in Wood Green than by recreating the Civic Centre as mixed-use art gallery, café, theatre and office / workshop space?	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
7. Opportunity zones - The Broadway				
450	The former Gaumont cinema (Grade II*) should be considered or identified for enhancement, and the SPD should consider how this building can be removed from the BAR register through sensitive enhancement	1	English Heritage	Agreed. This will be identified within the plan of the opportunity zone
451	The SPD should include proposals to reduce bus congestion at the Buller Road / Redvers Road bus stands	1	Parkside Malvern Residents Association	During the production of the SPD both TfL and Arriva have been consulted and approached about the possibility of improving the bus stand situation in the town centre. As noted in the representation by the Parkside Malvern Residents Association, there are restrictions on use of the bus depot brought about by ownership (the depot is owned by Arriva, which imposes a restriction on other bus operators using the depot). However, the existing arrangements are regarded as an essential operational function
452	Object to the proposal to open up the rear of Wood Green tube station without greater explanation. A new entrance into Berners Road would be problematic in terms of crime and safety	1	Parkside Malvern Residents Association	This proposal should be removed from the SPD
453	The SPD should include a proposal to improve the pedestrian area outside Levenes and Monoghans Tavern, adjacent to the bus garage	1	Parkside Malvern Residents Association	The SPD does contain proposals to improve pavement surfaces throughout the town centre, and particularly in the 'town centre north; area which this pedestrian area borders (p.17, p.34, p.43)
454	There is no mention in the SPD of the need to improve the degraded Morrison's forecourt / bus stop area	1	Parkside Malvern Residents Association	Noted. Reference to this will be added to Figure 7.5
455	Improvements to the frontage of River Park House are supported, but not by the removal of the adjacent left hand filter lane	1	Avenue Gardens Residents Association	Noted. However, the removal of the filter lane is considered to be a positive measure which would present the opportunity to improve the public realm and pedestrian environment, as well as enabling improvements to the entrance of River Park House
456	Support the proposal to reconfigure the podium of River Park House to provide an active frontage	1	Cllr John Bevan	Noted
457	Support the proposal to reconfigure and extend the Morrison's store in order to enhance the retail offer of the town centre	1	Wm. Morrison Supermarkets plc	Noted
458	The junction around Wood Green tube needs to be made less threatening	2	[2 Questionnaire comments]	Agreed. The SPD contains proposals for this on p.46
459	Put a yellow box outside of Wood Green tube	1	[Questionnaire comment]	The intention of the SPD is to keep the streetscape uncluttered, and to improve pedestrian accessibility and connectivity

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
7. Opportunity zones - Shopping City				
500	Wood Green library should be retained and restored rather than redeveloped	8	Parkside Malvern Residents Association, Different Strokes, Avenue Gardens Residents Association, Haringey Federation of Residents Associations, three individuals & [1 Questionnaire comment]	The library building is considered to be a poor design and is in a poor state of repair. Comprehensive redevelopment would facilitate significant improvements in the wider urban network
501	Redevelopment of the library would result in existing services, jobs and amenities temporarily disappearing from the area	3	Parkside Malvern Residents Association, Different Strokes & John Murray, Architect	The SPD will state that any future scheme to redevelop the library must ensure that all efforts are taken to retain existing services, jobs and amenities within the town centre
502	The enclosed mall within the Library building should be removed and active frontages created along a new boulevard	1	Parkside Malvern Residents Association	Agreed. The SPD proposals already recommend this.
503	The SPD should include a commitment to retain Wood Green Central Library on its present site	3	Parkside Malvern Residents Association, Avenue Gardens Residents Association & Haringey Federation of Residents Associations	The SPD will promote the retention of the library either on its current site or on another suitable town centre location
504	The SPD should include a commitment to retain the post office on its present site	1	Parkside Malvern Residents Association	The SPD does not aim to relocate the post office, but cannot make a specific commitment on behalf of the Royal Mail
505	A specific stipulation must be made that any redevelopment of the Library must be stepped down in height from the Shopping City towards Broadway Parade.	1	Parkside Malvern Residents Association	Options for the redevelopment of the Library and Shopping City aim to improve the public realm experience and reduce the oppressive nature of the street environment. Additionally, the SPD states that 'building scale should respect both the surrounding and historical layout, and should be sympathetic to the design and character of nearby buildings'.
506	A specific stipulation must be made that in any redevelopment of the Library, a new Library must retain the current overall floorspace and must contain an equivalent of the current number and size of rooms suitable for community uses.	1	Parkside Malvern Residents Association	The SPD will make clear that any future scheme to redevelop the library will be encouraged to maintain or improve the current scale and quality of facilities on offer. However, the same amount of overall floorspace or rooms may not necessarily be automatically required, as any new building could potentially offer significant operational efficiencies
507	Improvements to the alley between Argos and Portman House should be included in the SPD as a short-to-mid-term proposal, separate from the longer term redevelopment of Shopping City	1	Parkside Malvern Residents Association	Noted. However, the SPD already includes proposals to improve the alleyways in the town centre. For instance, on p.25 and p.29. Specifically, p.53 states that 'The Council will encourage the introduction of measures which aim to reduce anti-social behaviour in and around Shopping City and Sky City through...Improvements to lighting and maintenance of alleyways surrounding Shopping City
508	Any redevelopment or remodelling of the Library must include the removal of the 'Turkish Radio Building'	1	Parkside Malvern Residents Association	Agreed. The SPD proposals already recommend this
509	In order to reduce anti-social behaviour in the area, increased police presence could be brought about by allowing police 'shops' / a safer neighbourhood team base within the designated shopping frontages, should the opportunity or need arise	1	Metropolitan Police Authority	The SPD will state that the Metropolitan Police may wish to increase their town centre presence through police 'shops' and the promotion of safer neighbourhood teams
510	Measures to improve Library Square for pedestrians are supported	1	Haringey Federation of Residents Associations	Noted
511	Measures to mitigate the overbearing and overdeveloped nature of Shopping City, including the bridge, are supported	1	Haringey Federation of Residents Associations	Noted

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
512	Demolition of the Library building does not accord with the SPD objective to promote sustainability	3	John Murray - Architect, John Allan - Avanti Architects & Avenue Gardens Residents Association	Noted. However, the library building is considered to be dated, both architecturally and in terms of usage. Comprehensive redevelopment of the building is considered to be the only feasible option
513	East to west access across the town centre can be improved without the demolition of the Library building, but through the redevelopment / replanning of the indoor market, post office and cooperative bank (which occupies the remainder of the building)	1	John Murray, Architect	Noted. However, the library building is considered to be dated, both architecturally and in terms of usage. Comprehensive redevelopment of the building is considered to be the only feasible option
514	The Library in its current format is extremely well used by students, educational and community groups, and also provides a first rate library service. The building is also attractive internally, and the different sized spaces enable many different community activities to take place	3	John Murray - Architect, Different Strokes & Avenue Gardens Residents Association	Noted and agreed. The SPD does not seek to reduce the value of the Library to the local community
515	The poor external appearance of the buildings is as a result of poor maintenance and lack of interest and could be easily solved	2	John Murray - Architect, Different Strokes	Noted. However, the library building is considered to be dated, both architecturally and in terms of usage. Comprehensive redevelopment of the building is considered to be the only feasible option
516	An allocation exists in this year's capital programme to renovate the exterior of the library, but until this year no such funds have existed	1	John Murray, Architect	Noted
517	Technical and performance related problems that may have developed at the library could be remedied at a fraction of the true comparative cost of demolition and replacement	1	John Murray, Architect	Noted. However, the library building is considered to be dated, both architecturally and in terms of usage. Comprehensive redevelopment of the building is considered to be the only feasible option
518	The Library should not be demolished to enable the creation of improved east to west linkages between the town centre and Haringey Heartlands without a clear plan as to how the link would connect up	2	David Bentley & Avenue Gardens Residents Association	Noted
519	Wood Green Central Library was designed by Bert Dinnage, and is recognised as a fine example of civic architecture by the 20th Century Society	1	Avenue Gardens Residents Association	Noted
520	Object to a 'quick win' refurbishment scheme of the Library Square, as it has been attempted before	1	Avenue Gardens Residents Association	Noted
521	Support the redevelopment of the Library site	1	Michael Thompson, The Mall Shopping City	Noted
522	The SPD should suggest a way of joining up the library site, Shopping City and Morrison's	1	Michael Thompson, The Mall Shopping City	Noted
523	Support the creation of a larger public space to the front of the library	1	Michael Thompson, The Mall Shopping City	Noted
524	The Library is in need of modernisation and an internal revamp	1	Deborah M. Hylton-Kelly	Noted

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
7. Opportunity zones - High Road				
550	The SPD should include a proposal to improve pedestrian safety at the Alexandra Road / High Road junction, to include road narrowing at the pedestrian crossing point	1	Parkside Malvern Residents Association	Agreed. This proposal will be incorporated into the SPD
551	The SPD should include a proposal to improve the pedestrian link along Lymington Avenue to the High Road	1	Parkside Malvern Residents Association	Noted. However, p.61 already states that 'The Council encourages development proposals to improve the street environment, and to increase the utilisation of public spaces wherever possible.'
552	There are no short or medium term proposals to improve Dovecote Avenue	1	Parkside Malvern Residents Association	The SPD already includes a proposal to redevelop the Bury Road car park, and Figure 7.31 shows an indicative plan for improvements to Dovecote Avenue, as an example of public realm improvements in the town centre
553	Were the existing traders based in Lymington Avenue consulted or asked to participate in the preparation of the SPD?	1	Sonja Scantlebury	Existing traders on Lymington Avenue were invited to the SPD Walking Audit event held at the Decorium on the 12th October, to allow stakeholders to input into the preparation of the SPD. Additionally, those that attended the Walking Audit event were invited back for a test and review workshop held in the spring of this year. All stakeholders and interested parties have also had the opportunity to comment on the preparation of the SPD through the project website, and through this consultation of the draft SPD, which has included a public exhibition
554	Is the Planning Brief dated September 2003 (Sites at Lymington Avenue) incorporated into the draft?	1	Sonja Scantlebury	Yes. See Appendix I
7. Opportunity zones - Turnpike Lane				
600	In favour of a new children's play area	3	Joanna Kerr Williams, Mr T Spanyol & Haringey Federation of Residents Associations	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
602	In favour of building a new café at Ducketts Common	2	Parkside Malvern Residents Association & Joanna Kerr Williams	Noted
603	Against building a new café at Ducketts Common	1	Mr T Spanyol	Noted
604	The railings should be removed which restrict entry to Ducketts Common	1	Mr T Spanyol	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
605	In favour of improved maintenance of Ducketts Common	1	Miss Kirsten Wright	Noted
606	A plan to improve Ducketts Common in its entirety should be in place, rather than just in relation to Wood Green town centre	1	Friends of Ducketts Common	Noted. However, the remit of this SPD does not extend to the southern part of Ducketts Common.
607	In favour of a new children's play area and cafe, but it should not be located at the northern end of the Common	2	Miss Kirsten Wright & Friends of Ducketts Common	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
608	The SPD should include a specific proposal to improve the pedestrian environment at the north side of the Turnpike Lane / High Road junction by reducing the three lane east bound crossing to two lanes and widening the adjacent pavement with the addition of seating and green landscaping	1	Parkside Malvern Residents Association	The SPD already includes several proposals which relate to improving the public realm and pedestrian crossing facilities around the junction, as illustrated in Figure 7.29 (pages 70-71). Additionally, p.74 recommends improvements to the public realm throughout the town centre
609	There should be no net loss in green space to accommodate new play facilities	2	Parkside Malvern Residents Association & Haringey Federation of Residents Associations	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future

Appendix A - Table of Comments

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
610	The additional play area at the northern end of Ducketts Common could be complementary to the play area for older children in the middle of the common by catering for babies and young children	1	Joanna Kerr Williams	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
611	The MPA request that their presence is retained as part of any refurbishment or improvement works in the Turnpike Lane Opportunity Area, subject to operational needs	1	Metropolitan Police Authority	Noted
612	In favour of proposals for Ducketts Common	1	Cllr Carolyn Baker and Cllr Karen Alexander	Noted
613	Ducketts Common should become a Green Flag park	1	Cllr John Bevan	This suggestion is noted. The Council would hope that the improvements suggested within the SPD would enable the Common to work towards achieving Green Flag status in the future.
614	Haringey Parks Department has just completed installing brand new play equipment and a new surface for the play area in the middle of the Common costing approximately £30,000	1	Friends of Ducketts Common	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
615	The number and position of benches and litter bins needs looking at, as well as the position of pathways across the Common	1	Friends of Ducketts Common	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
616	The Common, or part of it, should be developed as a beautiful green space for people to enjoy with well thought out well tended planted areas	1	Friends of Ducketts Common	Agreed.

Evidence Base and Consultation Report

650	Please confirm location of market stalls on Lymington Avenue as stated on p.24	1	Sonja Scantlebury	This relates to a comment made by an individual within the stakeholder meetings
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Sustainability Appraisal Report

700	Opportunities to enhance the areas heritage assets, their settings and the wider historic environment should be recognised and pursued, as the text only focuses on preservation at present (p.12)	1	English Heritage	Noted. To be incorporated
701	It is not clear whether the areas archaeology has been sufficiently identified and considered as part of the SA assessment tables	1	English Heritage	Noted. This will be reviewed
702	All of the sustainability objectives are supported	1	Natural England	Noted

Appendix B - Exhibition Questionnaire Results

Ranking	Agreement with Statements	Average Score
1	Public amenities, such as the Library should continue to be located within the town centre.	1.82
2	Good quality buildings should be protected and enhanced and new buildings should be of the highest quality.	1.38
3	New development in the town centre should be designed to the highest sustainable standards.	1.36
4	Trees and green spaces should be introduced within the town centre whenever possible.	1.18
5	Where sites are being redeveloped, care should be taken to design out alleys and other spaces which might attract crime.	1.18
6	Town centre development should be sensitive to the Noel Park and Trinity Gardens conservation areas which are adjacent to the town centre.	1.14
7	Smaller independent shops should be encouraged, especially in the southern half of the High Road to provide a good mix of shops for everyone.	1.10
8	The different character of the areas within Wood Green town centre should be promoted, creating a variety of shopping and leisure provision	1.05
9	The town centre should have wider, better pavements and safer crossing points.	1.05
10	Cars should be banned from using the High Road at peak shopping periods.	1.00
11	Wood Green should continue to improve in order to attract major High Street retailers to the town centre.	1.00
12	Family friendly leisure uses should be promoted in the town centre.	0.95
13	East-west links to Haringey Heartlands should be improved.	0.91
14	There should be a gradual reduction in town centre parking to encourage people to walk, cycle or use public transport.	0.86
15	Pavements should be widened to give more space to pedestrians and create a more relaxed shopping environment.	0.86
16	There should be better facilities on Ducketts Common with easy links to the High Road.	0.86
17	Deliveries to shops should be better organised and heavy vehicles discouraged from using the High Road during peak hours.	0.86
18	Buses should be given more priority over cars to make them quicker and better to use.	0.68
19	A mix of different uses within new development (for example, flats above shops) will make the town centre feel safer at all times of the day	0.64
20	The southern half of the High Road should be promoted as a location for restaurants and cafés.	0.57
21	New development in the town centre should be high density and mixed use to take advantage of the excellent public transport links.	0.29
22	I agree with the draft Vision for Wood Green	0.14
-	Average	0.95

* 2 = strongly agree, 0 = neutral, -2 = strongly disagree

These average scores have been weighted (strongly agree = 2, neutral = 0 and strongly disagree = -2). Therefore, a positive score which is greater than zero can be assumed to reflect a favourable rating.

Retail

- Wood Green should continue to improve in order to attract major High Street retailers to the town centre.
- Smaller independent shops should be encouraged, especially in the southern half of the High Road to provide a good mix of shops for everyone.

Leisure

- The southern half of the High Road should be promoted as a location for restaurants and cafés.
- Family friendly leisure uses should be promoted in the town centre.

Building quality

- Good quality buildings should be protected and enhanced and new buildings should be of the highest quality.
- Town centre development should be sensitive to the Noel Park and Trinity Gardens conservation areas which are adjacent to the town centre.

Please add any other comments here, or write to us directly if you have more to say:

<p>Albanian <input type="checkbox"/></p> <p>Kjo fletushkë është mbi Dokumentin Shtesë të Planifikimit për Qendrën e Qytetit Wood Green. Nëse doni një kopje në gjuhën tuaj, ju lutem shënjoni <input checked="" type="checkbox"/> kutinë, plotësoni emrin dhe adresën tuaj dhe dërgojeni tek adresa e mëposhtme me postim falas.</p>	<p>French <input type="checkbox"/></p> <p>Ce feuillet concerne le Document de Planification Supplémentaire du Centre Ville de Wood Green. Si vous souhaitez en recevoir un exemplaire dans votre langue, veuillez cocher la case, compléter votre nom et adresse et le renvoyer à l'adresse au port payé ci-dessous.</p>
<p>Kurdish <input type="checkbox"/></p> <p>Ev belavok li ser Dokumenta Plansaziya Zêdekîrî ya Navenda Bajêr a Wood Green agahîyê dide. Heke hun kopîyeke bi zimanê xwe dixwazin, ji kerema xwe qutîkê îşaret bikin, nav û navnîşana xwe binivîsin, û ji navnîşana jêrîn a posta bêpere re bişînin.</p>	<p>Polish <input type="checkbox"/></p> <p>Ten informator dotyczy dokumentu uzupełniającego w sprawie planowania centrum dzielnicy Wood Green. Jeśli chciałbyś jego kopię w języku polskim zaznacz opcję poniżej, wpisz nazwisko i adres i wyślij na podany bezpłatny adres.</p>
<p>Somali <input type="checkbox"/></p> <p>Warqaddani waxay ku saabsantahay warqadda taageerada ah ee qorshaynta badhtamaha magaalada Wood Green. Haddii aad rabto koobbi ku qoran luqaddaada, fadlan calaamadi sanduuga, ku qor magacaaga iyo cinwaankaaga kuna soo celi cinwaanka boostiisu lacag la'aanta yahay ee hoose</p>	<p>Turkish <input type="checkbox"/></p> <p>Bu broşür Wood Green İlçe Merkezi Ek Planlama Dökümanı hakkında. Eğer kendi dilinizde bir kopyasını istiyorsanız, lütfen kutuya tik atın, adınızı ve adresinizi yazıp aşağıdaki ücretsiz posta adresine gönderin.</p>

Please tell us if you would like a copy of this Wood Green SPD consultation leaflet in another language that is not listed above or in any of the following formats and send the form to the Freepost address below.

- In large print
- On audio tape
- in Braille

In another language, please state below

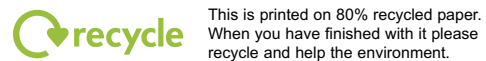
Name

Telephone

Address

Please return to: Freepost RLXS-XZGT-UGRJ, Haringey Council, Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ

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Published by Urban Practitioners on behalf of Haringey Council, May 2008

Wood Green Town Centre SPD Consultation leaflet

19 May - 25 June 2008



www.haringey.gov.uk/woodgreenspd



Haringey Council

Wood Green Town Centre

Draft Supplementary Planning Document

Haringey Council has prepared a new Supplementary Planning Document (SPD) for Wood Green town centre. This will form part of our set of planning documents for the Borough and sets out our vision for the future of the town centre.

The purpose of the document is to ensure that any new development which takes place in the town centre is of the highest quality and to set out ideas which will improve the public spaces and facilities in Wood Green. We hope you will take the time to look at the exhibition and let us know your views by answering the questions on the next page.

The consultation period starts on Saturday 17 May 2008 and ends on Wednesday 25 June 2008.

Right - Wood Green SPD street consultation event 19 July 2007



Cover images (from left to right)

- Cheapside, Wood Green High Road;
- Wood Green Walking Audit;
- Wood Green Tube Station; and
- Shopping City

Consultation exhibition

On Saturday 17 May and Sunday 18 May 2008 the Council team will be in Shopping City with the exhibition about the draft SPD.

Following this, the exhibition will move to Wood Green Library on Monday 19 May where it will be available to view during the normal library opening hours:

Monday – Friday: 8.45am – 7.00pm

Saturday: 9.00am – 5.00pm

Sunday: 12.00 - 4.00pm

You can view the exhibition and all the documents relating to the SPD at Wood Green Library between Monday 19 May 2008 and Wednesday 25 June 2008. Alternatively you can access them online at:

www.haringey.gov.uk/woodgreenspd

Contact us

Please post your completed leaflet to:

Deborah Hogan
Physical Regeneration Team
Haringey Council
Unit 212, Technopark
Ashley Road
Tottenham N17 9LN

Tel: 020 8489 4542

Deborah.Hogan@haringey.gov.uk

You can also use this address to contact us if you have any questions about the SPD or would like to send us further comments.

All responses to the draft SPD must be received by 5pm on Wednesday 25 June 2008. If you wish to receive notification of the adoption of the SPD please let us know.

The maps included in this leaflet are based on mapping data provided by the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Haringey LA 100017423, 2008

Your Views

We would like to know what you think about the draft Wood Green SPD.

Please give your responses to the ideas below using the tick boxes. There are five options ranging from strongly agree to strongly disagree. There is also space over the page for you to add further comments.

Strongly agree Strongly disagree

Vision for Wood Green

- I agree with the draft Vision for Wood Green

Accessibility

- East-west links to Haringey Heartlands should be improved.
- The town centre should have wider, better pavements and safer crossing points.

Character areas

- The different character of the areas within Wood Green town centre should be promoted, creating a variety of shopping and leisure provision.

Sustainability

- New development in the town centre should be designed to the highest sustainable standards.
- There should be a gradual reduction in town centre parking to encourage people to walk, cycle or use public transport.
- New development in the town centre should be high density and mixed use to take advantage of the excellent public transport links.

Public realm

- Trees and green spaces should be introduced within the town centre whenever possible.
- Pavements should be widened to give more space to pedestrians and create a more relaxed shopping environment.
- There should be better facilities on Ducketts Common with easy links to the High Road.

Safety

- Where sites are being redeveloped, care should be taken to design out alleys and other spaces which might attract crime.
- A mix of different uses within new development (for example, flats above shops) will make the town centre feel safer at all times of the day

Congestion

- Cars should be banned from using the High Road at peak shopping periods.
- Buses should be given more priority over cars to make them quicker and better to use.
- Deliveries to shops should be better organised and heavy vehicles discouraged from using the High Road during peak hours.

Infrastructure and amenities

- Public amenities, such as the Library should continue to be located within the town centre.

Appendix D – Stakeholder Workshop Summary

Workshop Attendance

9th June 2008, 4-6pm at the Civic Chamber, The Civic Centre, High Road, Wood Green, London, N22 4LE

Manoj Ambasna, College Arts
Chris Barker, Living Streets
Marcus Bertapelli, Haringey City Growth
Councillor John Bevan, London Borough of Haringey
Angie Buzzacott, Homes for Haringey
David Coleman, Urban Practitioners
Helen Colhessy, Homes for Haringey Panel
Preeti Dasgupta, College Arts
Henrietta Doyle, Haringey Phoenix Group
Melvyn Dresner, TfL
Councillor Pat Egan, London Borough of Haringey
Karen Gale, London Borough of Haringey
Kate Garner, London Borough of Haringey
Deborah Hogan, London Borough of Haringey
Mark Hopson, London Borough of Haringey
Leo Kearfe
Ulla Lefmann, Burghley Road Area Residents Association
Laurie Owen, Parkside Malvern Residents Association
Robin Payne, London Borough of Haringey
Len Ray, TfL
Joyce Sinclair, Hair by Ronald Joyce
Andrew Snape, Metropolitan Police
Michael Thompson, The Mall
Rachel Victor-Sampson, North London Strategic Alliance
Steve Walker, Urban Practitioners
John Waller, Bounds Green and District Residents Association
Lisa Webb, TfL
Stephen Whittle, West Green Residents Association

Appendix D – Stakeholder Workshop Summary

Group I (Led by Steve Walker and Deborah Hogan)

Three projects which should have the highest priority

5) Library redevelopment

- Improves safety
- Improves east – west links
- Split into two

3) Junction improvements – Station Road / High Road

12/13) Turnpike Lane / Ducketts Common

Three projects which should have the lowest priority

Removing the bridge seems low priority, but improving it would be good

Further projects which you would like to see included

Improving the frontage of the bus depot and improving management for pedestrians

Fill in the bus bays – but slightly widen everywhere to include a dedicated cycle way

Need clearer reference to London Plan parking standards and secured cycle parking

Waste storage for new development

Plan

The group have identified Hollywood Green as being a violent crime hotspot

Appendix D – Stakeholder Workshop Summary

Group 2 (Led by Mark Hopson)

Three projects which should have the highest priority

- 1) Wood Green gateway: streetscene / Hollywood Green / River Park House / Morrisons
- 2) BHS site
- 3) Turnpike Lane gateway

Three projects which should have the lowest priority

- 1) Civic centre
- 2) Play area Ducketts Common
- 3) Greenridings House

Further projects which you would like to see included

Bury Road

Dovecote Avenue

Lymington Avenue

High Road by-law change!

Shop deliveries / services

Plan

The group identified:

- guard rails at the junction of the High Road and Station Road as being problematic
- possible pavement widening on the High Road
- Access issues on the High Road
- Street markets?
- Betting shops - negative
- Separate entrance to the tube - positive

Appendix D – Stakeholder Workshop Summary

Group 3 (led by David Coleman)

Three projects which should have the highest priority

3) and 12) – Redevelop Wood Green and Turnpike Lane corners

6) Redevelop Shopping City

5) Redevelop Library

Improve the appearance outside W.G tube station and Hollywood Green as it is very ugly. Green it more, put in a fountain, public art, shrubs.

Three projects which should have the lowest priority

Removal of bus layby's

Redevelopment of the civic centre

Further projects which you would like to see included

Make Ducketts Common 'green flag' and increase pedestrian space

Promote loading bays at the back of shops?

Residents need to be given ownership of green spaces on High Road

Access route to Haringey Heartlands between the Library and Morrisons should be reopened.

Plan

The group identified:

- The need to retain community uses at the Civic Centre site. Perhaps it should become Wood Green town hall
- Removing the left filter lane from the junction of Station Road and High Road is a good idea, but the impact on traffic of the new school opening (to the west) should be taken into account
- Greening is needed at Spouters corner – retailers should contribute to this
- Cycle routes are needed to link the High Road to the east and west (Haringey Heartlands)

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	First Name	Last Name	Comments
1	Iona	Desai	its just a matter of time before a nasty accident occurs with the increasing amount of traffic that occurs on the ladder, please don't make it worse and the roads can't take it - they are falling apart already with the heavy lorries that use the ladder as a short cut! thanks
2	Karen	Rafferty	
3	Elizabeth	Ixer	
4	Margaret	Jones	I am very worried about the impact of closing Wood green High Street on local traffic eg Wightman Road, ladder Roads and the surrounding area. I fear gridlock
5	Jason	McLaughlin	
6	Gareth	White	
7	Anna	Mullin	
8	Paul	Harvey	I totally agree, traffic is already at unacceptable levels in the area and this will have a significant impact on the local area.
9	Nicola	Penfold	
10	Dominic	Burton	I do not agree on closing the wood green high street as I believe it will increase traffic on wightman road which and on Lausanne which already have much to much traffic for a residential area.
11	Thomas	Spanyol	Wightman certainly can't take the extra traffic a bus-only High Road would probably generate. Would be even more of a disaster for cyclists... Traffic from A105 should not have to divert via residential "B" roads.
12	Stuart	Freedman	
13	Mike	Nielsen	These are narrow residential streets, already over-run. Please don't make them worse.
14	Paul	Soper	Typical Haringey (lack of) planning
15	Hugh	Flouch	
16	Eddie	Finnegan	Bus-only or pedestrianisation of WG High Road is superficially attractive until you consider the consequences. As Wightman Rd resident for 31 years I know what those consequences will be. Heartlands traffic will be atrocious. Don't make it worse.
17	David	Trickett	
18	Catherine	Edis	Please bear in mind Sainsbury's fiasco and implications on surrounding area, including the already overlaid Wightman Road, which is too narrow and has too many junctions and is totally residential. It shouldn't take any more traffic. Whilst I sympathise with the desire to make Wood Green High Road car-free, the displaced traffic will have to go somewhere and the current roads you want it to go along are as busy if not more than Wood Green High Road.
19	Nicola	King	
20	Marsha	Gomez	this will be a nightmare for residents!!
21	Alison	Park	
22	Jonathan	Elphick	Already there is far too much traffic on Wightman and the other ladder roads: this proposal will greatly exacerbate the problems from pollution, risk and noise that we already face
23	Richard	Zajdic	
24	Geraldine	McCarthy	
25	Maria Teresa	Rodriguez de Lizana	
26	Phongphaneth	Praseuth	
27	Ruth	Edwards	
28	Claire	Le Neveu	
29	Kim	Davis	
30	Matt	Burge	
31	Alastair	McLellan	
32	Caspar	Gordon	Please inform me and others of any upcoming residents consultation, in regards to the 'further investigative traffic modelling work' mentioned on page 30 of the Wood Green Town Centre Draft SPD -May 2008.
33	Paul	Jenkins	
34	James	Walsh	a consultation is required with us, the people who live in harringay
35	Kelly	Arnstein	

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36	Yvonne	Rose	
37	Rogan	Macdonald	
38	Ian	Weir	
39	Olympia	Harvey	
40	Dan	Waters	
41	A. E.	Lang	To make this already congested area sustainable in the future, consideration needs to be given to cycling provision. Where is this in the plan? Wightman Rd is already far too dangerous to cycle on; this will make it even worse.
42	Louise	Loughney	
43	Jane	Hill	
44	Colin	Bannon	
45	Simon	Pasquill	
46	Martha	Sampson	
47	Eilidh	Murray	
48	Gillian	Pengelly	
49	Ant	Elder	
50	Anna	Shepherd	
51	Shazia	Rennison	
52	Paul	Rennison	
53	Margaret	Fowler	It is not possible to reroute any more traffic along St. Ann's and Salisbury Roads. We'd have road rage all day.
54	Sophie	Hautefeuille	
55	Greg	Lawless	The council needs to really think this one through. More traffic on the ladder following the Sainsbury and Arena debacle, doesnt seem to have any common sense attached to it
56	David	Southey	
57	John	Eastham	
58	John	Hinshelwood	Please don't route traffic from Wood Green onto Wightman Road and the Ladder Roads
59	Peter	Kordel	As a regular cyclist in London the stretch of Wightman road I take daily fills me with dread. More traffic along this route coupled with a poorly designed layout (traffic islands and lack of pelican crossings) will make this route more perilous for cyclists and pedestrians. Please reconsider.
60	John	McMullan	
61	Helen	Wang	
62	Rebecca	Salter	It is scandalous that any council should consider giving priority to the lobbying by stores over the needs of a residential area. It will be another Sainsburys fiasco.
63	K	Napier	
64	Janet	Brewer	
65	Geoffrey	Winston	
66	John	Knowles	
67	Gerry	Mulcahy	
68	Katia	de Gregorio	
69	Leane	Smith	
70	Ben	Stewart	
71	Matthew	Phipps	Cavendish Road Resident
72	Chee Keong	Wong	
73	Clare	Panjwani	
74	Raj	Panjwani	
75	Thandi	Viljoen	
76	Simon	Taylor	we've been railroaded with a concrete factory one end & a Sainsburys blockade another. Enough is enough.
77	Alison	Warry	

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78	Carly	Sullivan	
79	J	Thorp	
80	Jane	Cziborra	
81	Steve	Burdekin	
82	Alison	Burdekin	
83	Kristine	Rank	
84	Chloe	Connell	
85	Karen	Alexander	
86	Denise	Woodhall	
87	Nick	Beedham	
88	Debbie	Warren	
89	Azeem	Ali Khan	
90	Anna	Thornton	I totally agree, traffic is already at unacceptable levels in the Ladder. This issue needs more careful planning and extended consultation to avoid another 'Sainsbury traffic fiasco'. I'm a Seymour Road resident and want to see less traffic not more.
91	Robert	Danilczuk	Divert traffic away from residential areas
92	Yasmin	Ali Khan	
93	Steve	McCarthy	A plan too far
94	Anna	Ferris	we already have a problem being used as a rat run - it will be far worse with this proposal
95	John	Robertson	
96	Janet	Chamberlain	
97	Benoit	Aigret	
98	Jacob	Mothopeng	Don't reroute wood green traffic to the ladder
99	Katrina	Dunn	
100	Julie	Bakobaki	
101	Katherine	Quinn	Keep the traffic on the High Road and off the ladder.
102	Marianne	Ford	
103	Usama	Inam	
104	James	Bradley	what an incompetant lot our council are!
105	Paul	Di rollo	
106	Murray	Salmon	
107	Barry	McVeigh	
108	Eilish	Quinn	
109	Johanna	Green	
110	Suzanne	Kendall	
111	Connor	McVeigh	With the continued expansion of multiple occupancy properties on the ladder this is already placing duress upon the transport infrastructure. Adding to this pressure from the redeveloped Sainsburys site and the existing log jams occuring around the various churches at the north end of wightman makes any further pressure untenable.
112	Luca	Barsella	
113	Alison	Prager	
114	Emma	C	
115	Lara	Harwood	
116	Tom	Hardy	
117	Anette	Collins	
118	Rob	Collins	
119	Deepa	Shah	I am sick of Wightman Road being a dangerous rat run. It is a RESIDENTIAL road which is part of the ladder and has been neglected for too long. We too pay our council taxes and are getting a very raw deal.

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120	Tessa	Parsons	This needs thorough reconsideration. I am a cyclist & Wightman Road already takes so much motorised traffic cycling is a nightmare. The ladder roads also suffer from too much traffic already, frequently used as cut-throughs by cars and heavy lorries, few of which respect the speed limit. Under the current proposals these problems will worsen. Think again.
121		Ace Lettings Ltd	
122	Jeremy	Cassidy	
123	Kari	Stewart	
124	Palat	Aramfar	
125	Amir	Lacy	
126	Michelle	Dodd	
127	Vikram	Mersey	
128	Mathew		
129	Penny	Andrews	The Ladder roads are full of young families and the roads are busy and dangerous enough. We urge you to consider other traffic options these are narrow Victorian streets and the houses already shake with traffic vibration and noise; increased traffic will mean increased vibration and potential insurance claims against the developers. Any decision must account for these factors with actual research (at proposed site) not paper work.
130	Chico	Pachero	disruption, pollution, health and safety risks, costly - why?why? why? and who benefits? not the resident.
131	James	Cone	
132	Alex	MacDonald	
133	Jonathan	Lemonsky	
134	Karen	Demeza	
135	Pip	Sealey	
136	Mick	Bolton	
137	Kerry	Mizon	
138	L	Zilka	
139	Henry	Busiakiewicz	
140	Penny	Andrews	
141	Debbie	Orr	
142	Maddie	Doyle	The ladder and ladder area are noisy enough without more traffic being diverted to us!
143	Dominic	Rogers	
144	A.	Jones	
145	Mark	Brandon	Sensible traffic planning does not send more cars through quiet residential streets. Please try again and consult residents
146	Sandra	Plummer	
147	Seemah	Burgess	
148	Jess	King	
149	Steffen	Wirsing	Burgoyne Road
150	Andy	Newman	
151	Michaela	Hamm	
152	Andrew	de Lotbiniere	
153	Paul	Davies	
154	Shem	Law	Does the council really think it is qualified to take decisions on traffic after Arena park fiasco?
155	Pippa	Nixon	
156	Maria	Law	We on the LCSP community group raised concerns with the council at the planning stage of Arena park, about the extra traffic on green lanes and the ladder roads. They chose to ignore our warnings and look at the mess they've made of it. This will mean far more traffic on Wightman road. A road that is full to bursting with traffic as it is now. Are they mad?
157	Bethia	Hope-Rollins	
158	Claire	Ayles	Wightman Road is already congested, polluted and dangerous to cross. Any extra traffic could exacerbate these problems.
159	Xanthe	Berkeley	

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160	Andy	Ayles	Roads in the are already heavily congested, any extra would make the problem worse.
161	Alison	Laverick	Routing traffic away from a largely commercial area to predominantly residential areas seems ill-conceived. I would like to see an independent assessment of what this will mean for the overall traffic situation in the areas surrounding Wood Green.
162	Ben	Swift	
163	Melanie	Willcock	
164	John	Griffith	
165	Sarah	Ninot	
166	Benedict	Richards	
167	Yvonne	Wade	
168	Mark	Williams	Don't reroute the traffic via the Ladder !
169	Jaime	Casas	
170	Daniel	Rollins	
171	David	Jones	
172	Kate	Hoggard	
173	Dominic	Penfold	It'd be nice to see a full examination of the consequences of the proposed changes as previous modifications to traffic flow (only one access road to the arena complex etc.) have resulted in very detrimental effects. Reducing traffic flow on residential roads should be a greater priority than reducing traffic flow through commercial areas.
174	Rachel	Warren	
175	Glynn	Davis	
176	David	Warren	
177	John	Cunningham	
178	Sophie	Barr	
179	James	Mitchum	
180	Julie	Foy	
181	Helen	Hingley-Jones	Not enough thought has gone into these ideas & their implications for Ladder residential streets. Vibration damage from large lorries already causes a problem which will worsen with increased traffic. Safety issues also arise for children too. Wightman Road should be traffic calmed as it is now and would not be able to cope with increased traffic load if these plans were to go ahead.
182	Richard	Ford	
183	Joanne	Mitchell	
184	Jean-Marc	Arsenault	
185	David W	Jones	Any change like this would need to be planned for in such a way that traffic was reduced in the whole of the surrounding area.
186	Phillip	Kennedy	
187	Susan	Herrington	
188	Richard	Milsom	
189	Hakan	Sahin	This would be a significant damage to the residential character of the ladder area
190	Michael	Harte	This is not a good idea
191	Reba	Johnson	We are having so much problems with traffic in the Green Lanes area, because of the development of the Shops at the old Haringey Stadium and the extension of Sainsburys, tht I dread to think of the impact of these plans on local streets and the movement of traffic generally. Recently it has been impossible to negotiate Turnpike Lane area under 15 minutes. I totally do not want Wood Green made into a bus only area.
192	Eileen	O'Dwyer	Wood Green Shopping City is already becoming a wasteland if people have to sit in traffic jams to reach it it will cease to be viable as a shopping area.
193	Eduardo	Calvillo	I live on Endymion Rd, and we already get enough traffic when Arsenal plays
194	Katherine	Evans	
195	Safana	Inam	
196	Mohammad	Inam	

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197	Shaguffta	Jabeen	
198	Jane	Human	
199	Sandi	Chaitram	I'd like the WGTC Planners to tell me where THEY think the high volume of traffic is going to go? And how filtering heavy traffic through the already busy surrounding roads will be good for the residents, pedestrians and environment? Where WG is situated makes closing it to traffic a non-starter. Efforts would be better spent on looking at ways to keep it moving smoothly and calmly.
200	Justin	Guest	Has any assessment been made of how HGVs will route through the area, especially given that vehicles above a certain size are not allowed on the ladder roads? I think it wholly inappropriate that no thorough traffic impact modelling and analysis has been carried out prior to this exercise. While I beleive that there is a laudable objective to this initiative, the answer it not to remove significant arterial traffic routes and simply force more traffic into a small area on the Ladder and surrounding roads. This will simply give rise to significant congestion and force vehicles to rat run through residential streets in ever greater numbers. The Debacle after the establishment of the new shops new Sainsbury's indicates the the rule of the 6 Ps apply: Proper Planning Prevents Piss Poor Performance!
201	Stuart	Goldberg	Effingham Road, N8
202	S	Hassard	
203	Joe	Wadsworth	Wightman Road is already too narrow for the amount of traffic it has to carry. Implementing this proposal would make it even more polluted and dangerous for residents, pedestrians and cyclists.
204	Emma	Guest	
205	Priya	Nicholas	
206	Frances	McArdle	
207	Terry	Mann	
208	Anthony	Devey	
209	Tony	Leopold	There is already far more traffic on Wightman Road than it is fit to cope with. This plan to add more will increase the pollution and vibration problems that residents already endure, and make the route more dangerous for pedestrians and cyclists.
210	Karin	Duguid	the ladder roads are narrow and lots of children cross them ont he way to the schools so making them main thoroughfares is ridiculous
211	Sarah	Curnow	
212	Liza	Messing	
213	Rodney	Keg	The sustainability of places requires informed decision and policy making that deals with the issue of increased traffic. Proposals in the current draft plan will exacerbate local traffic conditions in the area outside the Wood Green Town Centre - essentially moving a problem, not solving the problem. Many of these streets are at or near capacity - therefore the improvemnet of one area (WGTC) will be at the expense of the areas enduring more traffic.
214	Maria	Longo	it would make Wightman Road more dangerous polluted and noisy traffic would get to not moving at all
215	James	Greaves	The traffic on Green Lanes and the ladderis pretty horrendous already. We don't need any more.
216	Andrew	Lang	I am very strongly against the plan to reroute traffic.
217	Sandeep	McNicholl	The families on the ladders do not want this.
218	Jack	McNicholl	Not what we want on our doorstep. I want my children to be safe on their doorstep.
219	Steven	Burrows	
220	Therese	Delbarry	
221	Angela	Burge	
222	William John	Eccleston	More traffic on Wightman Road and the other ladder roads would have a massive impact on the quality of our lives.
223	Paula	Russell	
224	Mrs	Hearne	
225	Mr	Hearne	
226	Katie	Hignett	
227	Eileen	Gavin	
228	Jason	Godfrey	
229	Phil	Mongredien	

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230	Jenny	Wilkes	
231	Richard	Fullerton	
232	Tindara	Sidoti	
233	Patrick	Moore	
234	Adrenne	Read	
235	Hugo	Read	
236	Thomas	Liddle	Other roads are busy enough. We need to keep all roads open
237	Maria-Concetta	Sidoti	
238	Faruq	Inam	
239	Annabel	Pearcey	
240	T.	Clark-Eddington	
241	ADRIAN	SCOTT	
242	Fe	Horn	
243	Lucy	Jaffe	\you have to consider the whole area, not just the High Street in isolation.
244	Saqub	Inam	this is a scheme to protect businesses with a total lack of regard to residents' FREEDOM of movement. i am very much against this plan.
245	Nikki	Horwood	
246	Kristen	McKinnon	
247	Margaret	Young	
248	Pat	Wong	
249	Annette	Johnson	As usual Haringey Council are failing to take into account the disruption to the peaceful enjoyment of our homes, caused by the excessive levels of traffic in the Ladder Roads. Residents have been complaining about this since the one way system was introduced in November 2002. given that the Council will be allowing a concrete factory to be built at the back of Wightman Road in an area with several primary schools and families with young children, to then make a proposal which would shift even more traffic into a series of residential roads is just adding insult to injury.
250	Severine	Boulland	don't reroute wood green traffic to the ladder
251	Billie	Evans	don't reroute wood green traffic to the ladder
252	Anna	Keeling	
253	Gareth	Evans	
254	Marc	Garrett	
255	K	Sheridan	
256	IAN	NAYSMITH	
257	Frances	Walsh	
258	James	Wirth	
259	Kirsty	Scanlan	
260	Victoria	Segal	
261	Barbara	Nicholls	This serves only the shops and their shareholders profits..shortsighted and cynical.
262	Stuart	Grieve	
263	Adam	Hankinson	
264	N	Williams	more traffic, more danger especially for the children, lower quality of life, thanks very much!
265	D	Talbot	
266	Elena	Caton	
267	Helen	Emerson	
268	Anne	Barwick	
269	FATHEHA	AHMED	
270	Charlotte	Mason	
271	Lisa	Sanders	

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272	Elizabeth	Brown	The congestion on Wightman Road is already very high during rush hours and at the weekend. The failure to put in an effective traffic flow system for the new enlarged Sainsburys and now this proves to me that Harringey council don't have a traffic flow strategy at all and it is clear that no councillors live in or have knowledge of the area or else they wouldn't suggest it at all. There are schools on the Ladder!!!!
273	Mary	Price	
274	Michael	Lubbock	
275	Richard	Sanders	
276	Thomas	Koestler	
277	Iain	Mackay	
278	Nemone	Griffin	
279	RORY	GRIFFIN	
280	Guy	Bentham	
281	Harriet	Cotterill	
282	Steve	Talevski	
283	Kim	Henriksen	
284	Antonella	Ercolani	
285	Christos		Theres enough traffic on Wightman road as it is !
286	Stephanie		My house shakes every time a heavy vehicle drives past, we dont need more traffic. the state of these roads on the ladder are bad enough
287	Demitri		
288	Emily		
289	Gareth	Senior	I cycle to & from work in WC2. Wightman Road is already the most dangerous stretch of road on that route.
290	Philippa	Knight	Wightman Rd is already very busy and a dangerous road for cyclists and children walking to school. If traffic from Wood Green is re routed it will increase the Wightman Rd traffic and the traffic on other smaller residential Ladder Roads.
291	Andrew	Macadam	Knock-on effects on local roads would be disastrous.
292	Nicole	Wakely	traffic alraedy very heavy and very dangerous on wightman rd. very difficult to cross with children
293	georgia		its rediculous
294A	Teresa	Asquith	
294B	Fred	Asquith	
295	Mary	le Comte	I have written to the council to express my concern about the traffic on Wightman Road. As a resedential street I believe the size of vehicles (huge trucks/lorries) allowed to drive down Wightman Road is unacceptable. The speed at which they travel is unsafe for residents and children. The noise level of the traffic is too high, and the houses shake as the lorries thunder past. I think there should be a restriction on the size of traffeice if not the amount.
296	Donald	Ritchie	
297	Susan	Beer	
298	Isabella		We don't want anymore traffic on the ladder as there is too much already particularly on Whiteman Road.
299	Alison	Meek	I live in Wightman Road. Any more traffic is clearly not sustainable. Please reconsider this scheme.
300	Gillian	Watson	
301	Phillip	Watson	
302	J P	Tomlinson	
303	R A	Tomlinson	
304	Rosemary	Taylor	103 Pemberton Road
305	Susan	Bullen	
306	Ben	Wilson	
307	Christina	Edwards	
308	Steven	Hill	
309	Jay	Edwards Hill	

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310	Kyla	Edwards Hill	
311	Mrs J	Sermet	
312	Gregory D.	Smith	
313	Mignon E.	Nixon	
314	Katrina	Cotton	
315	Rob	Lowe	
316	Graham	Tuck	No more traffic on Warham Road
317	Cecile	Laborde	
318	Penny	Charles	
319	Robert	Layton	
320	Catherine	Considine	
321	Lynne	Paskaleff	
322	Steven	Richardson	
323	Simon	Attfield	
324	Jessica	King	
325	Tina	Lord	
326	Michael	Purser	
327	Michael	Stavrou	
328	Siobhan	Walshe	
329	Jane	Ardern	
330	Mary	Ardern	
331	Andy	Barron	
332	Louisa	Beeby	
333	Sharni	Webster	
334	Mark	Webster	
335	Azad	Ayub	Wightman Road is already a very busy road. Any additional traffic will make it unbearable for those living on that road.
336	Regina	Tierney	Without adequate planning for alternative routes, traffic on the roads in the Harringay Ladder will become very busy till late at night disturbing the peace and quiet of te residents.
337	Ian	Green	
338	Anna	Davies	
339	John E	Duncan	
340	Pauline	Syddell	
341	D	Tokins	
342	Dieneke	ter Huurne	
343	Gregory	Burrows-Delbarry	
344	A. K.	Moller	
345	Olgun	YAVUZ	Lorries passing by our residential road, Burgoyne Road, cause a serious vibration to already subsided properties. I have written to council about this but unfortunately I have recieved a standart reply. More traffic will not help, this streets should be closed to heavy vehicles.
346	Kate	Lloyd	
347	Andrew	Brown	
348	Philip	Clarkson	
349	Deborah	Wall	
350	Joanna	Aves	
351	Jed	Balaskas	
352	Luca	Puri	

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353		Gardens Residents Association	The GRA supports the LCSP and WRN4 in their campaign to stop the rerouting of Wood Green traffic through the Ladder and Wightman Road
354	Sam	Yauner	
355	Amaranta	Wright	
356	Jose Luis	Seijas	
357	Kate	Cotton	Ridiculous idea, Wood Green does not need to be pedestrianised it has very wide pavements. I have a young baby and have no trouble shopping in Wood Green. If you re-route the traffic you will end up with a huge traffic jam and less people will come to Wood Green to shop. The ladder is made up of residential streets which need to be kept residential. There are two schools on the ladder and children need to be able to be dropped off and picked up safely from the roads next to these schools, re-routing the traffic from Wood Green will lead it on to the ladder which is already congested enough at school times.
358	Nigel	Fowler	
359	Ruth	Sherwood	
360	James	Cowling	
361	Eva	Salzman	
362	Van	Howell	
363	Julia	Woodman	There is too much traffic on Wightman Road and there should be speedbumps put down as traffic goes so fast.
364	Clara	Farmer	
365	Simon	Bradley	
366	Vivian	Allen	probably a good idea to keep residential areas and traffic as seperate as possible?
367	Tom	Millward	Green Lanes and the Ladder are grid-locked at the best of times without this measure
368	MARTIN	BROWN	The displacement of traffic through the ladder would add more stress to particular roads which run from green lanes to Wightman road.
369	YASMIN	AJMAL	
370	Juliette	Darby	
371	Clare	de Lotbiniere	
372	Lee	Martin	
373	Jon	Clyne	
374	Louise	King	
375	Michael	Connolly	
376	Philippa	Makepeace	
377	Jarina	Choudhury	
378	James	Stewart	
379	Sandra	Plummer	
380	Phillipa	Leighton	Do not do this. Children rely on the safety of the ladder to walk to school, which helps our local schools win awards such as the Activemark. They need all the help they can get, and they're doing brilliantly. do not hinder this crucial progress.
381	Caspar	Leighton	
382	Alison	Kriel	
383	Rob	Andrews	Totally daft proposition. Better to reduce traffic stopping on Green Lanes therefore reducing traffic and congestion from parking.
384	Justin	Hinchcliffe	
385	Jon	Sen	
386	Kerry	McKinnon	
387	Matthew	McKinnon	
388	Daniel	Green	
389	Delyth	Howard	
390	Anna	Rimington	
391	Andrew	McCallum	
392	Amanda	Milsom	

Copy of Signatories to On-line Petition from Harringay Residents as a response to the Consultation on Haringey Council's Wood Green SPD

393	Peter	Scott	
394	Joe	Chapman	This is an outrageous idea!
395	Adam	Sterling	
396	Carl		
397	Clare	Uchima	
398	Marian	Broderick	
399	Rhiannon	Evans	
400	Ruth	Cherrington	This needs joined up thinking! the Ladder is congested enough as it is.
401	Mark	Alexander	A greater review on the impact on surrounding roads is required before this scheme is considered.
402	Toby	Castle	
403	Gareth	Mostyn	I think we should know how many vehicles an hour will be coming through the ladder roads and this should not happen if this is excessive
404	Kirsten	Wright	
405	Jessamy	Broom	
406	Jeeten	Poonit	
407	Rebecca	Borrows	
408	Debi	Allen	
409	Matthew	Taylor	
410	Maren	Meinhardt	
411	Paul	Mckay	Please instigate 20 mph limit on Wightman road and further traffic calming measures such as more activated crossing points. It is going to take some time to change peoples attitudes to car use. 20 mph has improved wood green high road. Realistically shutting off one of the two access routes from Enfield to Islington is going to cause displacement and high levels of congestion on an area of residential housing that has been actively campaigning for many years for less through traffic!!
412	Nicholas	Canham	
413	Alex	Benzi	
414	Frederick	Burdekin	
415	Jessie	Burdekin	
416	Peter	Hunter	
417	Marie	Brown	
418	David	Smith	
419	Chris	Conway	
420	DANIEL ELIAS	DE LA TORRE	
421	MARGARITA SANDOVAL	MUELAS	
422	Alan	Wylie	
423	Mick	Imlah	
424	Saba	Choudhury	
425	Thomas	Webb	
426	Lilian	Pipe	
427	Jason	Cox	I strongly object to the traffic being rerouted through the ladder
428	David	Gebbie	
429	Rachel	Fisher	
430	Madeline	Palm	These roads do not need more traffic and congestion. This proposal will not only affect the ladder area but the surrounding roads around Finsbury Park which already have problems associated with traffic re-routing, congestion charges and bus lanes.
431	Ellen	Hewings	
432	Robin	Hewings	The plan may be right but I agree a thorough review is needed.
433	Phillipa	White	

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434	Alan	Rutter	
435	Madeleine	Rogers	
436	Anne	McArthur	
437	Pedro	Ortiz	
438	Emma	Ortiz	
439	Roman	Ortiz	
440	Sophia	Ortiz	
441	CELIA	MCKEON	
442	Angela	Smith	
443	MR A.	DEB	
444	Penny	Turner	
445	Kate	Jelly	
446	Anna	Thomas	
447	Chris	Hewett	
448	Candida	Barbato	
449	Rebecca	Mitchell	
450	Graeme	Crowley	

To: Harringay Residents

WOOD GREEN TOWN PLAN (SPD) TRANSPORT IMPLICATIONS FOR THE HARRINGAY LADDER

Background

The Wood Green SPD document contains many sensible proposals for the improvement of the built environment of Wood Green Town Centre. However the document fails to place Wood Green in its proper context in relation to traffic and transport. Specifically, it fails to show a clear understanding of the impact of some of the proposals for the surrounding area. At no point in the document is there consideration of traffic flowing through – rather than within or to and from – Wood Green. By neglecting through traffic, it becomes easy to neglect the impact on surrounding areas of displaced through traffic resulting from proposals such as a Bus only High Road or to a lesser extent as a result of increases in congestion from removing bus lay-byes or removing the Shopping City bridge and replacing it with a ground level crossing.

TfI best practice guidance states that a Transport Assessment should be able to demonstrate how developments affect demands for travel and how all travel demands and service requirements will be met. Given recent experier

The theme of sustainability has a high profile within the document. This manifests itself through a number of propo

For more information visit [Harringay Online](#)

THIS PETITION WILL CLOSE AT MIDNIGHT ON 22nd JUNE 2008

Petition Statement

Closure of Wood Green High Road to vehicles other than buses and allowing south-bound traffic to turn right at S

We note that, inspite of its paying lip service to sustainability, and in the absence of proper traffic modelling the Cc

We believe that:

A direct consequence of some of the proposals in the SPD would be the displacement of traffic around Wood Green and, in particular, through the Harringay Ladder.

We demand that:

The Council have proper regard for planning guidance and conduct a thorough traffic assessment including a comprehensive survey and modelling exercise using independent expertise having consulted residents and interested parties in Harringay and St Ann's wards, amongst others, on the terms of reference of such work.

That no changes be made to the status of Wood Green High Road until such surveying and modelling is complete and interested parties have had a chance to consider and be consulted on the conclusions.

Sincerely,

NEW TRAFFIC THREAT!

• Well done everyone. Shopping City's plan for late night juggernauts was turned down in May, thanks to everyone who wrote in.

• **BUT**: The Council are proposing to close the High Road to traffic except buses during shopping hours.

• This means that all the High Road traffic will come down our streets, in addition to the traffic we have already.

• This means all day rush hour traffic - more cars and juggernauts coming down Park Avenue, Station Road, Mayes Road and Hornsey Park Road.

• To object to this, cut off the letter opposite, sign and post it to the address at the top - as soon as possible, and before Wednesday 25 June!

To: Deborah Hogan
Physical Regeneration Team
Haringey Council
Unit 212, Technopark
Ashley Road
Tottenham N17 9LN

REGISTERED

25 JUN 2008

Dear Ms Hogan

Re: Wood Green Town Centre SPD Consultation - Bus Only High Road proposal
I object to the proposal in the Wood Green Town Centre SPD Consultation Draft for the Council to consider a bus only High Road during shopping hours, for the following reasons:

1. The High Road currently has status as a London Distributor Route, second only in the hierarchy of routes in the network. The High Road is the major route North-South through the Borough, and serves to channel traffic away from residential streets. This road carries thousands of vehicles per day, both cars and Heavy Goods Vehicles.
2. Removal of this route from general use will generate a devastating increase in traffic on already heavily loaded side streets. Closing the High Road to traffic will have a massive impact on nearby streets as vehicles attempt to migrate from the High Road to other routes.
3. This can only serve to make even worse the disruption and degradation to the local quality of life caused by the noise, vibration and pollution from ever increasing levels of traffic in local streets. Traffic levels are a long running and serious issue in our area and the proposal will adversely affect many hundreds of residents.
4. The effects of elevated levels of background noise are well documented as causing illness. The mental and physical wellbeing of those living on streets through which displaced traffic will travel must be protected and must not be compromised.
5. Residents should be supported by efforts to ensure, maintain and improve environmental quality so that the central area of the Borough remains a place where people want to live. The proposal for a bus only High Road is unacceptable, and should be dropped.

Yours sincerely

(signature)

Date: ..

Name: ..
Address: ..

Appendix G – Ducketts Common Survey

1. Which of the following change options would you most like to see implemented for Duckett's Common? Please score each option by ticking one number between 1 to 8 for each. Score the change you would most like to see with 1 and the one you are least interested in with 8. A different score must be given to each option, so that your preferences are clearly ranked between 1 and 8, e.g. you cannot score both "more sports facilities" and "Regular trimming of trees" with a 3.

	1	2	3	4	5	6	7	8	Rating Average	Response Count
New footpath from Queen's Head pub to middle of common	14.1% (13)	9.8% (9)	8.7% (8)	19.6% (18)	7.6% (7)	10.9% (10)	14.1% (13)	15.2% (14)	4.62	92
Removal of black container by basketball courts	2.2% (2)	6.6% (6)	8.8% (8)	6.6% (6)	15.4% (14)	19.8% (18)	23.1% (21)	17.6% (16)	5.66	91
Refurbishment of railings around the common	6.6% (6)	13.2% (12)	17.6% (16)	15.4% (14)	20.9% (19)	15.4% (14)	9.9% (9)	1.1% (1)	4.22	91
More flowerbeds and planted areas	24.2% (22)	24.2% (22)	23.1% (21)	4.4% (4)	5.5% (5)	5.5% (5)	6.6% (6)	6.6% (6)	3.19	91
Regular trimming of trees	1.2% (1)	9.4% (8)	10.6% (9)	18.8% (16)	16.5% (14)	17.6% (15)	14.1% (12)	11.8% (10)	5.08	85
More sports facilities	4.3% (4)	7.6% (7)	16.3% (15)	13.0% (12)	9.8% (9)	17.4% (16)	15.2% (14)	16.3% (15)	5.11	92
New play area & café near the Turnpike Lane/Green Lanes junction	37.5% (36)	15.6% (15)	9.4% (9)	11.5% (11)	8.3% (8)	7.3% (7)	4.2% (4)	6.3% (6)	3.07	96
Control of pigeon feeding	11.7% (11)	16.0% (15)	6.4% (6)	12.8% (12)	13.8% (13)	6.4% (6)	12.8% (12)	20.2% (19)	4.72	94
	<i>answered question</i>									99
	<i>skipped question</i>									1