

Head of Development Management and Planning Enforcement
Planning Service
6th Floor, River Park House,
225 High Road Wood Green,
London N22 8HQ

14th March 2024

RE: HGY/2024/0466 157- 159 Hornsey Park Road, N8 0JX

Dear Sir / Madam

I wish to submit my objection to the above proposed development.

I feel aggrieved that the council should seek to support yet again another example of overdevelopment within the envelope of our living street and community to which every resident of Hornsey Park Road belongs.

I wish to object under the following grounds:

Road Safety: Hornsey Park Road is a busy road, any traffic incident or situation severely disrupts the congested flow of traffic that plagues our mostly residential street. There seems to be nothing residents can suggest to help alleviate the problem. We have seen even quite recently lorries trying to reverse into the space between the houses that flank either side of the proposed site entrance- reversing into the walls of the houses and causing damage to the properties, pedestrians and people with small children being forced into the busy road to try and get round a huge vehicle trying to make a 20 point turn; and it's either that or risk being crushed on the pavement where they stand (I have evidence documented on video). We, as residents grin and bear, stress over the damage to our property and parked cars and over the general loss of our feeling of safety, but at present it doesn't happen all the time fortunately- but this will change unfortunately with this new development if it is allowed to go ahead as planned. What I have just given an account of will now be a weekly occurrence at the very minimum, with moving in vehicles and other delivery vans trying to access the site - and, that does not account for the everyday construction traffic whilst this development is being built, this will be unbearable. We have been told that it is not possible to develop the site with access from brook road due to postcode issues and land rights, but are these issues worth compromising our safety over? surely not. If access from brook road is hampered by factors aforementioned, surely the developer should be looking to address that before submitting such a disastrous application. Why can't the developer gain land access through purchase or other agreements? So we can feel safe again in our homes and on our street.

Parking: Parking is already a huge issue on Hornsey Park Road. I understand the development has a 106 agreement in place that defines it as a carless development, but that

does not mean we will not suffer parking issues. Resident's cars parked on Hornsey Park Road will be affected by turning lorries in danger of them being damaged and crushed. The reduced line of sight for vehicles turning into or coming out of the proposed site is hampered by the external walls of the 2 houses either side, there will likely be accidents of vehicles coming out of the site entrance trying to join busy traffic on Hornsey Park Road, and parked cars are again at risk of vicinity accidents where other cars swerve into parked cars in a bid to avoid collision after the late sighting of an emerging vehicle. Each accident reported on my street is one too many, and every reported accident affects my car insurance premiums which insurers take into account when calculating premiums (traffic congestion and population density in highly populated areas mean more vehicles on the road leading to a greater likelihood of accidents- more claims being made from a certain area is a higher risk when calculating premiums). Even the Motor Insurance Bureau acknowledges the increased risk for accidents due to increased population density and traffic congestion. I unfortunately do have a car that is parked on Hornsey Park Road and not driven that much as I am primarily a cyclist however of my entire 6.7 mile commute to work I mostly chose to dismount and walk the bike as Hornsey Park Road is the riskiest part of my journey. This development will make it 100 percent worse. Having access to my own car is a requirement of my job unfortunately and forms part of my job terms and conditions, if I am required to come into work at three o'clock in the morning as a female I do not feel safe commuting into the city on public transport or on a bicycle.

The loss of light will be detrimental. I have already suffered loss of light to my property and garden with the ongoing St William developments. This development is just too close now, the developers of the 157 - 159 site unfairly compare the height of their development to the St William buildings in construction behind. But their development at 157- 159 Hornsey Park Road is too close to allow the light available to enter my windows but I will instruct a surveyor to give me an idea of the amount of light loss and will progress this further should this development application be allowed to progress.

Privacy is also another issue, I believe that residents will be able to look down into our window and gardens and create the feeling of being overlooked when we have our family over we may no longer be able to use the garden to sunbathe and let the kids use the paddling pools, if I can wave to the crane operators more than 5 storeys up working on the St Williams flats behind this proposed development I assure you my privacy is under threat from this development.

Noise and Disturbance: As a shift worker working nights coming home to sleep after a night shift is already a challenge. The daily noise from the cars on Hornsey Park Road honking their horns when traffic has come to a stand still has made me relocate my bedroom to the back of the house, but now there will be just as much noise if not more. Vehicles turning into the site from Hornsey Park Road if Brook Road access cannot be established. There will be general household noise coming from the six storeys of flats but it will be at my back bedroom window now as the proposed development is so close, it's just too much to bear. As a safety critical worker I hold lives in my hands when I go to work, THIS DEVELOPMENT will affect my job and health.

Overall I believe the site can be developed but not this application. With all the right considerations made to ensure safety and well being of the residents and six storeys is just way too high. I have to say enough is enough with this proposal. I will challenge this application in every way that I can, as the local council I don't ask for much of you, but please do the right thing and make a fair unbiased decision where this application is concerned, please do not let targets and developer bullying tactics undermine our rights to live in safety as residents and council tax payers.

Yours Sincerely

Sharon Dolan