

Dear Sir/Madam

I am writing to raise my concerns on the draft local plan and in particular the proposals for the redevelopment of Sainsburys in Winchmore Hill. I own 2 Arundel Gardens, Winchmore Hill N21 3AE. My concern is that I and the local community will be adversely impacted if the proposals for the Winchmore Hill Sainsbury's site progresses. I believe the site originally had a covenant to allow for the original playing fields to provide community open space; this was considered with the original development of Sainsburys at this site circa 30 years ago and hence the green community space behind Sainsburys was incorporated into the design. In addition, Sainsburys was built below ground level to ensure it was not visible to the residential properties behind. This current proposal appears to renege on the agreements made between residents and the Council at that time as the height of the proposed development will significantly impact the landscape, residents' right to light and the characteristics of the area. Many residents use the park facilities, and this has become a community space and meeting place.

I am also concerned as to the impact on local infrastructure including GPs, hospitals, schools and transport which are already stretched. I am aware that the Meridian development within the borough has scope for up to 10,000 homes, yet to be built and so question the need for further development within an existing built -up residential area when there are brown field space already approved with space and capacity for new homes?

My objections to the development are:

- Impact on light and the loss of light to local residents
- Loss of privacy, the height of the proposed buildings will result in residents being overlooked
- change in the character of the area, particularly with the height of the proposed buildings
- Negative impact on pollution levels
- Local health care services and education shall be stretched further
- Increased pressure on traffic and parking in the local vicinity
- Sainsburys park is utilised by the local community, particularly the elderly and young who reside in local flats and have no garden. This green space contributes to the health and wellbeing of local residents
- I understand there are also protected bat and stag beetle populations, on site / in the local surrounds too. The housing could result in lost habitat and with real risk of their extinction in the area;
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The potential loss of trees

- Apartments will negatively impact the look and feel of the surrounding area. There has or shall be future developments in the vicinity i.e. Winchmore Hill Police Station, Travis Perkins, Capitol House etc. A new housing development would not be in keeping with the area where the majority of properties are dated back to Edwardian times. It would ruin the overall feel of the area
- If Sainsburys is lost there is no other major supermarket in the area. This would severely affect elderly and disabled residents. Moreover, this will force people to drive or use already hard-pressed public transport to supermarkets further away
- There are alternative housing sites such as Morrisons in Palmers Green which would not affect any adjacent properties
- It is my understanding that there is already a precedent/covenant that the Sainsburys site should not be considered for such a development and this was factored into the original Sainsbury development where a greenbelt space was developed and there was a ceiling height placed on the Sainsbury structure

This will be the second redevelopment on this site and I hope my concerns and that of other residents will be considered and acted upon.