

CPRA

26 August 2021

Re: Development on St Anne's School London Rd - Enfield Local Plan

<https://new.enfield.gov.uk/services/planning/elp-2039-reg-18-for-consultation-planning.pdf>

My organisation was formed back in 2017 when the Enfield Master Plan was launched , which included a proposal for a large redevelopment of Enfield Town incorporating the Genotin Car Park, St Annes School Field (owned by the Convent) St Anne's School and the Convent itself. The council were forced to listen to our objections as 70 people turned up at Civic Centre to view the proposals and expressed their dismay that high rise housing generating need for schools was proposed on a school site.

Enfield Town and nearby has so many tower block and high rise, mansion block proposals (see appendix) that the demand for schools is going to be even higher in the next 5-10 years. The Southbury Rd site has 400 homes proposed and pupils already travel on the Enfield Town line from further afield such as Edmonton and Silver Street. It therefore follows that even if St Anne's lower school moves to the site of the Upper School in Palmers Green, the need for land designated for a school will be even higher.

The beauty of St Anne's School is that it is situated very near to Enfield Town and bus services. Many of the children come by bus and train and more importantly they have access to outside space with the sports field leased from the Nuns.

Our campaign to save the school did achieve the following:

1. Extension of the 2017 consultation (as usual in the summer holidays)
2. Concession that access could be via London/Genotin Rd
3. The right of way (alley) between the school and field will be preserved
4. The proposed footbridge across the railway from Tesco Car park will not come near our road but run into the car park site (Now Metaswitch)
5. That height of buildings will be sympathetic to residences

However, shortly after this we were presented with Metaswitch proposals disguised in the Master Plan as potential mix of commercial and residences, which we had assumed would be shops beneath flats. Our Residents Association are NOT NIMBY's and we accepted the Council 'fait accomplis' for Metaswitch on their car park as we knew it would keep good jobs in the area and potentially stimulate the town economy. We were assured that an agreement to allow public parking in Metaswitch at evenings and weekends would be honoured to compensate for loss of parking. That has never materialised and the notion of building on the school were it to become available seemed less likely as Sec of State Permission to build on educational designated land seemed unlikely, the roof on St Anne's was replaced, the car park tarmacked and other structural repairs seemed to indicate that they would be staying.

However, we now learn that the council have rebooted the Master Plan to incorporate proposals into the Enfield Local Plan to build on St Anne's and the convent and school field. They also want an 'emergency access into our unadopted road in Chalkwell Park Avenue and to build flats in Chalkwell park on part of the school field. I will be having a Residents Meeting at St Andrews Church on 1st September at 7.30 and would like to invite you or a council representative to attend. Our Local Councillor Chris Dey will be present and I have asked Bambos Charalambous to attend.

We oppose removal of a designated school site, removal of hedges along the pathway, access via our unmetalled unadopted road and building of high rise housing so close to low rise residences.

I trust we can have a council official or better still yourself to attend St Andrews Church at 7.30-9pm on 1st Sept. We would welcome your attendance if possible to hear residents concerns.

Yours Sincerely,

Chair of Chalkwell Park Residents' Association **CPRA**

Appendix New housing developments:

- Edmonton Green shopping centre redevelopment that will provide a few thousand new homes: <http://egconsultation.co.uk>
- Edmonton Heartlands Mayoral Housing Zone with over 3,000 new homes between Edmonton Green and Silver Street:
<http://www.opportunityenfield.com/news/7608/Housing-zone-announced-for-Enfield>
- Joyce and Snells estates being comprehensively redeveloped for another few thousand homes. <https://joyceandsnells.co.uk>
- 167 new homes at the Electric Quarter, Ponders End High Street:
<https://new.enfield.gov.uk/services/improving-enfield/ponders-end/#1>
- 993 new homes at Alma Road Estate, Ponders End:
<https://new.enfield.gov.uk/services/housing/housing-development-and-renewal/#2>
- Colosseum Retail Park, phase 1 (440 homes) at Southbury, with further development planned. In total 1800 homes.
- Enfield Palace Square and 100 Church Street.
- St Annes School site and playing field if it becomes available see LB Enfield Master Plan and Local Plan