
Response to PL5 (Meridian Water) of the Enfield Council Draft Local Plan Consultation

1. Meridian Water (PL5 of the Draft Local Plan) is a massive project but seems to be ill-thought through in terms of **local housing need**. As a Labour Council, Enfield councillors should be striving to fulfil their **primary duties**; one of which is **to house everyone safely**.

2. **Meridian Water** offers the possibility of going a long way to achieving that but it seems from this draft that the main aim is selling. This **is Council land** and **should be kept largely in Council hands**. **Social Rent housing** is the best way for the Council to deal with the **homelessness** in Enfield. It is only then that all people can be adequately housed.

3. If the Council encourages Build to Rent (BTR) and seeks purchasers, including overseas purchasers, who will rent out properties, then those people in desperate need of housing may be claiming **Housing Benefit** which **will go directly into the pockets of investors**. By keeping land and property within the Council's hold we retain land and housing security for future generations of local people.

4. The Meridian Water project has begun to look like a vanity project since the Council is going ahead with plans for 10,000 homes which will involve **high rise flats** which have been shown to be **destructive of community cohesion, more energy intensive** (both in building and maintaining) and **less affordable** anyway. There is also the **issue of flooding** in the area.

5. Pollution is a major concern that is not addressed in this document. PL5 seems to be suggesting a **second major road** in the area (referred to as a "trunk route") to add to A406. There is also no mention of the **Edmonton Incinerator**. It is quite amazing that section PL5 does not include discussion of this elephant in the room. Without a pause and review of the Incinerator plans, no-one should be living at Meridian Water. Which **Councillor would choose** for themselves **to live in this area**, between two major trunk roads and with a huge Incinerator as a close neighbour?

Solutions:

Keep Council owned land in Council hands

Keep BTR properties in Council hands

Reduce the number of homes being built in Meridian Water

Mitigate pollution from the A406 and do not build new trunk roads

Pause and review The Edmonton Incinerator plans

Finance

In the short term the Council will need to use reserves and to borrow, but **in the long term** will save money on temporary accommodation, housing benefit and the care and attention needed to help children and families who are **homeless**: lost learning, mental and physical health issues, **misery**.

Response to Enfield Council Local Plan; general statement

This document is **not user-friendly** for the average resident:

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|---|--|
| <!--[if !supportLists-->i) | <!--[endif-->It is very long |
| <!--[if !supportLists-->ii)
“acronym buster” | <!--[endif-->It requires 14 pages of glossary and |
| <!--[if !supportLists-->iii) | <!--[endif-->It is very largely written in “developer-speak” |
| <!--[if !supportLists-->iv) | <!--[endif-->It refers to many other documents |
| <!--[if !supportLists-->v)
maps | <!--[endif-->It contains inaccuracies, including in the |
| <!--[if !supportLists-->vi) | <!--[endif-->Some of the map keys are unreadable |
| vii) | <!--[endif-->There are many platitudes in it |