
I have the following observations to add to my previous e-mail. I have not commented on every bit of the Plan because there are 418 pages of it. These are the bits that concern me most.

Strategic Policy SP SS2 (p.34)

“4. Development proposals must:

- a. contribute to the provision of social, green and blue, transport and utility infrastructure to support communities, including on-site provision where there is evidence of need;
- b. promote and support the Borough’s rich heritage and cultural assets, contributing to the creation and maintenance of local distinctiveness and demonstrate how this has been achieved; and
- c. enhance local wildlife and biodiversity, and actively include opportunities for nature recovery.”

Strategic Policy SP PL1: Enfield Town

No tall buildings. Grenfell Tower has proved they are inherently unsafe. No person or organisation has accepted responsibility for the 71 deaths and until that happens we can **never** be sure tower blocks will be safe. In any case, no-one wants to live in a tower block.

Strategic Policy SP2: Southbury

No tall buildings, as above. There are lots of retail units in this area, which will be used less and less in line with current trends. This will free up land for housing.

Strategic Policy SP PL3: Edmonton Green

No tall buildings, as above. Edmonton Green is a victim of 1960s architecture. It needs to be redesigned around people, where people want to live, walk, shop and work.

Strategic Policy SP PL4: Angel Edmonton

No tall buildings, as above. Otherwise acceptable developments.

Strategic Policy SP PL5: Meridian Water

No tall buildings, as above. There is potential for industrial development, if any companies want to move in, and housing. The River Lea and navigation must be protected as a green corridor. More public transport links required.

Strategic Policy SP PL6: Southgate

No tall buildings, as above. Opportunities for development on the High Street, The Bourne, Winchmore Hill Road and Chase Side, round the Circus. This includes allotments between Chelmsford Road and Chase Road. Was this land given to the council ‘in perpetuity’, as the land where ASDA currently stands, because that site was developed highly illegally! We do not want the same to happen to this area. See 6.9 Policy DM BG9: Allotments and community food production: Allotments in the Borough will be protected from development.

Strategic Policy SP PL7: New Southgate

No tall buildings, as above. There has been haphazard development over the years and could be tidied up to make more use of the land available. With a National Rail station and an Underground station, this area is well supplied with

public transport so needs to be made more attractive for people to live.

Strategic Policy SP PL8: Rural Enfield – a leading destination in London’s National Park City

Seems OK.

Strategic Policy SP PL9: Crews Hill

Any development here virtually severs the Green Belt, i.e. Don’t. Also, road links are virtually non-existent.

Strategic Policy SP PL10: Chase Park

This is also on Green Belt land. It is on low-lying land (Salmon’s Brook, into which rainwater will drain from a built-up area). There are no rail stations within walking distance so everything will come and go by road, via existing roads which are incredibly busy mornings and evenings.

4.5 Policy DM SE5: Greenhouse gas emissions and low carbon energy supply

Carbon Offset is a non-starter as the aim is to reduce emissions, not pay for them.

7.6 Policy DM DE6: Tall buildings

“Tall buildings must be safely designed to protect residents and users from fire and other emergency situations.” History has taught us this does not happen.

7.14 Policy DM DE14: External amenity standards

These are really small. 6sqm is 13ft x 5ft – for 3 people. This could be a balcony on a block, leaving them with no ground space – another reason tall buildings are a bad idea.

8.1 Strategic Policy SP H1: Housing development sites

Car parks at stations (Cockfosters and Arnos Grove) are a vital part of an environmentally-responsible plan. If people can’t park at stations they will drive where they want to go, causing pollution and traffic congestion.

8.7 Policy DM H7: Build to rent

There is no shortage of build-to-rent accommodation. People with capital have been doing it for years.

9.1 Strategic Policy SP E1: Employment and growth

“Enfield has an identified net additional need for both industrial/ logistics space and office space over the plan period. This means the Borough needs to provide for more – not less – employment floorspace going forward.” Are you sure?