

Subject: DRAFT LOCAL PLAN CONSULTATION RESPONSE

In response to your consultation and due to the inadequate nature of your online document I detail below my concerns about aspects of the Council's proposals with regard to the Local Plan.

Strategic Policy SS1: The Spatial Strategy.

This policy affords too much weight to the protection of Strategic Industrial Land and too little weight to the contribution of historic landscapes and to the history and character of the Borough. In particular most of the proposals to develop Green Belt land mentioned below involve Enfield Chase, which is both high quality rural landscape and of great historic significance and deserves protection on heritage as well as environmental grounds.

Priority should be given to brownfield sites and if the housing and population projections set out in the Plan turn out to be correct the development of Green Belt land should be a last resort and only permitted after careful consideration of the strategic, ecological and historic importance of the land concerned.

Strategic Policy PL8: Rural Enfield – leading destination in the London National Park City.

This policy puts too much emphasis on 'improvements' paid for by developers which would despoil large parts of the most beautiful and strategically important Green Belt countryside. The improvements would make marginal difference to the rural area and would fail to compensate for the harm inflicted by development elsewhere in the rural area. Moreover the proposed 'rewilding' of Enfield Chase is being used inappropriately to justify the development of large tracts of irreplaceable chase land.

Strategic Policy PL9: Crews Hill.

Large scale development in this area would be unsustainable because it would be car-dependent and would result in severe congestion at Botany Bay, Bulls Cross and Clay Hill. Increased traffic and congestion would severely harm the rural character of Whitewebbs Lane, East Lodge Lane and the Conservation Areas at Forty Hill and Clay Hill. Development of Crews Hill Golf Course would spoil the Chain Walk, a tranquil Public Right of Way that provides far-reaching views across Enfield Chase and the valley of Turkey Brook.

Strategic Policy PL10: Chase Park.

Any development in this area would have a hugely damaging impact on the integrity and coherence of Enfield Chase, and the contribution that this land makes to the setting of Trent Park Registered Historic Park. This land is the finest countryside in the Borough, and strategically important Green Belt. The Merryhills Way (a popular Public Right of Way from the Ridgeway to Trent Park) would be completely spoiled by the urbanising effects of any development at Vicarage Farm.

SA54 (Land East of Junction 24)

Would have an urbanising effect on the green gateway to Enfield Chase,

SA 45 (Land Between Camlet Way and Crescent Way, Hadley Wood)

Would represent sprawl into attractive open countryside and could possibly impact on the site of the Battle of Barnet.

Policy DEG: Tall Buildings

The indicative maximum building heights shown on Figure 7.3 within the place-making areas could have negative impacts on many of the Borough's centres. These building heights range between 9 storeys and 26 storeys, including a 13-storey tower within the Enfield Town Conservation Area and similar towers in the Southgate Conservation Area. The London Plan figure for the maximum height within sensitive heritage locations equates more closely to 7/8 storeys. The Local Plan provides insufficient material for the public to make an informed comment as to the appropriateness of these building heights.