

Erroneous 'Future Enfield' August 2021 leaflet

'Future Enfield' leaflet that was distributed mid-August by Enfield Council is full of wrong statements and inaccuracies and needs to be retracted and put right.

Such errors are **not acceptable** and **need to be redressed formally** as they are misconstruing the case for the Local Plan and Site Allocation SA45 particularly. This is a poor and unprofessional publication at best.

1. *"we are building 10,000 new homes at Meridian Water"* – the 20 year Plan only includes 5,000 homes for Meridian Water (the other 5,000 are expected to be built after the Plan period).
2. *"The Draft Local Plan proposes development on just 7% of the Green Belt land in Enfield"* - the SHLAA lists Green Belt sites totalling 330ha, which would represent 11% of the 3,058ha total Green Belt land in Enfield (or 12% if the 305ha Lea Valley reservoirs, which are also classified as Green Belt, are excluded). Also, the 6,500 new homes to be built on Green Belt land represents 26% of the 25,000 total new homes.
3. *"commit to delivering 50% of new homes as genuinely affordable"* - Policy H2 requires 50% of new homes to be affordable for council-owned sites, industrial land and Green Belt land, but only 35% on all other major housing developments (= 10 or more new homes). Not only does the 35% render the 50% overall target unachievable, but policy H2 does not require homes to be "genuinely affordable" (= 50% of market rent, whereas merely "affordable" is 80% of market rent).
4. *"By 2039, Enfield's population is expected to have grown by 50,000"* – it is not clear where that growth (to 383,800 by 2039) is evidenced, and earlier projections expected a population of only 358,300 by 2032 (<https://new.enfield.gov.uk/healthandwellbeing/wp-content/uploads/2017/03/Enfield-People.pdf>). The increased growth is surprising, especially as Greater London's population has fallen over the past year, due to Brexit and Covid.
5. *"Enfield Council's Draft Local Plan prioritises developing on brownfield sites"* – the Plan doesn't have a settlements hierarchy or sequential approach; there is no requirement to use brownfield sites before Green Belt land is developed. Also, a range of brownfield sites have not been considered.
6. *"6,500 homes are proposed in the rural areas. This will deliver new neighbourhoods with family size homes"* – "rural areas" should read "Green Belt", and developer input suggests that, to make the Hadley Wood site financially viable, the 160 new homes will comprise modest sized Affordable Housing and expensive high spec apartments, so not the "family size homes" referred to.
7. *"Developing a Local Plan that will stop skyscrapers in inappropriate locations"* – whilst very tall buildings will only be allowed in certain areas, the Plan allows up to 21m height (7 floors) in all other built-up areas in the borough. That would be wholly inappropriate in locations such as Hadley Wood and contradicts the London Plan's requirement for

permissible heights to be established per site, based on a design-led approach.

8. "*Sustainability*" – the site assessments do not evidence that sustainability has been duly considered, and the proposals for Hadley Wood would not represent sustainable development.