
We have concerns about the draft Local Plan for Enfield, particularly in relation to the potential loss of Green Belt land, the impact of traffic on already busy roads, and to the proposed heights of buildings.

More specifically:

Policy SP PL 10 - Vicarage Farm and Rectory Farm - the proposal for 3,000 homes (or is it 5,000 homes - as proposed by Comer Homes?) for Vicarage Farm. While it is sensible to consider the land opposite The Jolly Farmers and on the south side of Enfield Road for housing, the bulk of the farmland between Enfield Road and Hadley Road should remain as Green Belt.

The (barely obvious) proposal to build homes at Rectory Farm is again an unwarranted intrusion into the Green Belt, where the proposed residents will struggle to find any connection to services and facilities.

It is clear that the Council - and therefore the community - would benefit from the re-designation of these areas of farmland, as the Council is the landowner. However, the Council must consider the long term impact over short-term financial gain.

Section 3.10.6 is disingenuous in stating "a place, where vehicles do not dominate the streets" as all the references to services (retail etc) refer to places on the edge of Vicarage Farm, so inhabitants WILL use cars to travel to these places, adding an increased burden on roads that are already clogged most of each day.

Section 3.10.7 perversely proposes having higher density housing housing in the north of the area - currently the most rural - rather than in the south of the area - where there are already bus routes to Oakwood Station and Enfield Town.

While it is acknowledged that there are new schools on the Chase Farm Hospital site, there are no shops or facilities for the vast number of new residents that would result from these proposals.

The existing roads, The Ridgeway, Hadley Road and Enfield Road, cannot withstand the increase of traffic. Currently these roads are busy throughout daylight hours and especially in rush hours. Entry into and from the Chase Farm Hospital site is already a problem at most times of the day.

Policy SP PL 9 - Crews Hill area. While it is clear that some of the land at Crews Hill is brownfield, it is still within the Green Belt. It is common knowledge that the landowner of (at least) one garden centre is a house building company, any development of housing needs to consider the poor condition of the road network in the area, and lack of public transport. While Crews Hill Station will enable commuting into London, it does not provide a ready link into Enfield Town and its retail facilities. The new 456 bus maybe a good start on the improvement of public transport, the roads in the are easily become clogged with traffic.

SA54 - the proposal for new industrial land and storage and distribution adjacent to (at?) New Cottage Farm and Holly Hill Farm is again a potential loss of Green Belt land. It would also change the whole character of the entry into the wider Enfield district from J24 of the M25.

All of the above proposals would impact on the historic Enfield Chase. The open nature of the Chase is part of what makes Enfield unique, and something that the Council should be working to protect, not destroy.

The Council should concentrate on brownfield sites and increasing housing density, not building on open Green Belt land.

Policy DE6 and SA2 - Palace Gardens Shopping Centre - we are concerned that erecting tall towers for housing will be detrimental to the existing character of Enfield Town centre. The current heights of buildings do not adversely affect sight-lines, excepting for the towers adjacent to Enfield Town Station and the Civic Centre. Any changes would adversely affect the character of the eastern part of the Town - Library Green, New River Gardens, Gentlemen's Row etc - an area which brings visitors to Enfield Town for reasons other than shopping.

What can the Council do to improve the facilities and "offer" of **Enfield Town centre**? Why is it that nearby centres (e.g. Cockfosters, Barnet, Whetstone, Hertford) have an abundance of quality restaurants, while all that Enfield Town centre has to offer is fast food and take-aways?

We note that The Enfield Society has raised similar concerns. We fully support their submission and we hope that the Council will take full notice of this and other submissions.