
Dear Sir/Madam

Please find our feedback for the draft Enfield Local Plan. These comments complement our feedback through the survey.

Process

We feel that the process has been designed to discourage full and frank discussion of the issues raised. The main draft document is 400+ pages long and written in very technical format. The associated survey took over 3 hours to complete, and this is for two professionals in the building industry.

The fact that the survey provided no links or background information to any of the questions, requiring manual cross reference with the draft plan made it excessively awkward.

The fact that the summary leaflet for the 400+ page plan is only a single side of A4 is laughable, and poorly illustrates the scale of the proposals to anyone who sees only that.

The council has also in our opinion not done enough to inform the public of the nature of the proposals, and instead the majority of the information has come from those opposed to the developments, namely the Conservative Party and Enfield Road Watch.

Finally running the bulk of the consultation process, especially the drop-in sessions, over the first summer holiday since the start of the Covid Pandemic feels like a further step to limit engagement with the process.

Environment

We feel that the Environmental Policies section of the proposals are a good start, but do not go far enough. There is a real need for change in development, and with a proposal of this size Enfield could be putting down a real marker for change, by insisting on Net Zero Carbon as an aspiration for all development. Camden's Agar Grove, and Norwich's Goldsmith Street have both shown that high-quality, Passivhaus certified housing schemes are viable and successful. Enfield should be following their lead.

Green Belt

We fail to see how the proposals to expand on the Green with Chase Park and Crews Hill align with the proposed policies RE1 and RE2. As far as we understand it those policies as written agree with the Mayor of London's policy to protect the Green Belt. Yet two of the largest proposed developments in the plan eat into it. The precedence that these developments set for other outer London boroughs is staggering.

In addition to RE1 and RE2 policies there are repeated references to "increasing biodiversity", "protecting the environment", "greening the borough", etc, none of which align with the proposed developments.

Chase Park

The proposal for Chase Park seem to be based purely on the fact that there is a wedge of Green Belt that intrudes into Enfield between Cockfosters Road and The Ridgeway. Apart

from a mention of the 1930's nature of the existing housing, there is no mention of the local community in any of the documents.

At the moment all of the Primary Schools in the area have extremely small catchment areas and the two local doctors surgeries (Bincote Road and Highlands) are heavily subscribed. The proposals mention that the area should have a Primary School and Doctors Surgery "if needed". No mention is made of other amenities or social infrastructure. The existing on Enfield Road are small and very local, and the nearest Sainsbury's (Highlands) is small and would not support the size of development in Chase Park, yet no mention is made of shopping facilities within the proposed area.

The proposal would also only increase traffic along an already busy route through the borough. It only takes a delivery to one of the houses on Windmill Hill to back up traffic from Oakwood though to Enfield Town. Buses, although frequent, are at peak times almost impossible to get on, and there is little capacity within the road network for more frequent service. Trains at Enfield Chase are already at capacity at peak times, and whilst tube trains from Oakwood are seldom full at that point, they are usually overcrowded by the time they reach Wood Green. Again there is no capacity for adding the numbers of people proposed to the area.

The water mains in the World's End area are seriously outdated. It feels like barely a month goes by without a water leak on the Enfield Road, Windmill Hill, Bincote Road or World's End Lane. Any further development would require full modernisation of that infrastructure.

Over the last 18 months and more significant numbers of people have discovered the Green Belt land in the vicinity of the Merryhills Way, and it is only due to the overly aggressive actions of the land owner that more has not been made of this area. The Enfield Society has been arguing for years that there are more established rights of way across this land than have been recognised, and these proposals suggest that those routes have not been recognised for fear of their impact on future developments.

Finally the proposals break the established, and supposedly protected, green corridor between Boxers Lake and the Green Belt.

There are arguments that better use could be made of the farm land between Hadley Road and Enfield Road, but housing is not the answer. There is merit in a development that makes this a green park, linking to the Enfield Chase Woodland, perhaps something akin to the Lee Valley Park or Olympic Park, with outdoor sports and recreation facilities for the west of Enfield.

Thank you for your time.