

I am an Enfield resident (living in Bush Hill Park) and believe the draft Local Plan represents an overdevelopment of the Borough as a whole, its approach to the development of the Green Belt contrary to both the NPPF and London Plan and that its implementation (and regardless of whether the proposed residential completions per year is actually achievable) will fundamentally alter the nature of the Borough from its current position at the northern boundary of Greater London and with a townscape typology as a mixture of suburban & semi-rural environments. In relation to the immediate environment of our local community, the proposed approach to Southbury is utterly inappropriate. It has amongst the highest number of new residential units proposed in any of the Urban Place Making Areas, but has a relatively poor PTAL rating for such a scale of development and will inevitably result in a massive increase in local road congestion; that it is being proposed on the basis that it is out of centre retail demonstrates the unsuitability for large scale redevelopment. There appears to be little support within the draft Local Plan to the proposal for tall buildings within the Southbury area and, in view of the surrounding townscape, little evidence that this approach to development will do anything other than be utterly inappropriate and that the numbers of units proposed will overwhelm local services.

The basic premise of the plan is seemingly based on development above and beyond that proposed within the London Plan and that because this scale of development cannot be accommodated using approaches to development that are clearly unsuitable in terms of urban context of basic planning, the only alternative left to the Council is the development of the Green Belt. Notwithstanding that this is contrary to the NPPF and London Plan. I struggle to see how such a proposed approach to development accords with the principles of sustainable development and the achievement of Net Zero.

I contend that the proposed draft Local Plan is not in accord with the planning policy framework, that the proposed development within it is unachievable within the timescale proposed and that therefore it is unsound.