



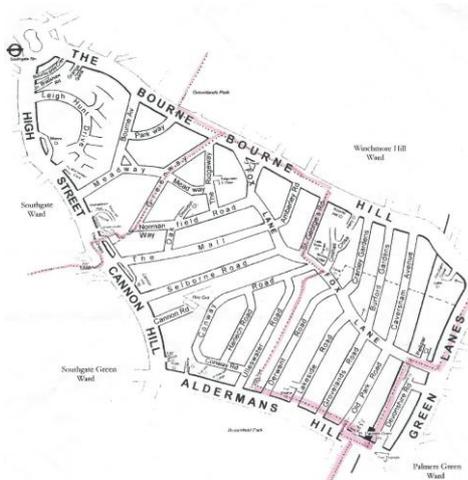
Fox Lane and District Residents' Association London N13 & N14

Representation on London Borough of Enfield's new Local Plan 2036

February 2019

About FLDRA

The Fox Lane and District Residents' Association (FLDRA) was formed in 1978 and is the sole voluntary body representing the interests of residents living within the area bounded by Bourne Hill, The Bourne, High Street, Cannon Hill, Aldermans Hill and Green Lanes.



Good growth options for Enfield

We note that the major driver behind the draft Local Plan is the amount of growth predicted for our borough. There are ambitious targets for new homes, from an average completion of 550 per annum over the last five years to a figure at least three times that. In our view we need to be somewhat sceptical of these figures, especially projections well into the future. However it is clear that pressure on housing in London requires a positive response here in Enfield. We note also that Enfield now has more than three thousand families in temporary accommodation: this is an urgent matter locally too.

Types of housing required

We believe that what the borough and its residents actually need is a mixture of social and (genuinely) affordable housing for all sorts of people and households, for example those with children, older people, those on low incomes who need social housing and those with disabilities, not just economically useful dependent-free workers prepared to pay 50% of their salary in rent. We are against developers who propose dozens of small flats often designed to be purchased as investments for people looking for an income stream from rent. For example the proposed development now under consideration for 465/469 Green Lanes contains 15 flats with an estimated vacant possession value of £6,340,000 and no affordable housing at all. We feel the blocks could add some affordable housing; where will the offered contribution of £570,800 in lieu be spent?

We are concerned to retain the prevailing character of our established suburban residential streets and resist inappropriate intrusive character change and densification (see NPPG para 122).

Focus on town centres

Our FLDRA area includes part of the Palmers Green town centre and other town centres impact on us – Southgate, Arncliffe and New Southgate. We agree with the strategy to focus growth around such existing town centres. Our area has already experienced several of the forms of increase in density: infill (eg Cromie Close), conversion of offices

to residential (eg. Dumayne House, Fox Lane), and larger-scale developments like the Fox pub site. In our view each town centre needs a separate approach. For example, Southgate already has quite a number of buildings of 5 storeys or more (whereas there is only one in Palmers Green, in Pellipar Close) and so larger scale developments may be more appropriate there. We would envisage a maximum height of 5/6 storeys in Palmers Green, in appropriate locations.

We have been engaging with other local people and groups over the last year on issues in Palmers Green and will continue to do so. We want to see this as an opportunity to improve the town centre, with ideas such as a plaza development linking the Triangle through to the existing car park, with housing above; and making the pedestrian environment more attractive. Palmers Green town centre has a predominant historic style and character which we would wish to defend and to promote in any new development. We expect robust design policies and guidelines from LB of Enfield.

Community and social infrastructure

We are concerned that community facilities will not keep pace with growth in population: our local primary schools are very full now and there is huge pressure on primary and secondary health services. This cannot be an exercise in trying to put residential accommodation on every spare corner of land. LB of Enfield must plan to also build community and social infrastructure, as has failed to happen for example in the Ladderswood and Notting Hill Housing Trust developments on the A406 but is written into plans for Meridian Water. We have ideas of local needs, as do other local groups and individuals, to benefit from community levy funding such as that from 465/469 Green Lanes.

Sustainable movement and transport

We support the extension of the Ultra Low Emissions Zone out from the A406 to the M25, impacting positively on air quality across the whole of Enfield. Enfield also needs to identify and promote many more sites for electric charging points now. We are pleased to have the opportunity to benefit from a Quieter Neighbourhoods scheme although are unhappy that no '20 mph' signage is planned and that early evidence has recorded vehicles travelling at 60/70 mph along residential streets. It's not quiet yet.

Govia Thameslink remains a failed provider of train services. We deserve better.

Draft Heritage Strategy

We welcome the Draft Heritage Strategy. We are active with other local groups in monitoring local conservation areas and local green space and heritage assets including Broomfield House and Park, Southgate Green and Grovelands Park. Safeguarding our townscapes also adds to our quality of life and we need to commit to and sustain our stewardship of these heritage assets for future generations. It is disappointing that so little resource is anticipated to be available in this area.

FLDRA

Chair Richard Mapleston
Secretary Susan Younger

February 2019