



## **IMPORTANT PLANS FOR PALMERS GREEN AND SOUTHGATE: DATES OF LOCAL MEETINGS AND THE TIMETABLE FOR ENGAGEMENT**

There is little time left to comment on the important proposals that Enfield Council has set out in its Enfield Local Plan (2019-2041). The central pillar of which relates to the building of around 34,000 homes, including high-rise buildings in town centres such as Palmers Green (up to at least 24 metres) and Southgate (up to at least 30 metres) and new large housing developments on protected Green Belt land. The deadline for comments is **20 May 2024**. Written comments will be passed to a government-appointed independent inspector who will be responsible for approving the Plan, which has to be consistent with the London Plan and national policies.

Enfield Council is organising **four public local meetings** during the coming days. In our area, there will be a meeting on **30 April 2024, 5 to 7pm, in the Palmers Green Library**. Please refer to the end of this article for more information on how to engage with the consultation.

This article describes the topics that may be of particular interest to our members in the Fox Lane area. The Draft Plan also contains other significant plans, such as the expansion of industrial spaces.

### **Housing Developments in Town Centres and the Green Belt**

National and London Housing Plans prioritise building on brownfield sites in urban locations. The Enfield Plan includes housing developments in brownfield and other sites within urban centres throughout the Borough, and 4 main “placemaking areas” (new neighbourhoods): intensification at Meridian Water, Southbury, a large development at Chase Park (Vicarage Farm) and a new settlement in Crews Hill. Smaller developments are suggested for station car parks and many other locations, including for example the potential

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redevelopment of the Green Lanes Sainsbury's site to include housing and a supermarket.

Enfield Council considers that the release of **Green Belt land** is necessary due to "exceptional circumstances", in particular the acute housing need, including the need for more family and affordable housing. It states that as much use as possible has been made of suitable brownfield sites. However, Action for Enfield's Future, a coalition of community groups, has studied the proposals in detail and strongly opposes them. It has been calculated that the brownfield sites identified in the Plan can deliver 34,000 homes without the need to release Green Belt land, which will be lost forever. The release of this land was also strongly opposed by opposition councillors during the Council Meeting held in March 2024, when the Draft Plan was approved by a majority vote. Enfield Council says that it will implement measures to compensate for the loss of Green Belt land, such as landscape restoration, a new country park at Enfield Chase, and enhancements to the Lee Valley Regional Park.

### **Town Centres**

The Enfield Plan promises "high quality growth" in Enfield Town, Edmonton Green, Palmers Green, Southbury, Southgate, New Southgate, Angel Edmonton, and Meridian Water, accommodating "a range of employment, retail, leisure, housing, community, and cultural uses". It also promises improvements in infrastructure, services, amenities, and facilities to support planned growth.

### **Palmers Green Town Centre**

The Plan aims to create additional housing as well as flexible spaces in the town centre for small businesses, with emphasis on the knowledge and creative industries. Building developments will include improvements to the area of Aldermans Hill around the train station. The Plan also mentions an aspiration to improve access to the Pymmes Brook and the New River.

The sites identified for housing developments are:

1. **Morrisons site:** recommended to be developed together with adjacent Travis Perkins site. Mixed residential/commercial to include a supermarket. Blocks of up to 24 m (7-8 floors) at the centre, with lower shoulder buildings on the periphery. About 130 residential units and 6,000 sq m for non-residential uses.
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2. **Lodge Drive Car Park** – estimated housing capacity: 124 residential units. Courtyard blocks (apparently up to 8 storeys, but this is not clear) and perimeter blocks recommended. New green to be considered but not confirmed.
3. **Corner of Green Lanes and North Circular** –details unclear.
4. **Travis Perkins site:** estimated 84 residential units plus non-residential space including a site for Travis Perkins. Recommended to be developed together with 1., with similar conditions.

See details of the plan for Palmers Green here:

[https://www.enfield.gov.uk/\\_data/assets/pdf\\_file/0031/55669/ELP-Reg19-Appendix-C-Site-Allocations-Planning.pdf](https://www.enfield.gov.uk/_data/assets/pdf_file/0031/55669/ELP-Reg19-Appendix-C-Site-Allocations-Planning.pdf)

and

[https://www.enfield.gov.uk/\\_data/assets/pdf\\_file/0030/55668/ELP-REG19-Consult-Chapters-3-15-Planning.pdf](https://www.enfield.gov.uk/_data/assets/pdf_file/0030/55668/ELP-REG19-Consult-Chapters-3-15-Planning.pdf)

### **Southgate Town Centre**

The Plan describes Southgate as an area with “potential for increased densities and building heights”. It proposes to support high density development around the town centre, while ensuring the protection of the listed tube station and operation of the bus terminal with no loss of efficiency. This may include tall buildings (up to at least 30 metres) only in “acceptable locations”. It aims to improve pedestrian use, encourage the creation of office space, as well as around 250 homes. New buildings are proposed for the following sites:

- **Southgate Office Village**
- **Barnet and Southgate College**
- **Minchenden Car Park**
- **Alan Pullinger Centre**
- There could be scope for other key sites such as the ASDA supermarket and M&S site to come forward for redevelopment within the plan period, if shifting retail patterns impact these supermarkets
- Small scale housing may be encouraged in “underutilised sites such as garages and car parking forecourts”.

See more about the plan for Southgate here:

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[https://www.enfield.gov.uk/\\_data/assets/pdf\\_file/0030/55668/ELP-REG19-Consult-3-15-Planning.pdf](https://www.enfield.gov.uk/_data/assets/pdf_file/0030/55668/ELP-REG19-Consult-3-15-Planning.pdf)

and

[https://www.enfield.gov.uk/\\_data/assets/pdf\\_file/0031/55669/ELP-Reg19-Appendix-C-Site-Allocations-Planning.pdf](https://www.enfield.gov.uk/_data/assets/pdf_file/0031/55669/ELP-Reg19-Appendix-C-Site-Allocations-Planning.pdf)

## **HOW TO PARTICIPATE IN THE CONSULTATION**

Instructions and the locations of four public information events on 23, 25 and 30 April can be found in the Council website at <https://www.enfield.gov.uk/services/planning/new-enfield-local-plan>. To send in your views, you will need the survey form, which can be downloaded in digital form from the same page - [Digital representation form \(DOCX, 51.89 KB\)](#)

**HOWEVER**, you may find it easier to access the online form helpfully prepared by the Enfield Society, or download it in .pdf format from its site. The Enfield Society has also shared some of the representations that it will be making.

<https://enfieldsociety.org.uk/localplan/>

The form asks for comments on the two issues that will be assessed by the Inspector: 1. Is the Plan legally compliant? and 2. Is it sound (for example, is it justified, consistent with national policy, appropriate for the area, and does it support sustainable development?)

**The Enfield Society will be running an advice stall on Sunday 28 April 12 - 4pm in the Market Square, Enfield Town, where volunteers will be available to help if you want to send in your comments.**

**The Council will be running a drop-in session on 30 April 2024, 5 - 7pm, in the Palmers Green Library where officers will be answering questions.**

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