

North Circular Area Action Plan (NCAAP) - Invitation to make further Representations

ENFIELD COUNCIL'S RESPONSE TO MATTER I

This Statement sets out a response to the Inspector's request that Enfield Council prepares a short statement outlining the current position in respect of the A406 safeguarding line.

The safeguarded line as illustrated on the Adopted Enfield Core Strategy Proposals Map 2010 represented a local planning authority safeguarding, carried forward from the Enfield 1994 Unitary Development Plan Proposals Map. However, in 2010 two significant investment decisions for the area materialised. Transport for London (TfL), having secured planning consent from Enfield Council, began implementing the Safety and Environmental Improvement Scheme for the A406, between Bounds Green and Green Lanes. Simultaneously, TfL disposed of the majority of historically safeguarded land (including some 400 property interests) to Notting Hill Housing Trust, who themselves were awarded grant funding from the Homes & Communities Agency (HCA). Combined, both decisions dictated a clear policy objective and Council commitment to make improvements to the residential stock and environmental quality of this corridor.

The Council, through the adoption of the Core Strategy in 2010, confirmed the priority for the area was that of regeneration. In doing so, Enfield Council has been working with TfL to come to an agreed line on removing the safeguarding without prejudicing the potential for future road capacity improvement schemes to come forward. Recommencing work on the Area Acton Plan in 2011 was the appropriate opportunity for the Council to provide a resolution on the historical safeguarding issue.

The Inspector has invited the Council to provide additional evidence of working with Transport for London (TfL) in coming to an agreed position over the historical safeguarding. Annex 1 is a formal letter from TfL confirming their position of non-objection to the Plan's removal of the historical safeguarding line. Both parties agree that the local safeguarding of land and properties is no longer appropriate. The letter dated 25th April 2013 positively concludes the on-going dialogue between TfL and the Council on the A406 safeguarding issue. Both TfL and Enfield Council also acknowledge the on-going work of the Mayor's Road Task Force and will continue to work with TfL to secure capacity improvements.

The Inspector also noted the outstanding representation from Barnet Council on this matter and sought confirmation that, their formal position in respect of the consequences of removing the A406 safeguarding line remains as set out in the letter to Enfield Council dated 30th May 2013. Annex 2 provides the email correspondence confirming Barnet Council's position remains as set out in their representation in May 2013.



Rob Leak
Chief Executive
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Transport for London
Planning Directorate

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25th April 2013

Dear Rob

TfL – London Borough of Enfield Meeting (6 March 2013)

Many thanks for hosting our meeting last week. I found the 'Enfield tour' and discussions very informative. It was particularly useful to see first hand the completed North Circular Road scheme at Bounds Green and scale of the regeneration proposed for the Meridian Water site. I look forward to continuing with this productive dialogue.

North Circular Road (A406) - Bounds Green

I appreciate the rationale for removing the existing safeguarding to allow development along stretches of the road at Bounds Green which is clearly needed. From what I saw on the tour. I agree that it is important to end the planning blight that has adversely impacted on the area.

Joanne Woodward summarised the position on the North Circular Area Action Plan and the fact that their existing planning applications from the Notting hill Housing Trust that need to be determined. We will not object to the Area Action Plan or these applications. However, we are reviewing the role of roads such as the North Circular Road as part of the Roads Taskforce and a report will be published in June. If this report has significant implications for the NCR we will discuss this with your officers in advance of publication.

Meridian Water

TfL are committed to working with you to unlock the undoubted potential at Meridian Water site. It was very useful to see the sheer size of the site first hand. Clearly, there is a long history of industrial use of the land and waterways and the proposals for transformation into a business environment and a new sustainable community are impressive. I agree that the link to Edmonton Green shopping centre would be important to establish and was interested to hear your ideas concerning a guided busway along the existing corridor link provided by the removed railway line. Clearly, the link also has much potential including options for walking and cycling and it might be worth considering working up a proposal on this, taking account of the recently published Mayor's Vision for Cycling.

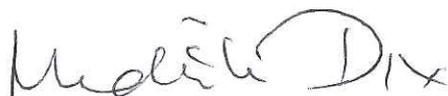
Angel Road Station

It was useful, albeit somewhat depressing, to go and see the station environment at Angel Road. The good news is that the additional funding required for extending the line from Tottenham Hale to Angel Road looks very promising. TfL fully supports your aspirations both in upgrading the station and the development of infrastructure to support a new 4 trains per hour service from the station meaning that trains actually stop. As mentioned, I was surprised that the existing proposals for the National Grid site had not proposed locating more of the residential units closer to the Station and suggest this is looked at when the design is next reviewed.

Sorry that time did not permit the visit to the Northern Gateway Access Road (NGAR) site at Mollison Avenue. I understand Alex Williams has a regular catch up meeting organised with Ian Davis and they have agreed to visit the location as part of the next meeting.

Once again, thank you for the meeting and most informative tour that truly gave an insight into your aspirations to regenerate Enfield. I very much look forward to working with you in the future.

Yours sincerely

A handwritten signature in black ink that reads "Michèle Dix". The signature is written in a cursive style with a large, looped 'D' at the end.

Michèle Dix
TfL, Managing Director Planning

c.c.

Victoria Hills
Ian Davis
Neil Rousell
Martin Scholar
Alex Williams

GLA, Head of Transport
Director of Environment
Director of Regeneration, Leisure and Culture
GLA, Strategic Planning Manager (Frameworks)
TfL, Director of Borough Planning

From: [Carless, Mike](#)
To: [Neeru Kareer](#)
Cc: [Lynch, Nick](#)
Subject: RE: NCAAP [SEC=UNCLASSIFIED]
Date: 31 December 2013 09:22:50

Dear Neeru

Yes I can confirm the issues as set out in our letter of May 2013 still stand.

Regards

Mike

From: Neeru Kareer [mailto:Neeru.Kareer@enfield.gov.uk]
Sent: 30 December 2013 12:30
To: Carless, Mike
Subject: FW: NCAAP [SEC=UNCLASSIFIED]
Importance: High

Classification: UNCLASSIFIED

Classification: UNCLASSIFIED

Dear Mike

I am project lead on Enfield's North Circular Area Action Plan , working with Joanne Woodward.

The Council recently held the hearing session into the examination of the AAP. The Inspector raised a couple of additional areas where he seeks clarification. Please could you write to confirm the representation (as attached) still stands as at May 2013, I would assume it does. I suspect the Inspector seeks this confirmation on Barnet's representation because the issues relate to A406, School Places and DTC, and these were the key matters under discussion at examination. The Inspector has given a deadline of the 10th January 2014, please let me know if that will be a problem given the holidays.

"i) Request that Enfield Council prepares a short statement outlining the current position in respect of the A406 safeguarding line. The Inspector invited the Council to provide additional evidence of working with Transport for London in coming to an agreed position over the historical safeguarding. He also noted the outstanding representation from Barnet Council on this matter and sought confirmation that, their formal position in respect of the consequences of removing the A406 safeguarding line, remains as set out in the letter to Enfield Council dated 30th May 2013".

Thank you in advance and please call should you wish to discuss.

Best regards
Neeru

Miss Neeru Kareer BA (Hons) MSc MRTPI
Regeneration, Planning & Economic Development

Direct Line: 020 8379 1634

Mob: 07795 518 458

From: Joanne Woodward
Sent: 10 June 2013 17:33
To: Neeru Kareer; Natalie Broughton
Subject: FW: NCAAP [SEC=UNCLASSIFIED]

Classification: UNCLASSIFIED

just in case you haven't seen this via another route

From: Carless, Mike [<mailto:Mike.Carless@Barnet.gov.uk>]
Sent: 30 May 2013 14:20
To: Joanne Woodward; LocalPlan
Cc: Cowie, Martin; Lynch, Nick; Bartlett, Mervyn
Subject: NCAAP

Dear Joanne/policy team

Please see Barnet's response to the submission draft AAP attached. Apologies for missing the deadline by a day.

Regards

mike

Mike Carless
Principal Planner, Planning Policy
Development Regulatory Services

Please note I work Tuesday to Friday.

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