

# **NEW SOUTHGATE MASTERPLAN**

**Consultation Statement - November 2010**

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## EXECUTIVE SUMMARY

New Southgate is one of our Place Shaping Priority Areas. The **New Southgate Masterplan** is our plan to improve and regenerate New Southgate. It sets out a vision for what we want the area to be like in the future as well the plans and projects needed to deliver that vision on the ground and make it a reality for residents who want to see real change in their neighbourhood.

As the plan is about what residents want, we did a lot of work with the community to prepare a draft plan and then held a public consultation on the draft for 12 weeks. This document sets out:

- Who we consulted on the masterplan
- When we consulted them
- How we consulted them
- The profile of people who responded in terms of age, gender, ethnicity, religion, and location in the area

The report also sets out the responses we received including the questionnaires, individual responses from residents and community groups, and comments from organisations and businesses. The key findings from the consultation are:

- Improving New Southgate Station and the area outside is a big priority for local people (78%)
- The need to improve safety and the public realm at Red Brick Estate and the opening up of High Road is also very important to local people (78%)
- Residents are supportive of the plans for the Ladderswood Estate redevelopment (74% of questionnaire responses)
- Most people are in favour of the different uses identified for the Western Gateway site (69%)
- Residents are very concerned about the plans to narrow Station Road as they feel it will increase traffic congestion
- Of the three open spaces (Millennium Green, Grove Road and High Road), improving High Road is a priority for residents with younger children play space, benches, and flower planting suggested by many people
- Residents are concerned that developing the car park at Arnos Grove Station will lead to an increase in parking on local streets.

The tables in Appendix A and B set out all the comments received, we have provided a response and suggested how the masterplan will change as a result of the comments. This report will be made available for residents, community groups and organisations to view before we adopt the final masterplan.

## 01. THE MASTERPLAN CONSULTATION

New Southgate is one of Enfield's **Place Shaping Priority Areas**. We want to regenerate New Southgate by working with local residents, community groups and businesses to identify what needs to be improved and the best way to do this. Once we know what changes need to be made, we will work closely with the local community to deliver these.

### What is the New Southgate Masterplan?

**Regeneration is not just about improving the environment; it's also about improving opportunities for people by focusing on things like health, schools, jobs, training and anti-social behaviour. The Masterplan brings all of these different things together in one document, an overall plan for the future of New Southgate. It identifies what we want the area to be like and how we will achieve this. It sets out plans for different places such as Bowes Road library, the Western Gateway site (the gasholder, Homebase and Topps Tiles) and Ladderswood Estate as well as plans that will affect the whole area, such as reducing anti-social behaviour. To view the draft plan go to [www.enfield.gov.uk/placeshaping](http://www.enfield.gov.uk/placeshaping)** The Masterplan will be a Supplementary Planning Document in the Local Development Framework. This means that all new development and planning applications in New Southgate will be required to be in line with what is set out in the plan.

To make sure that the masterplan is based on the needs and concerns of New Southgate residents, a lot of work was done before the draft plan was prepared. This helped us to identify what local people think the big issues are. The early consultation included:

- Sending a flier to every address in New Southgate in August 2009, asking people what they like and dislike about New Southgate and inviting them to join a Neighbourhood Panel;
- A Neighbourhood Panel was formed in September 2009, a group of local residents who met with us four times to help us prepare the plan;
- Consultation with residents of Ladderswood Estate (this was targeted as the Ladderswood Estate will be demolished and rebuilt as part of the plans);
- Two community events in September 2009; and
- Meetings with local businesses, community groups and schools.

**After this early consultation, a draft plan was prepared. Public consultation on this took place for 12 weeks from 17 March to 9 June 2010. This report explains how we carried out this consultation including the different groups and organisations consulted and the methods used, as well as the responses we received from local residents and organisations and our response to these. Finally it sets out how the plan will be changed as a result. Once these changes are agreed, the final masterplan will be adopted by the Council along with a Delivery Strategy which will explain how and when we will be delivering each of the projects identified in the plan.**



*Residents at the Masterplan Community funday: Saturday 15<sup>th</sup> May, Grove Road open space*

### ***How the consultation complied with Planning Regulations and Enfield Council guidance***

As the Masterplan is a Supplementary Planning Document, the Consultation Statement has been prepared in accordance with Regulation 17(2) of the Town and Country Planning Local Development (England) Regulations 2004 and identifies:

- The names of the organisations/groups who we consulted in connection with the preparation of the SPD (Chapter 5);
- How those people were consulted (Chapter 2);
- A summary of the main issues raised in the consultations (Chapters 4 and 5); and
- How those issues have been addressed in the SPD (Chapter 6).

The consultation process reflects the Council vision and consultation approach set out in the Statement of Community Involvement (2006).

The Enfield Strategic Partnership want to make sure that community engagement in Enfield is as effective as possible and they have an Engagement Framework which sets out principles, standards and objectives for engagement. To comply with the Engagement Framework, the draft masterplan was subject to a 12-week consultation with the public and appropriate stakeholders from 17<sup>th</sup> March to 9<sup>th</sup> June 2010. Full details of the consultation process are set out in the next chapter.

## 02. PEOPLE CONSULTED AND HOW WE CONSULTED THEM

To get residents' views on the masterplan, different consultation methods and events were arranged throughout the 12 week consultation period such as mail-outs to residents and businesses, newspaper articles, coffee mornings with parents at local schools, meetings with local business groups, forums in different languages and a community funday. The table sets out the consultation methods and activities and the different people consulted:

Date	Consultation activity and method	Groups targeted	Approximate number of people attending/involved
March 2010	Delivery of a community newsletter to all residents and business in the masterplan area. 'Shaping New Southgate' contained information about the Masterplan, how to comment, and other projects of local interest. The newsletter was also made available on the Enfield Councils website.	All residents and businesses in the masterplan area	Delivered to 1500 addresses
March 2010	Masterplan summaries, including resident questionnaire, distributed to every address in the masterplan area. Every primary school child in local school (Garfield, Bowes, St Pauls and Our Lady of Lourdes) received a masterplan summary and questionnaire to take home in book bags. The summary and questionnaire were also made available on our website	All residents and businesses in the masterplan area and local schools	Delivered to 1500 addresses
March 2010	Draft masterplan and summary/questionnaire documents distributed to local community groups and to borough-wide umbrella organisations representing equalities groups (see attached list of groups who received this letter)	Local community groups including churches, Sikh temple, equalities groups	Delivered to approx 20 different community and equalities groups

March- June 2010	Masterplan posters and banners displayed in prominent locations including school railings, and shop windows along High Road, Bowes Road and Friern Barnet Road	All residents and business in the local area including people who do not live in the area but travel to it for tube and rail stations or work.	N/A
March 2010	Article in Our Enfield Magazine	All Enfield residents	Distributed to approx 120,000 households in Enfield
March 2010	E-mail notification sent to Ward Councillors, Local MP and relevant council staff	Ward Councillors, Council officers and Local MP	N/A
March – June 2010	Masterplan documents available for comment on the council's website, letter sent to all LDF specific and general consultees, statutory notice put in local press, documents made available for viewing in all borough libraries and at council offices. (Statutory planning consultation requirements met)	Local Development Framework consultees including local residents, statutory organisations and stakeholders	Notification to approximately 64 specific and 1245 general LDF consultees
March- June 2010	Masterplan questionnaire distribution and collection points set up in three local shops and at Bowes Road Library	All residents and businesses	N/A
17 <sup>th</sup> March and 31 <sup>st</sup> March 2010	Two resident's drop-in sessions held at St Paul's Church Hall, High Road, to discuss and comment on the Masterplan. This was publicised in the Shaping New Southgate Newsletter and Masterplan summary which were delivered to residents.	All local residents and businesses, Councillors	17th March- approx 30 people  31 <sup>st</sup> March- approx 12 people

6 <sup>th</sup> April 2010x 2 8 <sup>th</sup> April 12 <sup>th</sup> April 13 <sup>th</sup> April x2 15 <sup>th</sup> April	Seven roving masterplan exhibitions during Easter school holidays in different outdoor locations in the area including High Road open space, Palmers Road (next to Highview Estate) and Bowes Road (outside of the shops). Some of these were linked with the Easter Play Scheme 'Reach out and Play'. This included a gazebo with the masterplan boards displayed, questionnaires for people to fill in, food and drink and a lucky dip for children.	All local residents with particular focus on activities for children and young people	Varied for each event, an average of 30 people per exhibition
Saturday 15 <sup>th</sup> May 2010	Community funday for residents including a BBQ, bouncy castle, arts and crafts, and beat the goalie. Masterplan information, questionnaires and the Ladderswood plans were available for residents to discuss and comment on the Masterplan and Ladderswood regeneration plans.	All local residents with particular focus on activities for children and young people	Approx 200 people attended
April - June 2010	Work with four primary school communities (Garfield, St Paul's, Our Lady of Lourdes and Bowes) including presentations to staff and school governors, coffee mornings for parents, sessions with school council representatives and work with year 3 and 4's at Bowes and Garfield Schools, as part of the school curriculum	School pupils, parents and school staff	Coffee mornings had very limited attendance but student council and school meetings averaged around 20 people per session
May- June 2010	Photography project to engage young people (aged 11-18) in the consultation in collaboration with Broomfield School, the Youth Service, Enfield Homes, Tottenham Hotspur Foundation and the Emmanuel Network Church (local group running a number of local youth activities). Young people were asked to take photos of areas in New Southgate and explain what they would change in the future.	Young people aged 11-18	5 entries to the photography competition
May- June 2010	3 commuter consultation at New Southgate and Arnos Grove stations- Masterplan questionnaires were handed out to commuters passing through the stations	Commuters and residents	Handed out questionnaires to an average of 50 commuters per event

May to June 2010	Specific workshop with residents of Old Church Court (supported flats for people with learning disabilities) and the Bernadette Group (social group for older people) and attendance at Coppice Wood Lodge Care Home summer fayre	Equalities groups including age and disability	Old Church Court- 10 residents attended Bernadette Group-
10 June 2010	Community Language forum to provide opportunities for Turkish, Somali and Polish speaking communities to engage in their own languages. Interpreters of each different language were available to ensure an inclusive approach. This was publicised by putting leaflets translated in the relevant language in the book bags of local school children, and in the Shaping New Southgate newsletter.	Turkish, Somali and Polish residents (indicated by local schools to be the largest population in the area)	No attendance at Turkish forum  Four Somali ladies from Highview Estate  1 Polish lady from Barnet.
March-June 2010	Presentations to organisations including CAPE, Enfield Community Empowerment Network, Children's Area Partnership, New Southgate and Arnos Grove Business and Retailers' Association, Bowes and Southgate Green Area Forum, Arnos West Housing Group and Enfield Strategic Partnership Older People's conference	Police, Retailers and Businesses, Older People	Varied between event

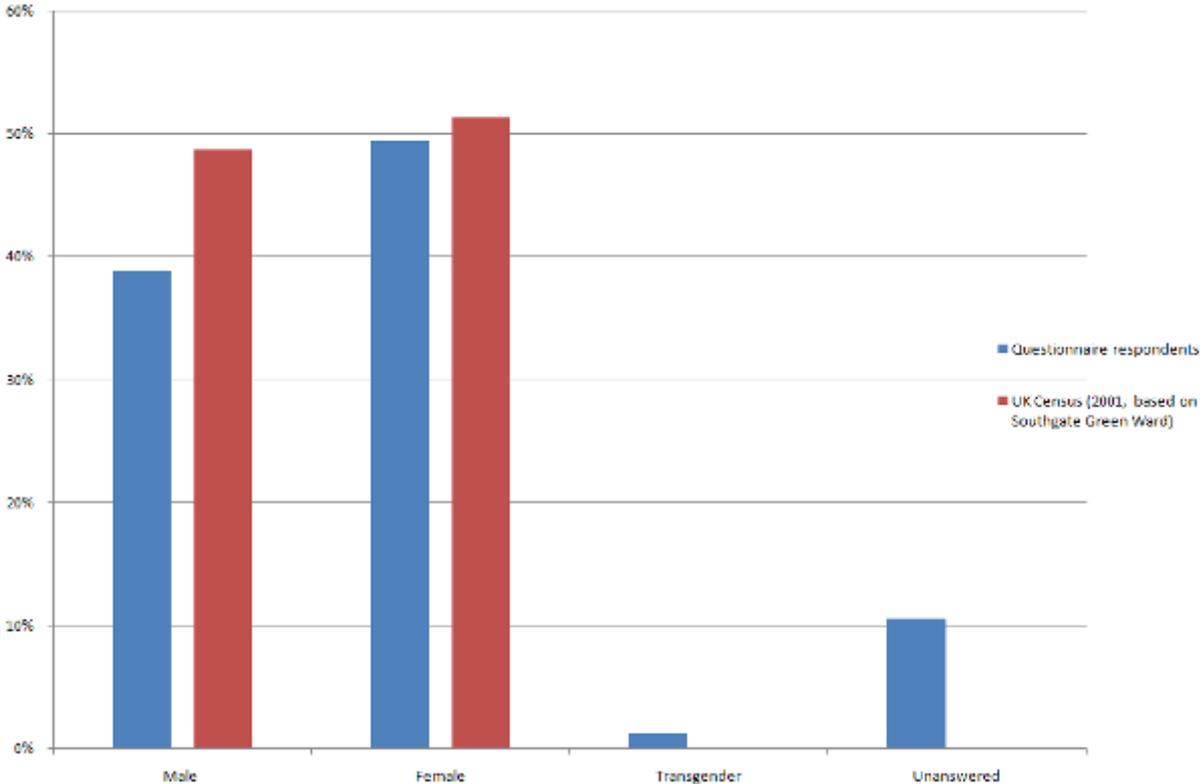
### 03. WHO RESPONDED TO THE CONSULTATION?

89 masterplan questionnaires were completed and returned. Consultation involved a wide range of people, this chapter sets out the different ages, ethnicities, and religion of people who filled in the questionnaires. We did not collect this information from people who attended community events and group meetings. This may have led to attendees being unwilling to participate given this was face-to-face consultation.

#### Gender

50% of questionnaires were completed by females and 39% by males. 1% of respondents are transgender and over 10% did not to provide this information. This shows that there was a fairly even split between genders. This is typical of the area as 51.3% of residents in Southgate Green Ward are female according to the UK Census, 2001.

Figure 3.1: Gender of questionnaire respondents



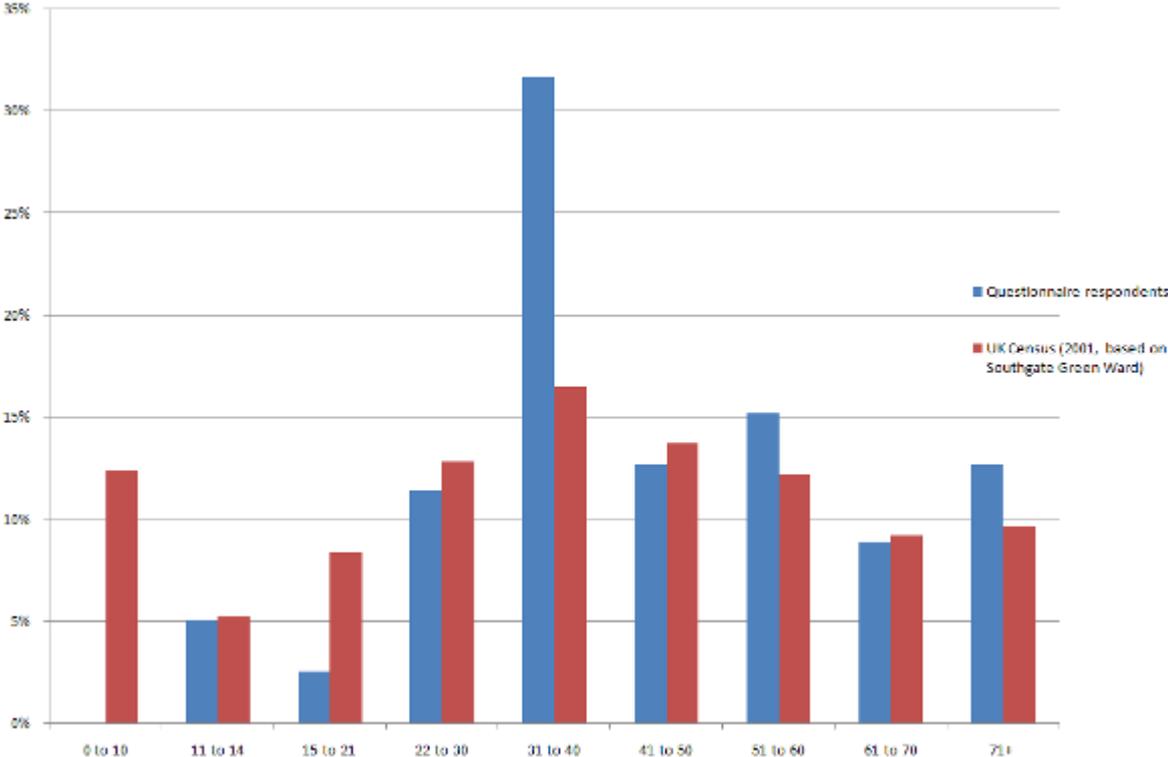
**Age**

The mix of different age groups was fairly even, shown in Figure 3.2. Based on the questionnaires, there was a high response from people aged 31-40 (32% of total respondents) and a below average response from those aged 0-14 (5% of total respondents). The response rate from the 22-30 age group was also strong (11% of total respondents) compared with typical findings from questionnaires, which often show an under-representation of this age group due to work commitments.

According to the 2001 UK Census, young people (aged 21 and under) make up 20% of the total population in the Southgate Green Ward therefore there is a clear under-representation of young people in the questionnaire responses (5% of total responses). This shows that questionnaires are not necessarily the best way to engage with young people. This may be because the forms are often filled out by their parents.

We predicted a limited response from young people and arranged specific consultation events with young people at local schools, youth groups, a photography project and we linked consultation events with the Enfield summer play scheme during the school holiday.. The approach to engaging young people explained in more detail in Chapter 2.

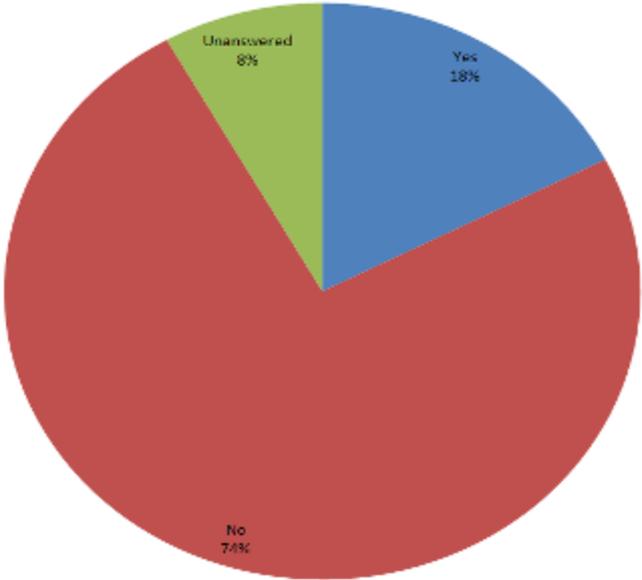
*Figure 3.2: Age groups of questionnaire respondents*



**People with a disability**

18% of respondents who completed the questionnaire stated that they have a disability and 8% chose not to answer this question. 74% confirmed that they have no disability. This reflects the area in general as there is a higher % of people in this part of the Southgate Green Ward with a disability than in other areas.

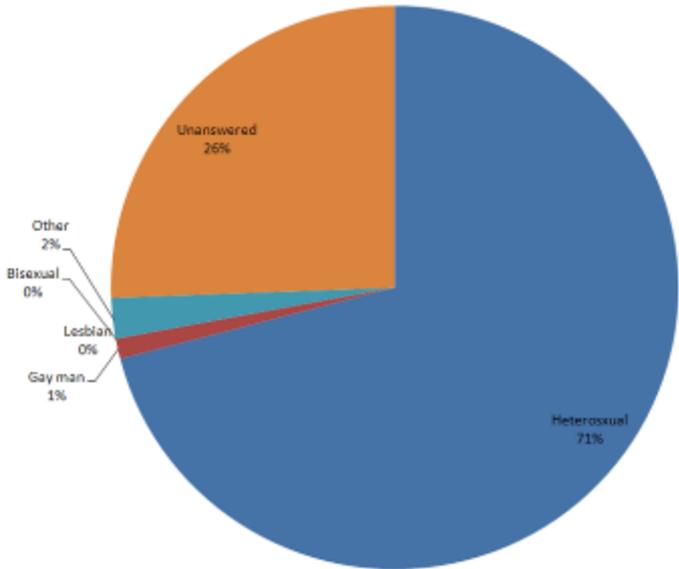
*Figure 3.3: Proportion of respondents who consider themselves to have a disability*



**Sexual orientation**

71% of questionnaire respondents described their sexual orientation as heterosexual and 1% describe their orientation as gay and 2% self-describe as other. Over a quarter (26%) chose not to answer this question.

*Figure 3.4: Sexual orientation of respondents*



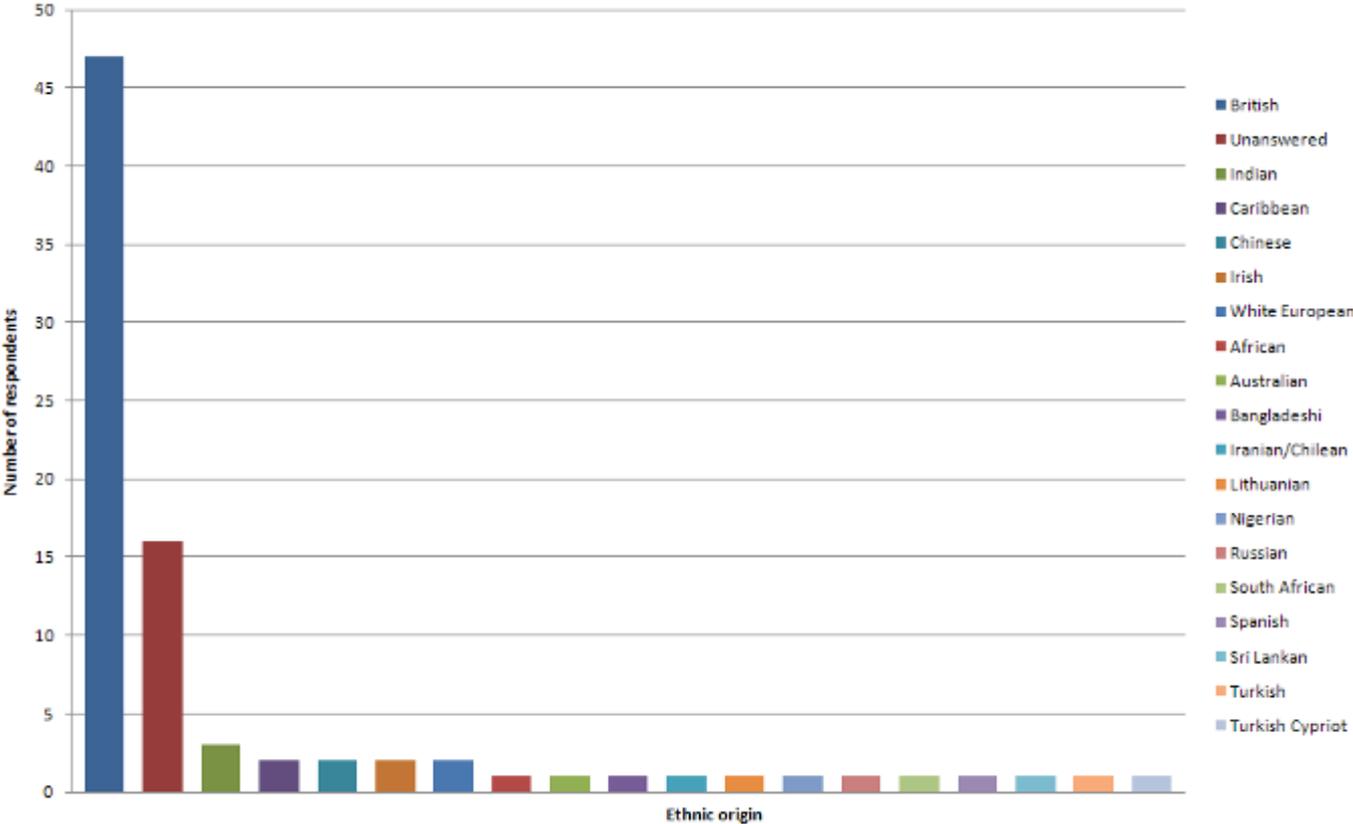
**Ethnicity**

Figure 3.5 shows that the majority of respondents were British (55%) and over a quarter (27%) were from other ethnic origins, with the highest non-British representations from those with Indian, Caribbean, Chinese, Irish and White-European ethnic origins. This breakdown is similar to the ethnic profile for the Ward identified in the UK Census (2001), as 51% of the Ward population is White British. Other origins with high local representation in the Census include: Indian, Caribbean and Irish.

It is important to note that over 15% of respondents exercised their right not to respond to this question and therefore there may have been more significant responses from groups that are not evident in this information.

To help ensure that the views of residents with a minority ethnic origin were captured in the consultation, a specific Community Language Forum was held for Turkish, Somali and Polish speaking residents (indicated by local schools to be the largest populations in the area). The masterplan newsletter, summary and questionnaire also included a link to Enfield Customer Services for translation services.

*Figure 3.5: Ethnic origin of questionnaire respondents*

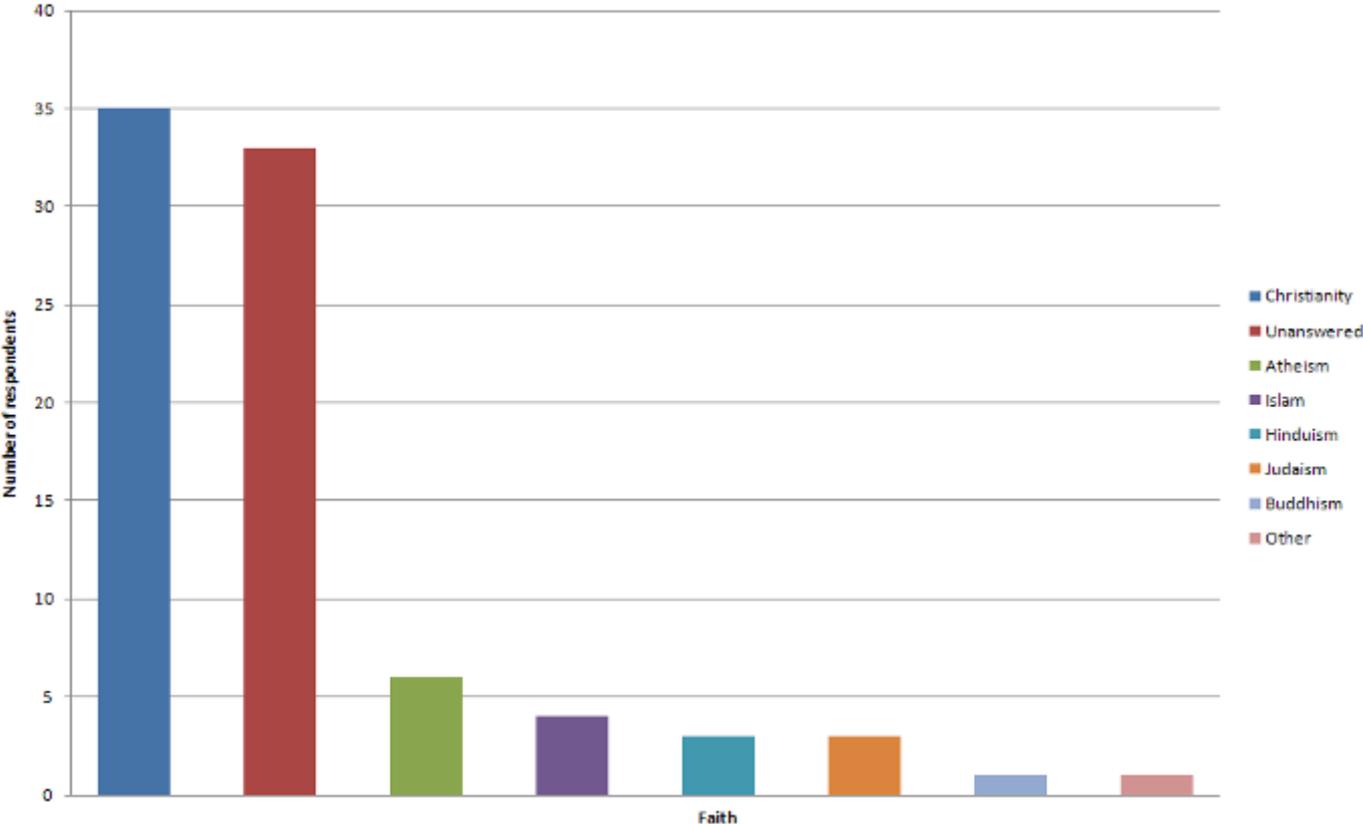


**Religion**

The majority of respondents are Christian (41%) and 7% class themselves as atheists. There were fairly equal representations from those following Islam, Hinduism and Judaism, each comprising between 3% and 5% of the overall response. This is similar to the religious profile for the Southgate Green Ward set out in the UK Census (2001), which highlights that 55% of New Southgate residents are Christian and 15% are Atheist. 11% followed the Islam faith at the time of the Census, compared with 6% of questionnaire respondents.

To help ensure that the questionnaires reached members of the public following different faiths in the area, specific deliveries of the draft masterplan and copies of the masterplan summary/questionnaire document were made to St Paul’s Church, Our Lady of Lourdes Church and the Sikh Temple (Nanak Darbar) As well as Equalities and Voluntary Groups who may have particular connections with people of certain religions such as the Enfield Faith Forum.

*Figure 3.6: Religion of questionnaire respondents*

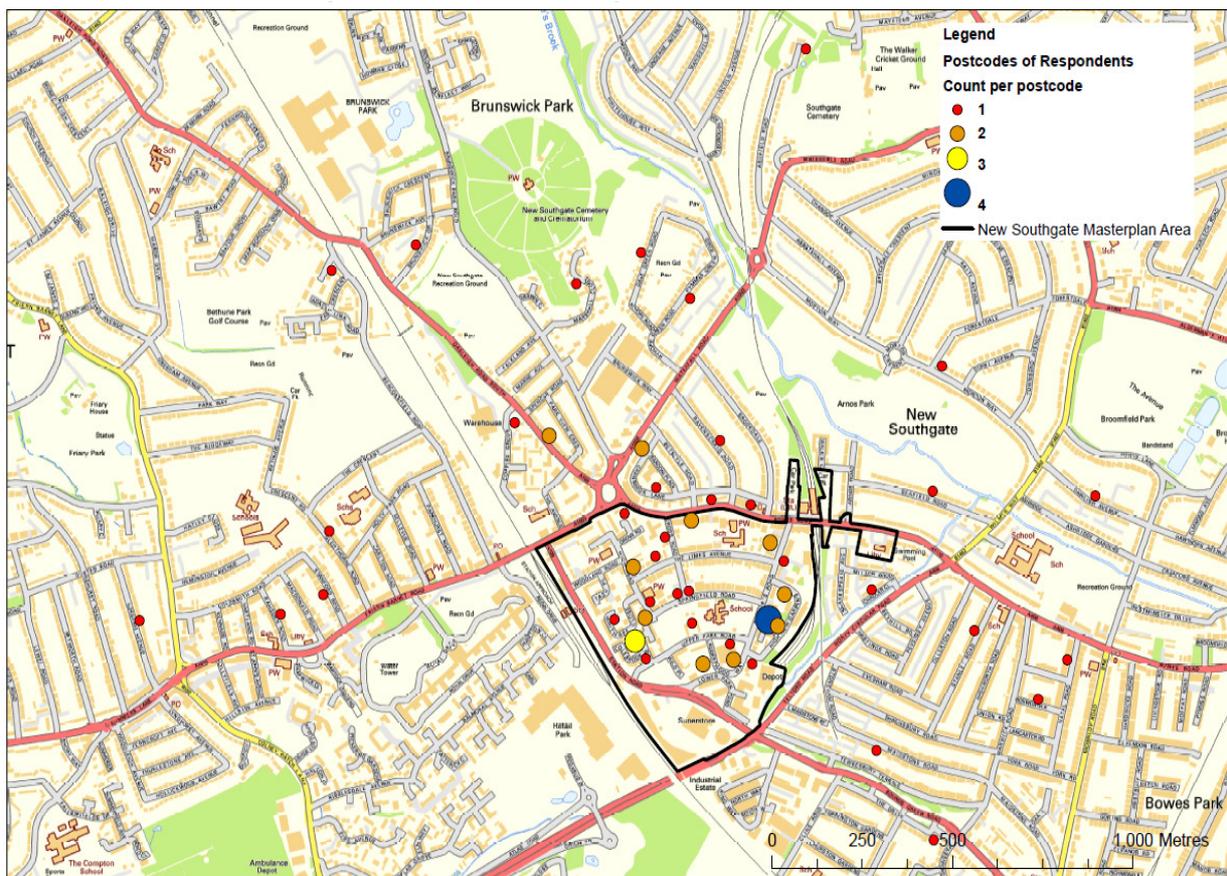


### Location of responses

The majority of respondents live in New Southgate (in the masterplan boundary area) and are fairly evenly spread through the area. The highest concentrations of respondents are located in the three estates: Red Brick; Highview and Ladderswood. (See Figure 3.7). These areas have the highest concentrations of social housing in the masterplan area which indicates that social housing tenants may have been more engaged in the consultation compared to residents of private housing.

Respondents from outside of the study area typically live within a kilometre of New Southgate towards the areas of Palmer's Green, Southgate and Bounds Green. There was a number of responses from residents in Barnet and Haringey given the close distance between the areas. A total of 25 respondents (29%) chose not to provide their address. We consulted with Barnet and Haringey residents via school consultation events, banners in visible locations, posters in shops and the distribution of masterplan summaries and questionnaires to commuters at New Southgate and Arnos Grove Stations.

Figure 3.7: Location of questionnaire respondents



### **How people heard about the Masterplan**

The Shaping New Southgate Newsletter and Masterplan summary (see appendix for examples) delivered to local residents were the most successful methods of informing residents about the consultation process. These methods informed almost half of all respondents (42%). Direct mail out to individual addresses was therefore the most effective method of reaching residents.

Other methods were also successful in informing people about the plan such as:

- New Southgate Neighbourhood Panel (18%)
- Enfield Council website (5%)
- Our Enfield Magazine (14%)
- Other - residents talking to each-other on the street (2%)
- Other - leaflets handed out at rail stations and local schools (4%)



*Consulting with Ladderswood residents about plans for the estate*

#### 4. WHAT LOCAL RESIDENTS AND COMMUNITY GROUPS SAID

The findings are based on responses made in the questionnaire as well as the comments made by the public during the events. Information in this chapter that refer to a % of respondents is based on the questionnaire responses only. Many of the residents, while in agreement with a particular project or idea in principle, have some concerns over more specific issues. These concerns are set out below.

##### **Masterplan vision and principles**

Most people support the masterplan vision and some think it will bring a greater sense of local identity and character to the area. Some feel that the vision is too broad to meaningfully provide feedback and instead commented on individual proposals within the masterplan. This does not necessarily indicate that the vision is inappropriate, but highlights that respondents will typically choose to focus their energy on specific proposals that they agree or disagree with.

The masterplan principles are well linked to the concerns of the residents as these relate to transport links to other areas, area, safety, cleanliness of streets and spaces and local services.

***“The vision seems very comprehensive and exciting for the community”***  
***Questionnaire response***

*New Southgate Community Funday- Saturday 15<sup>th</sup> May 2010*



## Regeneration Sites

### Ladderswood Estate

The redevelopment of the Ladderswood Estate to provide better quality homes is supported by 74% of respondents. Less than 10% disagreed with the scheme. Some pupils from local schools and residents of Old Church Court think that redevelopment should include smaller buildings that are not as tall than the current towers. School pupils also felt that new housing should be modern, brighter and more colourful. New community space and green areas were also popular with some pupils, who feel the estate is unsafe.

### Western Gateway

69% support the plans at Western Gateway which involve removing the existing buildings and gasholder and creating a mixed use development with new homes, jobs and community space. 15% disagree, some people think that the area should not be redeveloped for housing. , only jobs, that the proposed development is too dense and it would increase traffic congestion. A few stated they would support the scheme if the gasholder was retained as part of the redevelopment. Some do not think that housing should be built next to the North Circular (A406) due to concerns over noise and air quality.

A new supermarket was requested by the Somali forum and residents of Old Church Court, while some school pupils suggested a cinema, leisure centre, skate park, restaurant, or small complex of shops. There was a split between local groups who wanted the gasholder removed and those who wanted it to remain and be incorporated into a new facility. There was some hesitancy from residents of Old Church Court, Bernadette Group and some pupils about the suitability of the site for housing, due to its distance from the A406 and the waste facility planned at the Pinkham Way site. It was noted at the Old Church Court meeting that any new development on this site should celebrate a major entrance to Enfield and New Southgate.

*“As someone who was born and lived for many years literally in the shadow of the gasholder... this structure has a sentimental value for me. However... as it is unlikely ever to be put to use again, it would seem sensible to demolish it, and re-use the land.”*

*“Keep jobs on industrial estate - real jobs making/repairing things, not just coffee bars!”*

*“A 'landmark' on the gas-holder site... will, I think, be thoroughly compromised if it is simply a rectangular 10-storey high block of flats. The building needs to be an aesthetically effective, innovative and imaginative structure.”*

### **New Southgate shops and station area**

The public square and mixed-use scheme at New Southgate Station is particularly popular (78% support), with only 5% opposition, due to the potential effect on parking or because of

demolition of the car sales site. Many residents and groups mentioned that the station entrance and bridge was only intended to be temporary and were supposed to be replaced with a better structure.

Residents of Old Church Court, pupils from St Pauls, Bowes Road and Garfield schools, and those who attended the Somali Community Language Forum all feel that the area outside the station would benefit from improvement. Some elderly residents called for the road to be narrowed and traffic calmed to make the road safer to cross. Some pupils at Bowes School believe a small café and a new station building are required. Pupils from Garfield School would like the area improved with flowers, public art paintings and trees. They would also like to see the graffiti removed. One person requested that New Southgate Station (particularly the ticket office) is rebuilt and disabled access to platforms provided.

***“Success will in great part depend on ensuring clear and attractive links to New Southgate and Arnos Grove Stations and the attractiveness of those places.”***  
***Questionnaire response***

#### **Arnos Grove shops and station/ Bowes Road Library and Clinic**

64% of respondents support the Arnos Grove proposal and 21% oppose it. The opposition appears to be largely due to confusion that the listed library building would be demolished which is not the case. Some people like the ‘hub’ feel of the existing buildings and would prefer to keep the swimming pool and library next to each other.

Most feel the new gateway square outside Arnos Grove station could become a thriving neighbourhood hub, although some are concerned it could be dangerous due to bus traffic.

Whilst the majority of the youth groups consulted, think that the library could be moved if access could not be improved, some adult groups think that the library should remain where it is with better access. These groups include some attendees from the Community language Forum, residents of Old Church Court, and the Bernadette Group. If the library is moved then there is general consensus among that it should be relocated within the area and the current site should remain in community use. Adequate parking should also be provided at the site. Some pupils are keen for the swimming pool to be extended or other formal sports to be provided here (including a school pupil who took part in the photography competition), whilst some elderly consultees would like to see a doctor’s surgery provided.

***“Sports facilities and library should be kept next to the swimming pool. Improvements should be made to improve the current buildings”***  
***Questionnaire response***

#### **The Coppicewood Lodge Care Home & Grove Road Open Space**

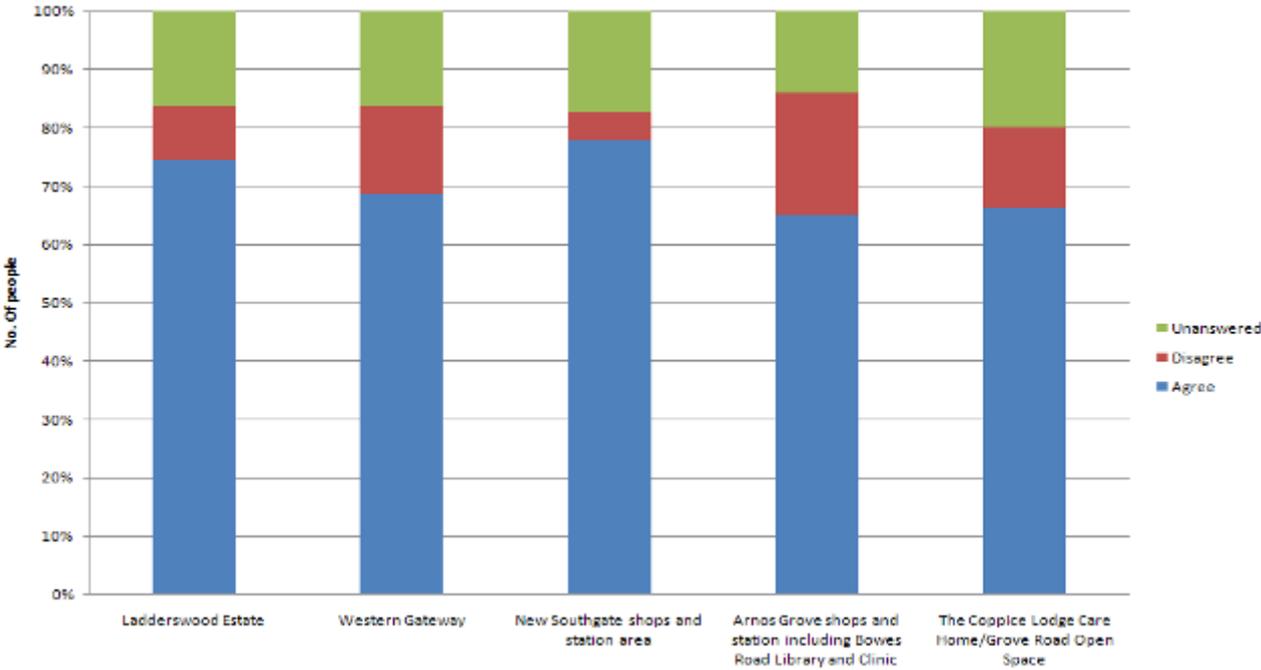
66% support the plans to provide some community space and residential development on the site of Coppicewood Lodge Care Home (once the residents have been moved to more

modern accommodation), improve Grove Road Open Space (the Bombie) and improve links between New Southgate and Arnos Grove stations by creating a new walking path through the care home site.. There are some concerns about increased crime and litter in the area if community facilities are placed here and some requested that elderly people in the care home are moved considerably.

Some residents present at the Bowes Road public exhibition expressed concern about the plans for this area as they feel new development would increase local noise and create parking issues. There was a general consensus, among many of the public groups consulted, that the provision of community facilities in this location would benefit the area. A Polish attendee at the Community Language Forum commented that community activities here such as a playgroup and theatre group would be good for local children. Similarly, pupils at local schools would like a new community facility for youth activities and adult community events.

***“I disagree with the proposal to build a youth centre at the end of Grove Road (on Coppicewood Lodge site) as it would be a haven for crime” Questionnaire response***

Figure 4.1: Views on the plans for the Regeneration Sites



**Improvement Areas**

### High Road Estate

73% support the plan to improve the public realm at High Road estate to reduce crime and anti-social behaviour, and create a new walking and cycling route from High Road to Friern Barnet Road. Less than 10% disagree with this scheme. 2 respondents feel the estate should be redeveloped to incorporate shops and services along Friern Barnet Road.

Improvements that were supported by some public groups included new lighting and plantings, smoother paved surfaces and a new route through from High Road to Friern Barnet Road. Some pupils felt that the parking situation could be improved to make it less prominent and sports facilities could go on the High Road Open Space..

### High View Estate

75% of respondents agree with the proposal to improve green spaces, the public realm and safety at High View Estate. Only 6% of respondents disagree and 2% of respondents want to see part of the estate redeveloped to provide better quality homes and improve the appearance of Palmers Road. One resident believes the tower blocks are historically important assets and should be retained specifically for this reason. Security gates and floodlights on the MUGA (the cage) are requested by some as part of the proposed improvements.

Improvements to the public realm at High View Estate were also requested by a number of public groups that were consulted with, including pupils at local schools (as well as some who took part in the photography competition), some of the local Somali community and residents of Old Church Court. Specific ideas included improvements to the green space on the estate, resurfacing of roads and pavements to make them safer, bins, dedicated dog walking areas and off-site youth facilities. Some residents of the estate also commented on the poor internal quality of the buildings.

***“Can you please re-build Highview Estate so that we all can have quality homes”  
Questionnaire response***

### Red Brick Estate and High Road Shops

78% of respondents support the proposals to improve community safety on Red Brick estate. The alleyways have been mentioned by a few respondents (including a pupil who took part in the school photography competition) as the key contributing factor to anti-social behaviour and crime.

Improvements to this estate suggested by pupils of local schools included improving the lighting of alleyways and providing CCTV cameras to discourage anti-social behaviour. A few pupils also thought that the road should be opened up to encourage more people to use it.

A parent attending the St Pauls School consultation workshop pointed out that this estate and the surrounding shops may be a hub for gangs and anti-social behaviour from across the neighbourhood. This comment reflects the concerns of many residents and groups.

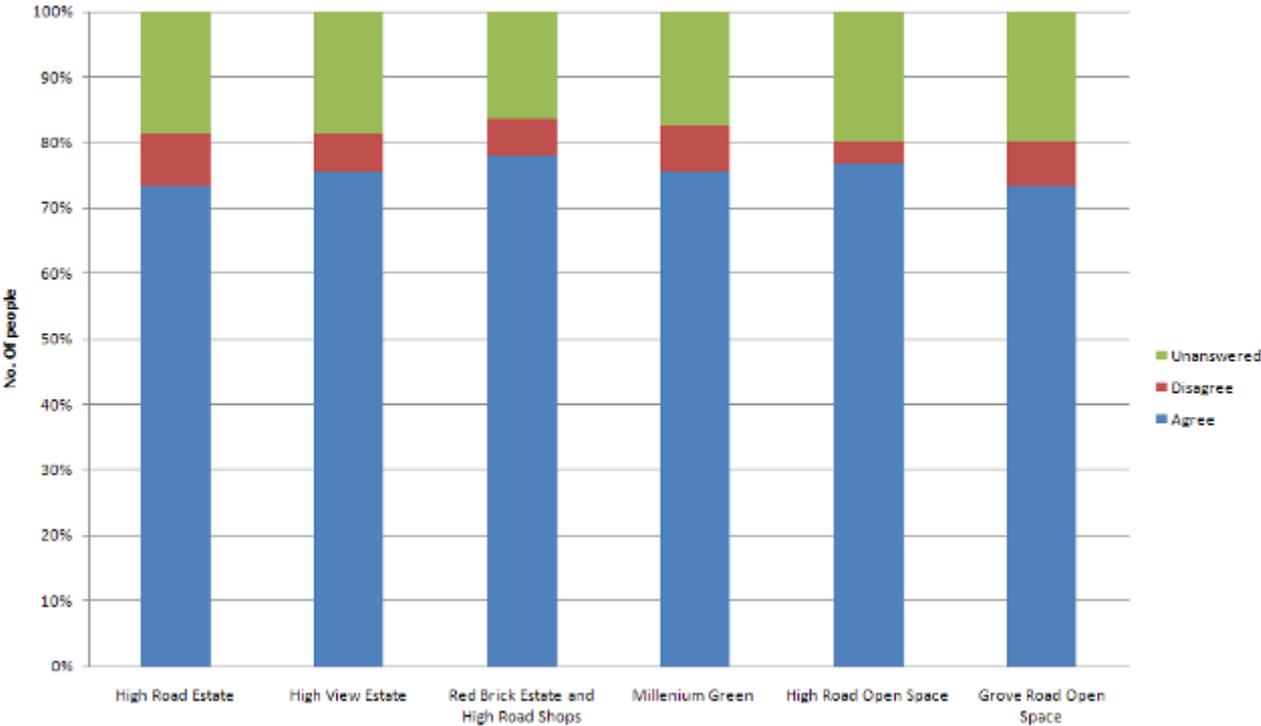
***“I live on the Red Brick Estate and think a lot more could be done here. The council houses are in terrible condition”***  
***Questionnaire respondent***

Millennium Green, High Road open space and Grove Road open space

The three green spaces were recognised as valuable assets that should be improved, by redeveloping nearby sites and identifying improvements in each space to make them feel more pleasant and safer. Agreement amongst respondents is widespread and the only concern given by a few is that the Bombie could be difficult to improve due to a belief that remains of buildings demolished during World War II are buried on the site. Some respondents are keen to see High Road open space improved with better quality lighting and children’s playspace. Some feel the playspace is unsuitable for small children and subject to anti-social behaviour.

***“It would be great to have some more areas to play for teenagers”***  
***Questionnaire respondent***

Figure 4.2: Views on the plans for the Improvement Areas



## **Improvements to streets, stations and open spaces**

Safety improvements to streets (Improvement 12 in table below) are deemed the most important by residents.. Improvements to Arnos Grove shops and Bowes Road pool/ library and clinic are the second most important.

On the other hand, a number of proposals are not a priority. The use of green spaces for community food growing (Improvement 5) was thought to be unimportant by almost half of respondents (42%) and Improvements 1 (new public square at Arnos Grove station), 6 (new community square at Grove Road open space) , and 11 (new open space on the gasholder site) were unimportant to nearly a third of respondents (26%-29%). It is important to note that up to 20% of respondents did not comment on any of these improvements.

Plans to improve the public realm outside Arnos Grove station were popular with many groups, although some from the Somali Forum were concerned a public square here may cause anti-social behaviour. As long as the parking level is not reduced then some respondents support the proposal to build residential on the car park, although some pupils believe it would be too noisy to be a pleasant place to live. One respondent felt that shared spaces could be unsafe for younger children.

Improvements to the streets and lighting around Bowes Road were popular proposals with many of the public groups consulted with. Some pupils from local schools felt that there are too many cars in the area at the moment and a car park would help to resolve the problem. The signage of individual shops was also felt to be in need of improvement to make the area more attractive. Some pupils are keen for new uses or occupiers to be found for vacant shops.

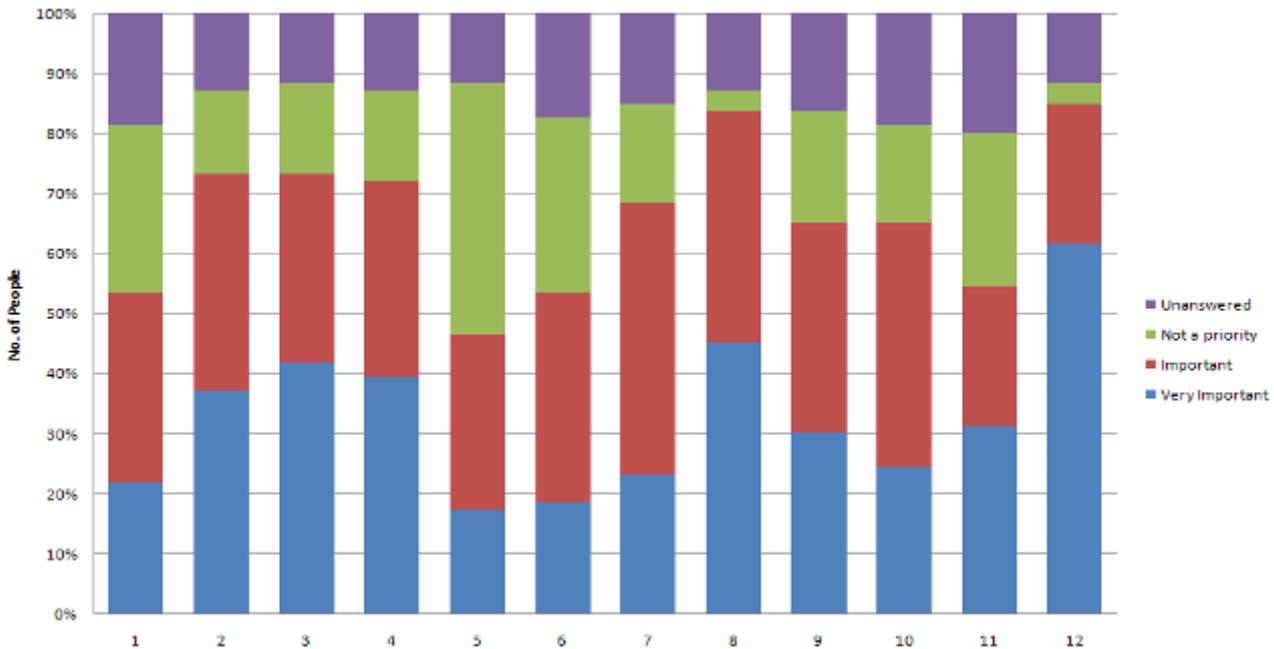
High Road open space was thought to be in need of the most improvements during the workshops. Suggestions by residents of Old Church Court included more space to relax, such as new trees, benches and better maintained trees. Some pupils of local schools and attendees at the Community Language Forum feel that the current play area is not as safe as it should be, particularly the climbing boulder and the sand / gravel flooring. There are reports of people throwing the sand and gravel and requests were made for wood chippings as a safe replacement. New lighting, smoother paths and more dog litter bins were also requested.

Grove Road open space could be improved by improved lighting according to some members of St Paul's School Student Council. Residents of Old Church Court would like to see the trees better maintained and new benches provided as well as a better quality path through to the main road and local shops.

A parent attending the workshop at St Pauls School felt that Millennium Green was poorly maintained and in need of improvement. One respondent from the questionnaire noted that safety and access could be improved here.

***“I support idea of better community spirit and cleaner environment”  
Questionnaire respondent***

<i>Proposed improvements to streets, stations and open spaces</i>	
1	New public square outside Arnos Grove station
2	Improved lighting, flower planting, signage and paving at Arnos Grove shops and Bowes Road Library/Bowes Road Swimming Pool
3	Better station entrance, safety and car parking improvements at New Southgate Station
4	Improved lighting, signage and paving at the New Southgate shops near Betstyle Circus Roundabout
5	The use of green spaces for community food growing (like an orchard or vegetable plot)
6	A new community square at the Grove Road Open Space
7	Improvement to the High Road Open Space, like flower planting, benches and lighting
8	A better and safer walking route along the High Road and High Road Open Space
9	New open space in the Ladderswood Estate redevelopment
10	Millennium Green safety access and improvements to the space
11	New open space on the gasholder site
12	Safety improvements for Arnos Grove Station, Red Brick Estate, High View Estate, Grove Road, Ladderswood Estate and Woodland Road



*Figure 4.3: View on improvements to streets, stations and open spaces*

### **Improvements to transport and parking**

Compared with the improvements to streets, stations and open spaces, improvements to transport and parking are not regarded as important (based on the proportion of responses to the questionnaire that regarded transport interventions as 'important' or 'very important'). The transport improvement that is most important is 'Improvement 6' (improving the accessibility of the stations for people who are mobility impaired), which was classed as 'important' or 'very important' by 84% of respondents and unimportant by 9%. The second most important idea is to increase parking spaces for people using New Southgate Station (Improvement 3), which is viewed favourably by 70% of respondents, although 22% do not regard this as a priority intervention. Some residents attending the public exhibition in Bowes Road and some pupils in local schools noted that the shops at Arnos Grove require more parking.

The proposal to narrow Station Road (improvement 5) was regarded as important or very important by less than 50% of people, many feel this would worsen existing traffic congestion during peak travel times. The proposal to extend the hours of the controlled parking zone on local streets (improvement 4) was also not a priority for over a third (36%). One resident noted that commuter car parking along the length of Station Road is an issue. Lorries parking on Inverforth Road was identified by many people at events such as the mini-exhibitions, the community funday and community language forums, as it can reduce visibility onto Station Road, reduce safety for pedestrians, cyclists and motorists and increase traffic congestion along Station Road. One respondent felt that a slip road through land on or adjacent to the gasholder site could ease traffic congestion.

***"I like that more transport links and new walking routes will be added"***  
***Questionnaire respondent***

***"Narrowing station road may increase traffic congestion"***  
***Questionnaire respondent***

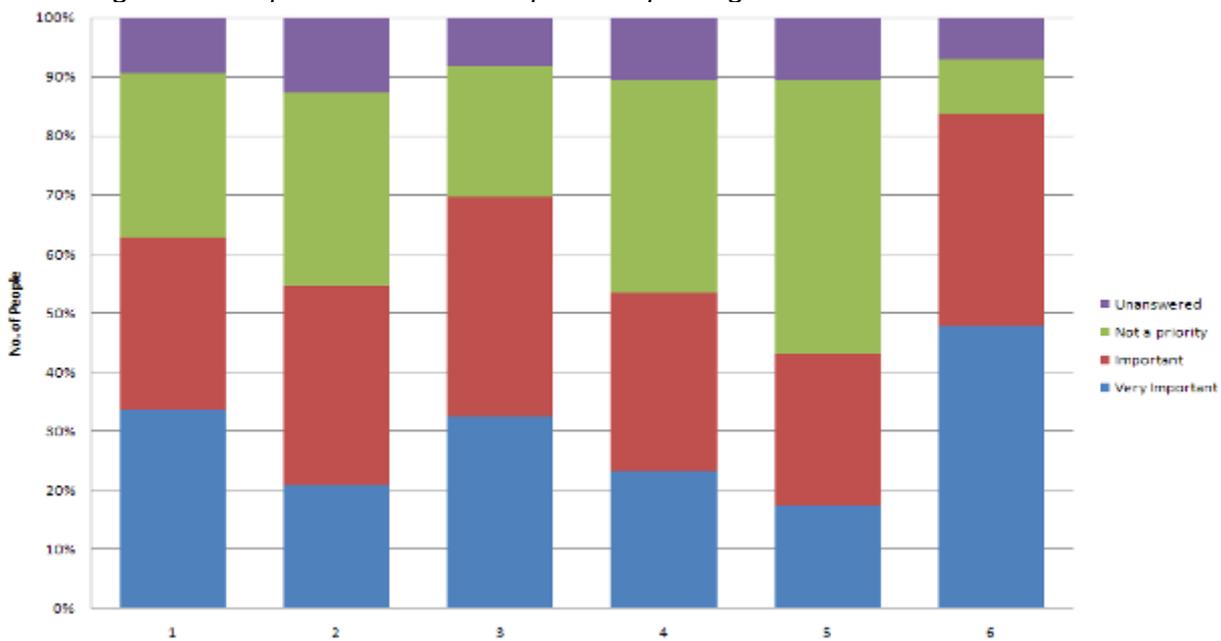
*Residents of Old Church Court at the New Southgate Community funday – 15 May 2010*



## Improvement to Transport and Parking:

Improvements suggested	
1	More direct pedestrian and cycle routes opened up along High Road to Friern Barnet Road and Palmers Road to Station Road
2	Buses able to turn onto Palmers Road from Station Road
3	New Southgate Station: Provide more car parking for people who use the station
4	New Southgate Station: Consider increasing the hours of the controlled parking zone on local streets to stop people parking on the streets
5	Narrowing of Station Road to make it easier to cross the road
6	Improve the accessibility of New Southgate and Arnos Grove Station for people who are mobility impaired

Figure 4.4: Improvements to transport and parking



New Southgate Community funday- 15 May 2010



## **Suggestions to add or remove sites**

A number of additional sites were suggested by people who responded to the questionnaire,:

- Limes Avenue: traffic calming, better quality lighting and paving.
- Betstyle Circus: new pedestrian crossings and reduce traffic congestion.

Residents have asked us to consider these sites that are outside of the masterplan area:

- Friern Barnet Road shops in London Borough Barnet: improve public realm and quality of shops.
- Housing estate between Waterfall Road and Brunswick Park Road: consider potential for regeneration.
- Arnos Park: public realm improvements.

There were no suggestions to remove any sites from the masterplan, although some members of the public are keen to see things change for some of the sites as set out earlier in this chapter such as narrowing Station Road.

## **Other comments received**

During the consultation, a number of additional comments from the public were received:

- Alongside the proposed community facilities and improved open spaces, there should be a well-managed programme of community-based events to help foster a greater sense of community spirit. These comments were made during the Community Funday and Ladderswood community events, indicating that there is clear local support for more events such as these.
- As plans become more detailed it will be important to carry out impact assessments and consult with residents, particularly in terms of the effect of proposals on traffic, local jobs, the environment and local services.
- Proposals should include more targeted measures to specifically reduce fly-tipping and graffiti.
- Assurance should be given that Council management structures and funding will be in place to adequately maintain any public realm improvements provided, as there is some concern that investments could once more fall into disrepair if not.
- Some pupils at Bowes School would like to see public art used throughout the neighbourhood.
- Some attendees to a workshop with the Bernadette Group pointed out that there are no public toilets in the area and requested them.

## 05. WHAT ORGANISATIONS SAID

A full list of all organisations that were informed of the draft masterplan is included in Appendix A. Responses were received from the following organisations:

- |  |  |
|--|--|
| 1. English Heritage                                    | 9. Sport England   |
| 2. Greater London Authority                            | 10. Sustrans   |
| 3. Environment Agency                                  | 11. The Theatres Trust   |
| 4. National Grid & Legal and General                   | 12. Transport for London- Land Use Planning                          |
| 5. London Borough of Barnet                            | 13. North London Waste Authority                                     |
| 6. Natural England                                     | 14. Office Interiors (New Southgate Industrial Estate)               |
| 7. New Southgate Industrial Estate Tenants Association | 15. Transport for London- Corporate Finance and Property Development |
| 8. North London Waste Authority                        |  |

A summary of the findings from the organisations is set out below. Individual comments from the organisations are included in Appendix A.

### **Feedback from organisations**

#### Principle A: A local neighbourhood that meets the needs of existing residents

Sport England and the Greater London Authority support the plans to improve the existing housing stock, create new homes and jobs, and provide a mix of uses in the area. Sport England also supported the proposal to protect community Bowes Road library and swimming pool, if additional sports and leisure uses are provided here.

#### Principle B: An attractive safe neighbourhood with clean streets and good quality well-used open spaces

Natural England support the improvement of existing open spaces and new spaces. They would like us to refer to 'green infrastructure' instead of open space, as this incorporates a wider range of spaces.

English Heritage would like more emphasis on the local character of New Southgate in Principle B and would like the masterplan to relate more to the history of the area.

National Grid & Legal and General oppose a limit on building heights as they think this may prevent imaginative design and stop high quality development from taking place. They think some buildings within the Western Gateway should be higher than 10 storeys.

#### Principle C: A well connected neighbourhood

Sustrans support Principle C, particularly the ideas for new walking and cycling routes, cycle parking in new developments and the idea of traffic calming on certain roads.

Transport for London support in principle the overall direction of Principle C and the specific proposals put forward within it, including: the overall level of car parking; improved walking and cycle routes and signage; a bus gate at Palmers Road; the installation of additional bus stops, sustainable methods of transportation. They seek reassurance that the proposals set out in the masterplan would not adversely impact on the North Circular (A406). They also support the intention to provide better access to public transport and to fund these improvements through the money made in new developments.

Barnet Council want more links between the masterplan and Barnet and the promotion of movement across the borough. Pedestrian and cycle routes should also connect with existing and planned routes in Barnet.

#### Principle D: A clean and green neighbourhood

Natural England support additional tree planting in the area. They would also like stronger wording to integrate the natural environment into the proposals and provide for green spaces with several different uses. More information on how the area will be linked to the surrounding green spaces (including Arnos Park and Broomfield Park) is requested.

The Greater London Authority (GLA) are satisfied with the inclusion of a Combined Heat and Power (CHP) plant as part of new housing developments and welcome the idea to improve existing open space and children's play facilities and refer to their standards on play space in new developments. The GLA also want more information on improving air quality and reducing noise pollution.

National Grid & Legal and General support the idea of providing energy in a way that minimises carbon emissions, but object to the development of the Western Gateway site being linked to the CHP system within the Ladderswood Estate. They would like the masterplan to encourage a joint approach between the two sites but subject to timescales and viability.

#### Principle E: A neighbourhood with improved services and opportunities for all residents

The Greater London Authority support ideas to improve community facilities and recommend that we look at options to make sure improvements are secured as part of new housing developments. They also ask that new houses will need to be balanced against creating new jobs.

Barnet Council want the increased population to be met with an increase in school places and other community facilities.

Sport England would like us to provide more leisure and sports facilities by identifying additional sites in the area. Suggested sites include the 3 open spaces within New Southgate, as well as Arnos Park, Arnos Pool and Broomfield School. They think that Broomfield School should be seen as a key site servicing the area. They also think that outdoor space available at Arnos Park should be used more sustainably and efficiently, with outdoor pitches where possible.

## **Regeneration Sites**

### Ladderswood Estate

The Greater London Authority want the renewal of this estate to be in line with their planning guidance, which states that there should be no net loss of affordable housing.

English Heritage think there is great potential to redevelop the Ladderswood Estate based on the local historic environment.

The New Southgate Industrial Estate Tenants Association which makes up businesses from the industrial estate and Office Interiors (who are based on the industrial estate) strongly object to the release of part of this estate for new housing. They feel their needs are not being given equal weight to residents and believe that the redevelopment of Ladderswood Estate does not need to include the industrial estate. They oppose the idea that the buildings as poor quality, stating that they are fit-for-purpose, well used and well looked after.

The proposed green corridor along the A406 is encouraged by the Environment Agency, who are keen to see Bounds Green Brook improved through this stretch of the area.

### Western Gateway

English Heritage point out that the gasholder is part of the area's former Victorian townscape and industrial character that makes a significant contribution to the character of the area. Whilst not a listed structure, they suggest that it be incorporated into any new scheme for the site.

The Greater London Authority support the contribution made by the Western Gateway proposals in terms of providing more housing and how this will help meet our housing targets.

National Grid & Legal and General support the idea of mixed-use redevelopment of the Western Gateway site. They consider that retail is an essential element of any proposal for the Western Gateway and have consequently provided a booklet proposing mixed-use development incorporating:

- Residential development (including affordable housing)
- Supermarket
- Hotel
- Retail/Community Centre
- Offices
- Associated public realm improvements and landscaping

They think that this scheme will provide benefits to the area; create high quality design; create jobs in a deprived area; and, provide affordable housing.

The North London Waste Authority (NLWA) want confirmation that new development in New Southgate (particularly in the Western Gateway) will not prejudice the development of the Pinkham Way site for a potential waste management facility.

#### New Southgate Station

Barnet believe that plans for New Southgate Station could include land on the Barnet side of the station.

National Grid & Legal and General do not consider the retail suggested on this site to be viable and instead suggest large scale retail on the Western Gateway.

#### Arnos Grove local centre and Station

Transport for London support the idea of improving the entrance of Arnos Grove station and a new public square. They want to make sure that enough space is left for a bus lay-by..

English Heritage say that Arnos Grove Station is a Grade II Listed building

#### The Coppice Lodge Care Home / Grove Road open space

The Theatres Trust supports the idea of a new of a new community facility here and suggest that a community theatre could encourage greater local identity and sustainable development.

#### **Improvement Areas**

No specific comments were received from stakeholders in relation to the three Estate Improvement Areas (High Road, Red Brick and Highview). In addition no comments were made specifically in relation to Grove Road Open Space.

#### Millennium Green and High Road Open Space

Sport England say that Millennium Green and High Road open space are essential green spaces and that they should be use to provide sports facilities.

### **Design Guidance**

#### Design Guidance 4

National Grid & Legal and General object to Design Guidance 4 as it does not allow retail development on the Western Gateway site. They support Design Guidance 6- that affordable housing is subject to viability testing.

#### Design Guidance 8

Sport England also say that Design Guidance 8 should make clear that new development need not necessarily provide public open space on-site and that it may be 'pooled' where necessary.

### **Delivery, putting the plan into action**

Sport England would like to more information on Section 106 contributions from new development for sports facilities. English Heritage also note that S106 is an important source of funding that helps to support improvements to historic assets and their settings, and would like reference to be made to this in the masterplan.



*Consulting with residents at the Masterplan launch event- March 2010*

### **Other comments received**

Greater London Authority welcome the production of planning guidance for this area and support regeneration. They think the draft masterplan is fit for purpose, comprehensive, laid out in a logical format and containing useful illustrative material.

They think it will become a helpful framework for developers, consultants and local authority officers. They think that the maps could be improved and that the adjoining Boroughs could be shown on maps.

English Heritage would like to see a clearer link to the Core Strategy policies that this plan is linked to. Barnet Council want details of when the different developments will happen so they can consider the traffic and population impacts in Barnet. They have also identified a number of developments happening in Barnet that should be taken into consideration.



*Ladderswood residents enjoy a community event- September 2009*

## 06. UPDATING THE MASTERPLAN

Based on the responses to the consultation a number of changes have been made to the masterplan, see Appendix A and B for full details of all the changes. The main changes are as follows;

- 3000 square metres of B1 commercial and light industrial floorspace will now be reprovided on Ladderswood. The Council is working with the prospective Ladderswood developers to ensure that this reprovion will meet the requirements of existing tenants on the industrial estate if they are able to remain on the estate.
- 300 square metres of community space (D1 or D2 use) will be provided on Ladderswood with a focus on youth facilities and education, skills and training
- A CHP should be provided on Ladderswood with the ability to connect to the Western Gateway site and other site in the area as part of a District Heating Network. The masterplan also identifies the opportunity to connect this to the proposed recycling facility at Pinkham Way which will generate energy from waste.
- Bowes Road library will stay where it is, subject to funding, and we will aim to improve disabled access to the building, if it remains. We will also explore opportunities to enhance the sports and recreation offer to complement the swimming pool. A Conservation Management Plan will also be prepared to consider alternative uses for the site, which will be subject to further consultation with the local community. If required we will also consider opportunities to expand the clinic on the site. If larger premises are required then this could potentially be accommodated on the Coppicewood Lodge Care Home site, as part of a residential-led mixed use scheme.
- The potential to extend Garfield School is now identified, to accommodate an additional 1 form of entry as a result of the population increase.
- The plan includes a clearer transport strategy which estimates the trip generation of all of the new developments and the capacity of the existing road network to accommodate this. The strategy concludes that the road network can accommodate the growth proposed in the masterplan, provided that car parking is minimised on regeneration sites, and that walking and cycling routes are improved and maximise connections to the public transport.
- Specific guidance has been included to mitigate new residential development against noise and air pollution.
- More detailed guidance on biodiversity with reference to the draft Biodiversity Action Plan (2009).
- A clearer strategy for the open spaces in the area is included. Millennium Green is identified as a natural space where biodiversity should be maintained and maximised. High Road Open Space could accommodate sports and recreation uses and playspace for younger children. Grove Road open space is identified as a more formal space for seating and planting.
- The shops on High Road can be converted to commercial (B1) or community (D1/D2) use if it can be demonstrated that they are no longer in demand for retail.

## **APPENDIX A**

### **STAKEHOLDER REPRESENTATIONS ON THE MASTERPLAN**

As the masterplan is a planning document we consulted specific and general consultees on the Local Development Framework (LDF) database and get the views on the draft document.

We have published the list of specific LDF consultees consulted in accordance with Enfield Council's Statement of Community Involvement and Regulation 17(2) of the Town and Country Planning (Local Development) (England) Regulations 2004. All general LDF consultees were also consulted on the masterplan.

The table sets out the responses we received and the officer response to this.



Rep No.	Name	Section comment relates to	Objection/s support (O/S)	Representation	Officer comment	Change to Masterplan
1	Natural England	Masterplan Vision	N/A	The vision makes reference to 'well-used green spaces'. It is important that in addition to being well-used, the quality of these green spaces is also improved as a result of the SPD. Green spaces should also be designed to deliver multiple functions in addition to amenity (including provision of habitat, helping the borough to adapt to climate change and improving air quality). We therefore suggest amending the wording in the vision to ' <i>a well-used, high quality and multifunctional network of green spaces</i> '.	Noted	Masterplan vision amended to read: 'Residents will enjoy a clean environment, a well-used <a href="#">network of high quality, multi-functional green spaces...</a> '
2	Natural England	Masterplan Principle D: General	N/A	The draft SPD sets out five principles on page 17. Principle D: A clean and green neighbourhood focuses on reducing resource use and 'cleaning up' the existing environment. We are of the opinion that this principle should go further. We suggest amending the final part of this principle to ' <i>improving and enhancing the natural environment</i> .' This covers a wider remit than is currently addressed by the principle and should help to ensure that the natural environment is fully integrated into the proposals.	Noted	Masterplan Principle D amended to read: ' <i>cleaning up the existing environment, <a href="#">improving and enhancing the natural environment</a> and improving biodiversity</i> '
3	Natural England	Illustrative masterplan	N/A	It is not clear from Figure 4.2 how New Southgate will be linked to the surrounding network of green spaces, including Arnos Park and Broomfield Park, as this figure only covers the Masterplan area. There are opportunities through the Masterplan to improve links to existing green spaces, as well as to create new green spaces. We recommend that an additional figure is added, or Figure 4.2 is amended to explicitly address this issue and show how New Southgate will contribute to the wider greenspace network in the area.	Noted	Figure 5.5: Open Spaces will be amended to illustrate how the surrounding network of green spaces, such as Arnos Park, will be linked to the masterplan area. Figure 5.8: Pedestrian and Cycle routes will be amended to show the green spaces and key routes to them including the proposed Greenway routes.
4	Natural England	Masterplan Principle B: General	N/A	We welcome the reference within this principle to the need for development to have good access to a network of open spaces. However, by amending this to a network of <i>green infrastructure</i> this would widen the potential benefits to the area. Natural England defines green infrastructure as the network of green spaces, places and features that thread through and surround urban areas. This includes public and private spaces,	Noted	Design Guidance 9 amended: ' <i>All development should improve the identity of the area as a residential neighbourhood with good access to the wider area, local services for the community, excellent public transport links and a network of open spaces and <a href="#">green infrastructure accessible to all ages</a></i> '.

				<p>such as parks, gardens, allotments, cemeteries, trees, green roofs and natural habitats such as woodlands, grasslands and wetlands.</p> <p>Ensuring that the natural environment threads through the development in the form of 'urban greening' will benefit New Southgate, particularly in the north where fewer open spaces are located (as shown in Figure 5.5). As discussed above, it will be important to ensure that all new and existing green spaces are linked to facilitate habitat connectivity etc.</p>		<p>In addition after DG9 the following has been added '  <i>'All new development should address the need for improved walking, cycling and public transport connections, and green infrastructure.'</i></p>
5	Natural England	Masterplan Principle D: General	S	<p>As shown in Figure 6.5 and in other figures in the documents, the Masterplan appears to include additional tree planting. To ensure that trees can thrive in a changing climate you should ensure that the right species are planted. You should refer to the following guidance for further information:  <a href="http://www.right-trees.org.uk/">http://www.right-trees.org.uk/</a></p>	Noted	<p>Text added to DG 26:  <i>"Hedgerows, street trees and grass verges should be used to enhance the street scene throughout New Southgate and landscaping should consists of native species of plants and trees, be wildlife friendly and should link to existing landscape networks.</i></p> <p><i>Trees are part of the character of the area and have significant landscape and ecological value. All new development will need to be informed by an up to date tree survey (BS5837) and development should maximise opportunities to integrate existing and new tress in the design of the scheme. Developments will be expected to provide new trees including those with large canopies to maximise shade and contribute to climate change. The number of trees should be increased to improve the screening effect and create more wildlife habitat. This approach is recommended along Station Road."</i></p>
6	Natural England	Masterplan Principle B: DG13	N/A	<p>We welcome the inclusion of this Design Guidance. When improving existing open spaces and creating new ones, you should consider what functions these can deliver in addition to recreation and biodiversity. For example, well designed open spaces can contribute towards climate change adaptation, improve air quality and improve mental health.</p>	Noted	<p>We have amended the masterplan to be clearer about the role of different open spaces in the area and their contribution to recreation, play, climate change and biodiversity. Text added to Open Space Improvement Areas:  Millennium Green is a well designed natural space, which requires improved access and better natural surveillance. This should be</p>

						<p>created by new development at the Ladderswood Estate and the Western Gateway as well as the narrowing of Station Road. Improvements must encourage an increase in pedestrian and cycle movement and make the space feel safer. <i>The role of the Green is a natural space for relaxation, appreciation of nature and for local ecology and biodiversity.</i></p> <p>High Road Open Space should benefit from an improved pedestrian route, connecting the Ladderswood Estate to the High Road. Improved lighting, planting and playspace for younger children are required. <i>There are limited sport facilities in New Southgate. Facilities include grass pitches at Arnos Park, Arnos Swimming Pool, and various grass, synthetic turf and indoor facilities at Broomfield School (available for community club use outside of school hours). There are no sports facilities within the heart of New Southgate though and therefore improvements at High Road Open Space could include a Multi-Use Games Area. The role of this space should be to provide a significant increase in formal play space for different ages in the middle of New Southgate.</i></p> <p>Grove Road Open Space could form a new neighbourhood square, as part of the new connection between the two stations. This will be an improved place for sitting, socialising and celebrating community activities. New paving, lighting and landscaping should be considered in this location. <i>Grove Road open space will have a future role as a more formal community space for sitting and relaxing, surrounded by community facilities.</i></p>
7	Natural England	Masterplan Principle B: DG26	N/A	W8e welcome the inclusion of this Design Guidance. When improving existing open spaces and creating new ones, you should consider what functions these	Noted	We have amended the masterplan to be clearer about the role of different open spaces in the area and their contribution to recreation,

				<p>can deliver in addition to recreation and biodiversity. For example, well designed open spaces can contribute towards climate change adaptation, improve air quality and improve mental health.</p>		<p>play, climate change and biodiversity. Text added to Open Space Improvement Areas (see above officer response) and DG26:          We have amended the masterplan to be clearer about the role of different open spaces in the area and their contribution to recreation, play, climate change and biodiversity. Text added to Open Space Improvement Areas (see response to no.6) and DG26:  <i>"The Enfield Biodiversity Action Plan states that there are two Sites of Importance for Nature Conservation (SINC) near New Southgate; Arnos Park and Broomfield Park. Despite this part of New Southgate is classified as an area that is deficient in access to nature. The Plan also identifies Millennium Green, High Road open space, Grove Road open space and land next to roads as areas for biodiversity enhancement. This can be achieved through appropriate management and developers will be expected to make a contribution to the biodiversity enhancement of these spaces. Millennium Green is of particular biodiversity value. Hedgerows, street trees and grass verges should be used to enhance the street scene throughout New Southgate and landscaping should consist of native species of plants and trees, be wildlife friendly and should link to existing landscape networks.</i></p> <p><i>The provision of living roofs, green roofs, and living/green walls in developments is required as well as wildlife enhancements. At least 30% of new homes built in the area should have green roofs"</i></p>
8	Sustrans	Masterplan Principle C: General	S	<p>Sustrans support the ideas to open up new pedestrian and cycling routes through the area, better links for cyclists and walkers and the promotion of a more accessible and safe environment for travellers on foot, bike or public transport.</p>	Noted	No change required

9	Sustrans	Masterplan Principle C: General	N/A	Integration with the North Central Feasibility Report, which identifies a network of routes across London, should be achieved. This proposes a route through New Southgate and is hoped to encourage new people to cycle, particularly when journeys are less than 5 miles.	Noted	The findings of the North Central Feasibility report and the Greenways Cycle Network which it relates to is referenced in the masterplan. Design Guidance 16 amended to include reference to the Greenways Network and Figure 5.8 updated:  <i>'Greenways are safe, attractive routes that lead to key locations such a parks, schools and stations. Some routes in the masterplan area are proposed to become Greenways (see figure). Development should complement the Greenways routes and, where relevant, make a financial contribution to their implementation.'</i>
10	Sustrans	Masterplan Principle C: General	S	We support the provision of cycle parking for new residential developments as a good way of encouraging cycle use.	Noted	No change required
11	Sustrans	Masterplan Principle C: General	S	We support the idea of traffic calming and would encourage you to use raised tables, build out to create chicanes and sinusoidal humps.	Noted	No change required
12	Greater London Authority	All sections	S	The GLA welcome the production of planning guidance for New Southgate and supports the objectives for this area in terms of regeneration. The draft SPD is largely fit for purpose and comprehensive. It is laid out in a logical format, and contains useful illustrative material, providing a helpful framework for developers, consultants and local authority officers alike.	Noted	No change required
13	Greater London Authority	All sections	N/A	It is noted that the clarity of the graphics could be improved, and it is difficult to identify particular sites and text on the maps. It would be useful if the boundaries with adjoining boroughs could also be shown.	Noted	Quality of maps and graphics will be improved In final plan. .
14	Greater London Authority	Masterplan Principles D and E: General	S	The aspirations to improve existing open space and children's play facilities are welcomed. The provision of play space in new developments will need to be in accordance with London Plan policy 3A.3 and the Mayor's supplementary planning guidance "Providing for Children and Young People's Play and Informal Recreation"	Noted	DG8 amended to read: <i>'All new development should provide adequate communal and private open space and children's play and informal recreation space in line with the London Plan standards'</i>  <i>Also supporting text now includes:</i>

						<i>The Mayor's Supplementary Planning Guidance (2008) - Providing for Children and Young People's Play and Informal Recreation, sets out criteria and standards for playspace in new development. Developments must meet the standards set out in the SPG.</i>
15	Greater London Authority	Masterplan Principle A	S	The proposed improvements to the existing housing stock are also supported in London Plan terms, together with the creation of new homes and employment opportunities.	Noted	No change required
17	Greater London Authority	Masterplan Principle E	S	The document makes reference to much needed improvements to community facilities, and the Council should investigate options for ensuring these improvements are secured as part of the redevelopment of the major development sites.	Noted	We are currently preparing a Section 106 Supplementary Planning Document which will set out a standard charging formulae for different types of S106 contributions. Reference is made to this in the masterplan.
18	Greater London Authority	Regeneration Site 1	S	Early consultation over proposals for the Ladderswood Estate would be welcomed, in due course. Consideration should be given to the Mayor's interim supplementary planning guidance "Housing" which has specific policies in relation to estate renewal. The Housing SPG notes that estate regeneration and redevelopment schemes should be undertaken on the basis that there is no net loss of affordable housing provision.	Noted	The Ladderswood Estate regeneration will not result in a net loss of affordable housing. There are 86 social rented units currently on the estate and these will all be reprovided part of the development scheme. <a href="#">Appendix B now shows the net increase in housing as well as the total housing numbers.</a>
19	Greater London Authority	Masterplan Principle D	S	The intention to introduce a combined heat and power plant (CHP) as part of housing proposals is supported, with potential for linking into other adjoining sites.	Noted	No change required
20	Greater London Authority	Masterplan Principle D	N/A	It will be important to factor in the requirement for land for a central CHP plant, access for district-heating pipes (which may have to be coordinated with public realm programmes), and the compatibility of new development with a future district heating network. It is also likely to require the coordination of energy masterplans with other plans, in particular waste infrastructure.	Noted	Text added to Design Guidance 24: <i>'A waste recycling facility is proposed nearby in Haringey, the Pinkham Way site and we will work with the North London Waste Authority to explore the potential to link the Pinkham Way waste site with the CHP plant.'</i>
21	Greater London Authority	Regeneration Sites 2,3 and 4	S	With respect to Western Gateway, proposals to increase the housing stock are clearly welcomed in terms of meeting local housing targets.	Noted	No change required
22	Greater London	Masterplan Vision	N/A	The increase of housing stock will need to be carefully balance against job creation (noting the aspiration of	Noted	Appendix B now shows the net increase in housing.

	Authority			local residents in relation to providing more employment opportunities). The proposals will need to correspond with Enfield's Employment Land Designations Position Paper, which refers to safeguarding industrial land in the New Southgate area, as well as some release of employment sites. It would be useful if these sites, which are detailed in the Core Strategy and Position Paper, could be shown on a map within the SPD.		<p>Supporting text added to DG2 to read:  <i>The future strategy for the New Southgate Industrial Estate, as set out in the Core Strategy, is that it should be partially redeveloped for residential uses to the northern side of Station Road, where it next to existing residential uses. The plans set out in the masterplan comply with the findings in the Enfield Employment Land Study (ELS, 2006), which informed the Enfield Core Strategy. The ELS considers that partial change of land use here could be appropriate, provided that it is used to assist with the retention of employment land in the remaining area. The masterplan seeks to re-provide the same (plus an additional) number of jobs on the Industrial Estate site.</i></p> <p>We will also provide a map showing the loss of the industrial estate land in the Masterplan, based on the Core Strategy proposal for releasing part of the Locally Significant Industrial Site.</p>
23	Greater London Authority	Masterplan Principles C and D	N/A	Noting the watercourse adjacent to Telford Road, reference to opportunities to enhance and utilise the Blue Ribbon Network should be highlighted in DG22, for instance, sustainable urban drainage and wildlife corridors, in order to accord the London Plan policies 4C.3 and draft replacement policy 7.28.	Noted	Text added to Design Guidance 26: <i>"Ecological and water quality improvements to Bounds Green Brook should seek to enhance the area and utilise the Blue Ribbon Network. The brook should provide a useful function as a wildlife corridor and sustainable urban drainage site, in accordance with London Plan policy 4C.3. Developers will be expected to demonstrate how their scheme contributes to this objective."</i>
24	Greater	Masterplan	N/A	Given the proximity to the A406, measures taken to	Noted	Additional Design Guidance added;

	London Authority	Principle D		improve air quality should be included under DG27 in line with the Council's air quality action plan, policy 4A.6 in the London Plan and draft replacement London Plan policy 7.14.		<b><i>'DG 28: All development should contribute to improved air quality'</i></b> <i>The Enfield Air Quality Action Plan promotes the provision of sustainable means of getting children to and from school, and endorses improvements to the A406 North Circular Road to help reduce congestion levels and improve air quality. All developments should reduce the need to travel by private vehicle as stated in Policy 4A.19 of the London Plan. Development in close proximity of the A406 should be orientated away from the road to minimise the effect of vehicle pollutants. Existing trees should be retained and new trees planted along the north edge of the A406 (as shown in Figure 4.2) to help improve local air quality.'</i>
25	Greater London Authority	Masterplan Principle D	N/A	Noise impacts from the A406 North Circular should also be referred to in the masterplanning of the Western Gateway sites, and measures taken to reduce any adverse impact, as required by policy 4A.20 of the London Plan and policy 7.15 of the draft replacement London Plan.	Noted	Additional Design Guidance added: <b><i>'DG 29: All development should reduce the impact of noise, particularly from the A406 North Circular.'</i></b> <i>Policy 4A.20 of the London Plan encourages design that minimises the adverse impacts of noise in the vicinity of development proposals. Development in close proximity of the A406 should be orientated away from the road to minimise the effect of noise pollution. Existing trees should be retained and new trees planted along the north edge of the A406 (as shown in Figure 4.2) to help reduce noise levels.'</i>
26	Transport for London	Masterplan Vision and Masterplan Principle C	S	TfL welcomes the overall strategy from the Council to help improve the uptake of sustainable methods of transportation in the New Southgate area. It would be appropriate to mention that these improvements could result in increases in the vitality and viability of the local centres.	Noted	Principle C amended: <i>'Principle C) A well connected neighbourhood, which reopens old connections, improves existing routes both inside and outside the area and reduces the impact of busy roads and commuter parking to make the area more accessible and safe by foot, bike or public transport. This will help to increase trade in New Southgate and Arnos</i>

						<a href="#">Grove local centres.'</a>
27	Transport for London	Views of the Community	S	TfL notes that local residents have expressed a need for greater car parking to regenerate and improve the vitality of local retail centres and improve safety of commuter car parks. TfL would be willing to consider a more flexible approach to the provision of town centre public car parking if this is supported by higher accessibility and transport links, as set out in line with London Plan policy 3C.22 and draft replacement London Plan policy 6.13 'Parking'.	Noted	We are currently preparing a Development Management Document which will provide policies on car parking. DG18 refers to the need to consider the current parking provision in relation to the viability and vitality of Arnos Grove and New Southgate local centres.
28	Transport for London	Masterplan Principle C	S	The level of car parking should ensure that it will not cause a negative effect on the proposals in terms of visual amenity and operation of the highway network, and should be supported by measures to help make the centre and surrounding areas more pedestrian and cycle friendly.	Noted	No change required
29	Transport for London	Masterplan Principle C	N/A	The Council will need to identify and implement safe and convenient direct cycle routes to transport nodes, town centres and other key uses, as part of this masterplan in line with London Plan policy 3c.22 and draft replacement London Plan policy 6.9 "Cycling". Large scale developments should also provide audits of the local pedestrian environment to ensure existing pedestrian infrastructure is suitable for the proposed uses and to identify deficiencies to be addressed through development design and planning obligations.	Noted	<a href="#">Cycle routes will be amended to include Greenways Cycle network map and links to A406 cycle routes</a>
30	Transport for London	Masterplan Principle B	N/A	Large scale developments should also provide audits of the local pedestrian environment to ensure existing pedestrian infrastructure is suitable for the proposed uses and to identify deficiencies to be addressed through development design and planning obligations.	Noted	DG23 amended to read : ... <i>arrangements. <a href="#">Transport Assessments for major developments should provide audits of the pedestrian environment.</a></i>
31	Transport for London	Masterplan Principle C	S	As noted in the document, Ladderswood Estate, Gasholder, Homebase and the Topps Tiles sites are in close proximity to the A406 North Circular. The A406 forms part of the Transport for London road network (TLRN), and on this basis, the Council should work in partnership with TfL to ensure that development impact can be accommodated by existing local and strategic highway capacity. Furthermore, TfL and the Council must work together to ensure that improvements to walking and cycling in these areas are introduced without an adverse impact on the operation of A406	Noted	<a href="#">DG15 linked to Appendix D which sets out a high level assessment of vehicle trip generation in masterplan area. Text also added to DG16 and 20 which refers to the Appendix</a>

				North Circular.		
32	Transport for London	Masterplan Principle B	S	TfL supports the Council's intentions to provide better access to passenger transport and also supports the decision to fund these improvements through developer contributions.	Noted	No change required.
33	Transport for London	Masterplan Principle C: DG16	S	TfL welcomes proposals to improve areas with better walking and cycling routes and signage. TfL recommends that the Council works with TfL to promote the use of signage in line with the principles of Legible London; this will ensure conformity with London Plan policy 3C.21 and draft replacement London Plan 6.10 "Walking" TfL welcomes the narrowing of Station Road to help calm traffic and make the road more attractive to pedestrians and cyclists. However, these works must not undermine current bus and highways operations or have a detrimental impact on the A406 North Circular.	Noted	Text added to DG16 and DG22: <i>'DG16: <b>Station Road will be narrowed, subject to testing of the impact on the road network and at junctions,</b></i>  <i>'DG22: The High Road should be upgraded to improve the north – south pedestrian and cycle connection through the Masterplan area. The upgrade should provide footpaths and crossing facilities as well as signage and landscaping improvements. The approach to signage should be in line with the principles of Legible London.'</i>
34	Transport for London	Masterplan Principle C: DG17	S	TfL has no objection in principle to the installation of a bus gate at Palmers Road. However, any proposals for this will require more in-depth discussion with TfL to ensure that the bus gate technology is compatible with bus operations.	Noted	Additional text added to DG17: <i>'This bus gate could be a radio controlled bollard, which goes up and down as required. However, other technologies or solutions could also be identified through discussions with TfL.'</i>
35	Transport for London	Masterplan Principle C: DG21	S	The installation of additional bus stops in the area will require further discussion with TfL to understand potential impacts on current network performance and any future network development. Any proposed future bus infrastructure improvements or network enhancements required due to an increase in passenger numbers/passenger footfall will need to be funded through developer contributions.	Noted	No change required- we will discuss proposals for new bus stops with TfL as part of the Masterplan Delivery Strategy
36	Transport for London	Regeneration Site 6	S	The redevelopment of Arnos Grove Underground station is supported in principle. However, any design for a new 'open space' area to the front of the site must	Noted	No change required- we will continue to discuss proposals for Arnos Grove Station with TfL as part of the Masterplan Delivery

				ensure that there is adequate space for the re-provision of the current bus lay-by facility. It is important that the existing ease of interchange between underground and buses is maintained should these proposals proceed. In addition it should be noted that TfL is currently exploring development options for the adjacent car park.		Strategy
37	Transport for London	Masterplan Vision and Principles	N/A	TfL wishes to ensure that the masterplan refers to a number of general policy objectives including the following: <ul style="list-style-type: none"> <li>- Draft replacement London Plan car and cycle parking standards</li> <li>- Electric vehicle charging points</li> <li>- Travel planning and travel demand management</li> <li>- Freight, deliveries and servicing</li> <li>- Construction management</li> <li>- Interchange guidelines</li> </ul>	Noted	<a href="#">Text added to Design Guidance 15, 20 and 22.</a>
38	London Borough of Barnet	Masterplan Principles, all	S	The general design principles of more traditional street layouts, integration with the wider area and the better links for buses, pedestrians and cyclists are supported.	Noted	No change required
39	London Borough of Barnet	Masterplan Principle C	N/A	With respect to integration and better links more thought needs to be given to vital cross borough movement. The plan provides the opportunity to be a 'Gateway' to areas of New Southgate that lie within the London Borough of Barnet and local people would expect us to work together to make proposals relevant across borough boundaries.	Noted	Text added to DG23: <i>'Transport Assessments must consider journeys across boroughs and show that new development will not have a negative impact on these journeys'</i>
40	London Borough of Barnet	Development schedule	O	We note that 892 new residential units are proposed (a net increase of 804) as well as 7,510 m2 of D1 floorspace, 2,423 m2 of retail floorspace in three separate locations, 5144 m2 of B1 floorspace and 1,207 m2 of flexile floorspace. No phasing details or indicative timescales were included in the draft Master Plan. This would assist us in the consideration of	Noted	The masterplan will include a phasing plan

				potential impacts in Barnet particularly in terms of traffic and transportation.		
41	London Borough of Barnet	Regeneration Site 5	N/A	The station serves both Barnet and Enfield and lies on the Borough boundary. Any proposals for development and improved interchange arrangements on this site should take account of both sides of the station. I believe that Network Rail have discussed a major redevelopment on this site in the past and this site is included in our Schedule of Proposals attached to the Barnet Unitary Development Plan. The UDP proposal for 'Land above, and to the north of, the entrance to New Southgate Station' is for a mixed use scheme and we are likely to take this unimplemented development opportunity forward as part of our Site Allocations DPD. We would be interested to see the comments of Network Rail on the Master Plan and would like to discuss potential opportunities at the station with you (and possibly Network Rail).	Noted	No change required- The Network Rail proposal to build over the station is not being pursued.
42	London Borough of Barnet	Development schedule	N/A	The SPD proposes significant mixed use development and potentially the loss of employment floorspace. The amount of existing employment floorspace is not clear nor is the overall amount of employment floorspace lost made clear. We would like to see more analysis of the implications of the Master Plan for jobs as this is likely to be a key concern for Barnet residents.	Noted	Appendix B now shows the net increase in housing.
43	London Borough of Barnet	Masterplan Principle E	S	It appears that any increase in school places or other social infrastructure that may be required as a result of the increase in population will be covered by the provision proposed as part of the Master Plan. We would like you to confirm that this has been assessed and will be provided.	Noted	Text added to Design Guidance 33. <b><i>DG 33: Improvements to Garfield School including access <del>the accessibility of school buildings</del> for disabled and mobility impaired people will be encouraged. If required, due to the increased demand for school places generated by the new housing in the area, there is potential to expand Garfield Primary School from 2 to 3 forms of entry".</i></b>
44	London Borough of Barnet	Masterplan Principle C	S	Many elements of Masterplan Principle C: A well connected neighbourhood are welcomed, such as improvements for the 382 bus service, car parking provision for local shopping parades, car clubs and electric vehicle charging infrastructure.	Noted	No change required.

45	London Borough of Barnet	Masterplan Principle C	N/A	<p>Barnet would like to understand more about how the movement capacity of the area has been assessed to date and consequently how the masterplan proposals can be delivered given the level of existing congestion at certain key locations, including the junction of Station Road with Friern Barnet Road which is also used by buses, such as the 382 (this is also felt to be a key pedestrian crossing location that could be added to figure 5.8). More detail and clarity is sought on the car parking proposals, in particular DG20, which states car parking should be minimised and DG18 which refers to a review of Controlled Parking Zones. The latter would be a concern to this council if it resulted in overspill parking into Barnet streets. Pedestrian and cycle route proposals will need to mesh with those in Barnet, for example, clarification is sought regarding the reference on page 50 below DG22 on the proposed Betstyle Circus pedestrian crossing facilities, as these are currently being upgraded.</p>	Noted	<p>Added text to DG15.</p> <p><i>'To support the masterplan an estimate of vehicle trip generation from the different regeneration sites is set out in Appendix D. This indicates that development proposals could result in up to 199 additional vehicle trips in the morning peak time and up to 127 additional trips in the evening peak time. The masterplan aims to reduce vehicle trips by encouraging alternative modes of transport such as walking, cycling, public transport and car sharing.</i></p> <p><i>Individual development proposals will require a full assessment of existing and future vehicle trips, distribution and impact in order to assess the impact of the proposals on the highway network and the ability of the network to accommodate this impact. A detailed Transport Assessment is required to accompany all planning applications.'</i></p>
46	London Borough of Barnet	Other comment	N/A	<p>There are a number of developments in/near Barnet with possible implications for the New Southgate Masterplan:</p> <p><b>North London Business Park and Land adjacent to Coppies Grove</b></p> <p>This is the site of the main London Borough of Barnet offices and Barnet College. The site together with land bordered by Oakleigh Road South and Coppies Grove is also the subject of a planning brief completed in 2006 for major mixed use development. Adopted Planning Brief and Zoning Plan submitted to Enfield Council. However there are no firm planning proposals for this site and no planning applications have so far been submitted.</p> <p><b>The former Turrets Public House (43 Friern Barnet Road)</b></p> <p>In September 2007 planning permission was granted on appeal for a part three, part four and part five storey mixed use development, comprising use of ground floor</p>	Noted	<p>Text added to Introduction:</p> <p>There are a number of projects going on in the area just now including the creation of a new playground on High Road Open Space and in Arnos Park and new pedestrian crossing at Betstyle Circus roundabout. <i>There are also a number of developments nearby in Barnet, such as a mixed use development on Friern Barnet Road (the former Turrets Public House) including ground floor shops/café and community space as well as 40 flats (planning permission granted), and a major mixed-use development north of the site (Oakleigh Road South and Coppies Grove). No firm proposals or planning applications have been submitted for this scheme. '</i></p> <p>We have referred to the Pinkham Way waste site elsewhere in the document and are in</p>

				<p>as Class A1/A2/A3/D1 and a total of 40 residential self-contained flats on the upper levels, together with associated basement car-parking. (Planning reference: N00076Q/07).</p> <p><b>Friern Barnet Former Sewage Works site</b></p> <p>This site on the other side of the North Circular Road is owned by the London Borough of Barnet although it is in Haringey. The site is identified as a potential new waste management facility in the North London Waste Plan Preferred Options and is in the process of being sold to the North London Waste Authority for waste management purposes.</p>		<p>discussion with the North London Waste Authority regarding this.</p>
47	The Theatres Trust	Regeneration Site 7	S	<p>As there are no theatres within this document and none are proposed, we have no particular comment to make but note on page 13 the suggestion for a community centre.</p> <p>We suggest that community theatre can bring people together from different backgrounds to create inventive projects and performances which can be made in partnership with professional theatre directors, actors, designers and technicians. A new community centre would enhance community development through participation in community theatre to enable people to use their creativity, gain access to education and develop confidence, self-esteem and pride of place, especially for young people. As such it would immediately connect with the current debate around place making and sustainable communities.</p>	Noted	<p>Reference made to community facilities and the Enfield Cultural Strategy in Design Guidance 30:</p> <p><i>'Community theatre space is encouraged in the Enfield Cultural Strategy and new community facilities could include provision for this.'</i></p> <p>and in relation to the Coppicewood Lodge Care Home:</p> <p><i>"The care home is not fit for purpose and does not meet the standards of a modern care home. Therefore the residents will be moved to more modern premises in around 2012. <del>There is a long term option to redevelop the area currently occupied by the Care Home. Once the care home is gone this site is proposed as a residential development, and should be a residential -led development with the option of community facilities including space for a library, health facility, sports, community theatre, youth centre or community cafe. Development here should also establish new create a better walking link between New Southgate and Arnos Grove Stations.</del>"</i></p>
48	British Waterways	NA	NA	The SPD falls outside of British Waterways' area of interest, who therefore have no comments to make.	Noted	No change required

49	English Heritage	Masterplan vision	S	In general English Heritage welcomes a plan-led approach to regeneration and development which can help ensure that the historic environment is given full consideration as part of the spatial planning and design process.	Noted	No change required
50	English Heritage	Masterplan vision	N/A	The document needs to be strengthened to ensure full compliance with national planning policy and guidance, and in particular, with the new Planning Policy Statement for the Historic Environment, PPS 5 and its supporting documents, the Government's Statement on the Historic Environment (2010) and PPS5 Planning Practice Guide (2010).	Noted	Text added to Design Guidance 14: <i>'The New Southgate masterplan will need to build on the areas existing heritage and identity and use the opportunities provided by historic buildings to inspire high quality, imaginatively designed new development. The listed buildings around Arnos Grove shops are a key part of the story. Development in these areas will need to enhance the setting of these unique assets. More detail is set out in the Site Specific Design Guidance section later in this document.</i>  <i>The proposals are based on an understanding of the historic environment and heritage assets in the area. Developments that affect the setting of heritage assets will need to preserve the elements of the setting that make a positive contribution or better reveal the asset.'</i>
51	English Heritage	Regeneration Site 2	O	We would like to express our concern at the proposed replacement of the gas holder at the junction of the North Circular Road and Station Road. This structure is not listed, however, it does make a significant contribution to local historic character and we would therefore suggest that it be incorporated into any new scheme for the site.	Disagree	The Western Gateway site provides an opportunity to create a new mixed use development which would provide new homes and jobs for the area. The retention of the gasholder would significantly reduce the flexibility of design on this site and present a significant financial obstacle to its redevelopment.
52	English Heritage	Introduction	N/A	The masterplan should provide a more detailed understanding of the area's local character, including its historic development. This will ensure that the masterplan regeneration sites are clearly based on an	Noted	Text added to Design Guidance 14- see officer response above.  Historical analysis now included in Appendix

				understanding of the environmental characteristics of the area (as required by PPS 5). Much of this work has already been produced as part of the North Circular Road Area Action Plan baseline report and subsequent draft masterplan and within the Enfield Characterisation Study, but this work needs to be reflected within the introduction to the SPD.		D.
53	English Heritage	Regeneration Sites 2,3,4 and Masterplan Principle A	N/A	The masterplan should provide stronger guidance regarding the design and form of new development in relation to the historic environment. Redevelopment and improvement opportunities, such as the renewal of the Ladderswood Estate and the creation of a "Gateway" to the south of the masterplan area provide a real opportunity to improve and strengthen New Southgate's built character through appropriate new development which draws on its historic evolution. This reflects PPS 5 policy HE 3, which requires that LDFs "take account of the historic environment by virtue of the stimulus it can provide to inspire new development of imaginative and high quality design."	Noted	To better respect the heritage of the space, development is no longer promoted directly adjacent to Arnos Grove station, fronting Bowes Road. This is based on a site visit with English Heritage. Text amended Regeneration Site 6- the land use and urban design diagrams will be amended to reflect this;
54	English Heritage	Masterplan Principle B	N/A	Policies relating to heritage assets themselves should be worded to protect heritage value and historic significance, as outlined above.	Noted	DG14 amended to read: <i>'The New Southgate masterplan will need to build on the areas existing heritage and identity <u>and use the opportunities provided by historic buildings to inspire high quality, imaginatively designed developments</u>'</i>
55	English Heritage	Introduction	N/A	It is unclear, in planning policy terms, what plan policies this SPD supplements. This makes it difficult to determine whether the document is founded on sound policies. It is also important to explicitly acknowledge the evidence base which has informed the production of this SPD, to demonstrate an evidence-based approach to planning, as required by PPS1 and PPS5.	Noted	The masterplan principles and Design Guidance are now clearly linked to the relevant Core Strategy policies.  Baseline evidence added to Appendix D.
56	English Heritage	Introduction	N/A	The introduction should provide a full picture of New Southgate's current character, based on its historic evolution. We note that the description provided on page 4, under 'What is New Southgate Like Now', does make reference to period and quality, but this should be linked in to the area's historic development, and should include further detail on the area's urban character, including building heights and scale, an historic assets in the	Noted  Disagreed	This information is provided in Appendix D (summary) and in the masterplan baseline report, which will be published alongside the masterplan. Additional text also added to Introduction:  <i>'New Southgate over time Understanding the history of the area has been important in developing the masterplan.'</i>

				<p>area.</p> <p>We recommend that the character description provided on page 4 is expanded and subsumed into a strengthened character description on page 1 to provide a robust character baseline upfront. This text could draw on information contained in the North Circular Road AAP baseline report, p.52.</p>		<p><i>New Southgate railway station was developed in the 1850s and by the 1860s streets including High Road, Palmers Road, and The Avenue appeared. Fifty years later and the neighbourhood was more developed with a Gas Works on the Western Gateway site and housing development east of the Railway Line. The North Circular Road and Piccadilly Line were developed during the 1920s And 30's and by the late 1960s housing estates including Ladderswood and High View were built.'</i></p>
57	English Heritage	Introduction	N/A	<p>In light of the baseline character description suggested above, an additional objective should be inserted setting out the opportunity to reinforce and improve local character and distinctiveness through new development.</p>	Noted	<p>Principle B amended to read: :.. <i>while encouraging new development to create interest, <u>reinforce and improve local character</u>, and add variety to the area.'</i></p>
58	English Heritage	Masterplan Vision	N/A	<p>Reflecting the comments above, the Vision should emphasise opportunities to strengthen local character with regard to the historic environment. We suggest: "All new development will provide exemplar schemes, sustainably designed and will improve the area by strengthening the local character and contributing..."</p>	Noted	<p>Masterplan vision amended as follows: .... <i>All new development will provide exemplar schemes, sustainably designed, and will improve <u>the local character of the area</u>, contributing to a safer environment...'</i></p>
59	English Heritage	Regeneration Site 2	O	<p>English Heritage questions whether it would be appropriate to propose the removal of the gas holder at the Western Gateway Site at the junction of the North Circular Road and Station Road. This Victorian Gas holder, although not designated, is an important piece of the local historic environment. It is a prominent remnant of area's former Victorian townscape and industrial character that makes a significant contribution to New Southgate's character. We would therefore support its incorporation into regeneration proposals for the area, in line with PPS5 policy HE.3</p>	Disagreed.	<p>See response to representation 51.</p>
60	English Heritage	Regeneration Site 6	N/A	<p>To ensure consistency with PPS 5, the second sentence of this paragraph should be reworded to read "Building on the historic significance, and improving its setting..."</p>	Noted	<p>Text for Regeneration Site 6, amended: <i>'Development is proposed on <u>the car park that builds on the historic significance of the station and improves its setting, provided that</u></i></p>

						<i>this does not result in more commuter parking on local streets.' enhances the Station building and its setting, makes more efficient use of the land, and provides additional housing, and retail space.</i>
61	English Heritage	Masterplan Principle B: DG10	N/A	<p>The second paragraph should be strengthened to provide a greater emphasis on enhancement of local character. "The scale and massing of development should be in context with existing development in New Southgate, drawing on the area's historic evolution, and enhancing its local character, as identified at the start of this SPD"</p> <p>As stated previously, we would consider the gas holder to be an important part of the local historic environment, and would support its incorporation into regeneration proposals for the area, rather than is replacement.</p>	Noted  Disagreed	<p>Text added to Design Guidance 11. <b><i>'DG 11: The scale and massing of development should be in context with existing development in New Southgate, drawing on the area's history and enhancing its local character.'</i></b></p> <p>See previous comment on gasholder retention</p>
62	English Heritage	Masterplan Principle B: DG11	N/A	We note that this policy has been informed by a plan-led approach to tall buildings, set out in the North Circular Road AAP. In view of this, the SPD could be strengthened with an explanatory paragraph following DG11 to demonstrate links between this policy and the plan-led approach set out in the AAP, which provides its rationale.	Noted	<p>Text added to Design Guidance 11 <i>'The North Circular Road Area Action Plan promotes the development of prominent, distinctive and well-designed landmark buildings in certain parts of New Southgate, and states they could be taller than those around them. Specific sites are the existing Gasholder and on the New Southgate Industrial Estate at the northern corner of Station Road and North Circular Road.'</i></p>
63	English Heritage	Regeneration Site 1	N/A	Reflecting PPS5, redevelopment of the Ladderswood Estate should be considered as an opportunity to draw on the local historic environment as a stimulus to high quality design. A reference to this could be inserted into the Design guidance.	Noted	<p>Text added to Design Guidance 11: <i>'The local historic environment should be reflected in high quality design'</i></p> <p>Design Guidance added to Regeneration Site 1: <i>'Redevelopment of the Ladderswood Estate should draw on the local historic environment to achieve high quality design'</i></p>

64	English Heritage	Regeneration Site 2	O	As stated earlier, English Heritage questions whether it would be appropriate to propose the removal of the gas holder at the Western Gateway Site at the junction of the North Circular Road and Station Road. This Victorian Gas holder, although not designated, is an important piece of the local historic environment. It is a prominent remnant of area's former Victorian townscape and industrial character that makes a significant contribution to New Southgate's character. We would therefore support its incorporation into regeneration proposals for the area, in line with PPS5 policy HE.3	Disagree	See previous response in relation to the gasholder
65	English Heritage	Regeneration Site 6	N/A	Arnos Grove Station is listed Grade II, not Grade II*.  Reflecting terminology used in PPS5, the final paragraph of page 92 should be reworded such that improvements should enhance historic significance.	Noted.	All references to Grade II star amended to Grade II.  Last sentence on page 92 amended to read: ' <i>...Improved to celebrate their historic appearance, <a href="#">enhance their historic significance</a> and form....</i> '
66	English Heritage	Delivery, putting the plan into action	N/A	Planning obligations are an important source of funding for the historic environment, supporting improvements to historic assets and their settings. They can also be used to help mitigate the impact of development upon the historic environment, for example on the character and appearance of conservation areas or the settings of listed buildings. We therefore suggest that the historic environment is identified within the factbox as a potential recipient of S106 contributions.	Noted.	Factbox on page 107 amended to read: ' <i>... education, health, public realm, <a href="#">the historic environment</a> and open space....</i> '  We will also consider contributions for the historic environment in the delivery strategy.
67	New Southgate Industrial Estate Tenants Association	Regeneration Site 1	O	The regeneration project outlined in the New Southgate Area Masterplan, specifically the proposed partial redevelopment of the New Southgate Industrial Estate, should take into account the many small businesses which occupy it. We request that a fully participatory planning model is adopted and our needs are given equal weight to those awarded to local residents. The key points from core policy 45 talks of a "partial redevelopment of the New Southgate Industrial Estate to link with redevelopment at Ladderswood Estate... ". This inextricable link between the need to improve the Ladderswood Housing Estate and the removal of the majority of the New Southgate Industrial Estate further highlights this imbalance within the Area Masterplan.	Noted	The Core Strategy and NCAAP provide the planning policy justification for the release of part of the industrial estate. Text added to Design Guidance 2. <i>'The future strategy for the New Southgate Industrial Estate, as set out in the Core Strategy, is that it should be partially redeveloped for residential uses to the northern side of Station Road, where it next to existing residential uses. The plans set out in the masterplan comply with the findings in the Enfield Employment Land Study (ELS, 2006), which informed the Enfield Core Strategy. The ELS considers that partial change of land use</i>

						<i>here could be appropriate, provided that it is used to assist with the retention of employment land in the remaining area. The masterplan seeks to re-provide the same (plus an additional) number of jobs on the Industrial Estate site.</i>
68	New Southgate Industrial Estate Tenants Association	Regeneration Site 1	O	This link is not offered with a rationale and it is unclear why the industrial estate has been pinned onto the Ladderswood redevelopment requirement. No justification is given for this proposal in spite of its misalignment with a multitude of both Government and local policies. The fact that the Core Strategy which encompasses these plans was signed off by the Cabinet without the impact assessment being available adds further ground to argue that the impact on the businesses has been somewhat overlooked. If it is only the housing estate that has the issue there is no real justifiable need to affect the industrial estate at all, especially taking into account the additional homes that will already be created around the North Circular in the immediate vicinity of the estate.	Disagree	A plan-led approach has been taken when considering the release of the New Southgate Industrial Estate. This is justified in the Core Strategy which provides the policy justification for the release of part of the Industrial Estate in line with the redevelopment of the Ladderswood Estate redevelopment. The Core Strategy has now been agreed by the Planning Inspector. The Inspectors Report on the Core Strategy states that: The Masterplan SPD is therefore in conformity with the Core Strategy. As part of the consultation on the Masterplan and Ladderswood redevelopment we have been actively working with the businesses on the industrial estate to offer them the option to stay on the site, as part of a mixed use development (B1 use classes only which are compatible with housing). Where businesses can't stay on the estate we are working with them to look for alternative premises.
69	New Southgate Industrial Estate Tenants Association	Regeneration Site 1	O	The reasons cited in the Masterplan for New Southgate being placed as priority is due to higher than borough average levels of crime, anti-social behaviour and unemployment. We argue that preserving the existence of the New Southgate Industrial Estate is a vital tool to combat and lower all three of these issues. As the estate brings people to the area during normal working hours when most residences are empty it helps to reduce incidences of crime and anti-social behaviour. The estate is also well lit at night thus deterring potential anti-social behaviour and crime in the near vicinity.	Noted	The principle of providing jobs in the area is supported and it is recognised that the more activity provided through a mix of different uses, the more vibrant an area will be. We are proposing to provide 3000sqm of B1 floorspace as part of mixed use buildings in the Ladderswood redevelopment to encourage active uses and maintain a vibrant area.
70	New	Regeneration	O	The Masterplan states that it aims to 'improve' existing	Disagreed.	See responses to representations number 68

	Southgate Industrial Estate Tenants Association	Site 1		<p>industrial areas and 'help' existing businesses in the area. This improvement and help should not mean removing businesses and redeveloping the land they occupy. The proposed new industrial units on the Homebase site will be of no consequence to the businesses currently occupying the New Southgate Industrial Estate as the timelines for redevelopment mean that these businesses will have shut down before any industrial land in the area becomes available. The industrial units that will be built as part of the regeneration will not be like-for-like; their market value will be significantly higher and therefore not be a financially-viable option for many of the businesses that currently occupy the New Southgate Industrial Estate. This further highlights the financial exclusion of the project which will serve to benefit large national and international companies that will occupy ground floor retail units of the housing blocks but push out the more financially-challenged small businesses that currently benefit from the area. In essence the decision to redevelop will inevitably create unemployment and despair to the business owners some of whom do not have sufficient funds to start up again; some of which are at near retirement age; some of which cannot viably relocate and others that just do not have the opportunity to start anew. It seems illogical and unnecessary to eliminate this much-needed industrial land and endanger the small businesses on it. Both the owners and customers of the industrial estate are local residents whose rights should be considered too.</p>		and 69.
71	New Southgate Industrial Estate Tenants Association	Regeneration Site 1	O	<p>New Southgate Industrial Estate is an essential breeding ground for small businesses providing affordable hard to find small units in an accessible location being served by good transport links. The estate is currently at full occupation and clearly represents valuable employment land and the need for additional housing should not be at the cost of this employment. The proposed redevelopment will not only increase unemployment but will result in pushing small businesses out of the borough and if the overall strategy is to create more business and jobs in Enfield it seems absurd to then ignore the ones that already</p>	Disagreed	See responses to representations number 68 and 69.

				exist within it.		
72	New Southgate Industrial Estate Tenants Association	Regeneration Site 1	O	The people that own businesses on the New Southgate Industrial Estate should be given credit for their role in tackling worklessness and delivering effective customer-focused skills and employment provision. The ideal location of the estate means customers can use their local area for a range of services and they value that. The suggested relocation sites for businesses on the estate do not by any means fulfil the criteria that these businesses require; industrial estates within the borough that offer the small units are located far from New Southgate, do not offer the same in terms of usage availability and affordability, already hold competitors on site, or just do not have the access that New Southgate can offer.	Disagreed	See responses to representations number 68 and 69.
73	New Southgate Industrial Estate Tenants Association	Introduction	O	Fig 1.4 of the Masterplan characterises the New Southgate Industrial Estate as 'poor quality buildings' a statement we believe to be unsubstantiated. We recognise that the housing estate at Ladderswood does not meet decent homes standards and we embrace these improvements but not at the cost of perfectly functional industrial units that all occupiers are thoroughly satisfied with. We argue that depicting the New Southgate Industrial Estate as surplus, obsolescent, or run-down is a misleading statement. It is a well respected, fully occupied commercial hub. The proposed redevelopment has had all businesses up in arms and the people who occupy these units do not want to be made to leave. Many of the businesses on the estate have been there for many years. some even since it was first erected and have built up a strong local customer-base. It may not be full of high-spec contemporary units but it is filled with robust commercial units that are fit for purpose, well looked after and much needed. We propose that the industrial land be safeguarded and incorporated into the regeneration of the area. Housing and industrial land can peacefully coexist; the front units of the estate are to be spared in any case so the Masterplan already recognises this. Incorporating the New Southgate Industrial Estate into the plans will create a genuine and meaningful mixed-use development that will benefit	Disagreed	See responses to representations number 68 and 69.

				both residents and small businesses.		
74	Legal & General and National Grid	Introduction	S	Our starting point in responding to this document is that we entirely support the principle of regeneration in the New Southgate area. The Council is correct to point out on page 4 that the New Southgate area experiences greater social and economic issues than other areas of Enfield. Accordingly, we believe the Council is right to consider New Southgate as a Place Shaping Priority Area and promote large scale regeneration.	Noted	No change required
75	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	S	We also support mixed use redevelopment of the Western Gateway site. There is potential for the gas holder to become surplus to requirements. The Topps Tiles and Homebase stores, whilst successful and existing retail businesses that provide local services and create jobs, do not create a high quality environment and a much better standard of development could be created on the site. Mixed use redevelopment could create a high quality of urban design, including landmark buildings on the gas holder site. It could promote a far more positive effect upon the visual, social and economic features of this important gateway to New Southgate and indeed the entire masterplanning area.	Noted	The comment made is that the gasholder may become surplus to requirements in the future. We have since received confirmation from National Grid that the gasholder is no longer required and has been purged and isolated for some time.  We agree that the site is not currently maximising its full potential. We also support the principle of a mix of uses on this site and the intention to provide a much better standard of development on the site.
76	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	N/A	We must caution, however, that Homebase has a long lease on the site and it is by no means certain that it will be possible to persuade them to move in the short term.	Noted	We are aware of the lease on the Homebase site.
77	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	Legal + General have provided a booklet ("Station Road, New Southgate Western Gateway Masterplan (Draft).") proposing a mixed use development incorporating: <ul style="list-style-type: none"> <li>- Residential Development (including affordable housing)</li> <li>- Supermarket</li> <li>- Hotel</li> <li>- Retail/Community Facilities (potentially to</li> </ul>	Noted	In principle all of the land uses, with the exception of the supermarket, could be supported on this site, subject to more. See representation 78 in relation to the supermarket

				<p>include the 'job broker')</p> <ul style="list-style-type: none"> <li>- Offices</li> <li>- Associated public realm improvements and landscaping</li> </ul>		
78	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	<p>Our proposal essentially builds on the design principles that have started to emerge from your Council's work. We note the references in the New Southgate Masterplan (p13/14) regarding the Bowes Road shops and their lack of variety and better availability of fresh produce. The Western Gateway site is of sufficient scale to create mixed use development including retail that can address this community need in a sustainable way. The site is in a sustainable location at the heart of a regeneration area. The provision of mixed use development including retail will be within walking distance of existing and proposed residential uses. Our proposal is designed to face and integrate with the local community as a pedestrian destination with active frontages and accesses at street level. It will provide homes, jobs, shopping, services and facilities for existing and new residents.</p>	Disagree	<p>A supermarket is not supported on the Western Gateway site. The adopted Core Strategy sets out our approach to the location of new retail floorspace in the borough up to 2026. In conformity with Planning Policy Statement 4 and the London Plan we will take a town centre first approach to the development of new retail floorspace. In addition the Core Strategy states that we have no requirement for additional comparison floorspace in the borough. Therefore we cannot allocate sites for this purpose in a Local Development Framework document as the Supplementary Planning Document would not be in conformity with the Core Strategy or the London Plan.</p> <p>We have amended DG4 to reflect the adopted Core Strategy policy:</p> <p><i>"New retail development (A1-A4 uses) should be focused on the two existing Local Centres of Arnos Grove and New Southgate. Development here should not be of a scale to compete with neighbouring centres higher within the Core Strategy's town centre hierarchy (Core Strategy Policy 17). A small amount of A1-A4 uses may be acceptable within the Western Gateway Regeneration Site or as part of the Ladderswood redevelopment to serve the day to day needs of nearby existing and new residents and workers provided that they do not compete with the retail offer in Arnos Grove and New Southgate local centres. New hot food takeaways (A5 uses) will be resisted to help ensure that there are enough shops open throughout the day. Figure 5.1 sets out an</i></p>

					<p><i>example showing how retail development could be achieved on the site.</i></p> <p><i>The possibility of a new Post Office service (in an existing or new shop) will be explored with the Post Office and convenience stores in the area.</i></p> <p><i>Our approach to retail in New Southgate is based on the need to protect the designated Local Centres of New Southgate and Arnos Grove and increase their vitality and range of retail uses. This approach is set out in the Core Strategy: Core Policies 17 and 18. Core Policy 18 sets out the need for additional comparison and convenience floorspace in the borough and where this should be focused. The policy does not identify a need for additional convenience floorspace. In relation to additional comparison floorspace, Core Policy 18 sets out where this should be delivered (in designated town centres). Where it can be demonstrated through the sequential test that retail development cannot be accommodated in or on the edge of the Borough's centres, appropriate development could be directed to existing retail parks, as part of a mixed-use development, if it can be demonstrated following an impact assessment that there will not be a negative impact on a) the vitality and viability of existing centres, b) planned investment in centres, and c) that the development increases the overall sustainability and accessibility of the retail park in question. "</i></p>
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79	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	<p>The supermarket is best located in the centre of the site, where the non active frontage and servicing facilities can be designed into the shadow of the builder's yard and railway line (which are on a significant embankment). We propose a hotel on the prominent corner of the site as we feel this type of use is consistent with the high quality design and landmark approach that is required in this important location.</p> <p>The public square is broadly proposed in the location suggested by the New Southgate Masterplan. This creates an opportunity for a 'local parade' style public square that could potentially include cafes or restaurants and community facilities (possibly including the 'job broker') with offices above.</p> <p>A deck can be created on top of the foodstore that will enable the provision of a good quality residential environment. This is helped by the existing levels surrounding the site. The creation of the deck allows the residential development to be phased according to demand and market conditions.</p> <p>There are two vehicular accesses. The car park access is proposed opposite the Lower Park Road junction to enable a crossroads to be created. The residential access will be separated to create a better pedestrian environment within the residential area. This will be opposite the Millennium Green. Given the existing uses on the site, highways capacity and junction issues can be addressed through detailed design.</p> <p>We consider this is an exciting and deliverable approach to the redevelopment of this important site. We believe that the proposal is entirely compliant with the 'mixed use' allocation put forward in the Core Strategy and could positively enhance the environment of New Southgate.</p>	Disagree	See council response to representation 78. We cannot provide more detailed comments on the proposed design as it includes a supermarket which we do not support and the design is based around the inclusion of it. In principle however we support the provision of a public square.
80	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	<p>The benefits of the proposed development can be summarised as follows:</p> <ul style="list-style-type: none"> <li>- unlocking the redevelopment of a key site in the North Circular Place Shaping Priority</li> </ul>	Noted	The principles of the development scheme are supported however the proposed land uses are not

				<p>Area, which will give rise to physical and environmental benefits;</p> <ul style="list-style-type: none"> <li>- the creation of high quality design and genuinely mixed use development;</li> <li>- the formation of a sustainable package of proposals for the North Circular priority area, enabling residential development and shopping and employment opportunities to come forward together;</li> <li>- the creation of jobs in an area of relative deprivation;</li> <li>- the opportunity for cross funding (subject to detailed scheme appraisal) environmental, transport and social infrastructure improvements that will benefit the wider New Southgate area in line with your Core Strategy; and</li> <li>- the provision of housing and affordable housing.</li> </ul>		
81	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	<p>In terms of employment creation, we estimate there are currently approximately 30-40 Full Time Equivalent (FTE) jobs on the site. Using the English Partnerships Employment Densities Guide, the development is estimated to create 525 FTE jobs. This is a significant anticipated level of employment that would have a very positive effect on what the New Southgate Masterplan establishes as one of the most deprived areas of the Borough.</p>	Noted	<p>It is not clear how many jobs are generated by the different land uses proposed on the site. However based on the English Partnerships Employment Densities Guide, B1 employment uses may generate a higher number of jobs per square metre than a food superstore. Estimated job numbers have been added to Appendix B</p>

82	Legal & General and National Grid	Delivery, putting the plan into action	O	<p>One of the most significant aspects of our proposal is its deliverability. As we have discussed, the mixed use proposal as set out in the New Southgate Masterplan is not viable. This is because:</p> <ul style="list-style-type: none"> <li>- Contamination issues arise from the gas holder (which we consider likely to affect the entire L&amp;G and NG landholding);</li> <li>- Two relatively high value retail uses are already established on the site (Homebase and Topps Tiles) and need to be displaced;</li> <li>- Residential values are not significant in this location; and</li> <li>- Difficulties arise from the builders yard and railway embankment, which renders much of the site very difficult to develop (and a potentially difficult residential environment)</li> <li>- Predominately residential development, which would need to be phased, would give rise to significant interest costs.</li> </ul>	Noted	We will continue to discuss the deliverability and viability of any proposed developments with the landowners
83	Legal & General and National Grid	Views of the community	O	Note lack of amenities including a post office and a bank/free cash withdrawal. Note concern regarding Bowes Road shops, lack of variety and better availability of fresh produce. Our proposal could potentially address all these issues.	Noted	Our approach to retail in the masterplan in the area is to enhance the local centres at Arnos Grove and New Southgate therefore we are pursuing opportunities for a Post Office in one of these centres.
84	Legal & General and National Grid	Views of the community	O	P15 states that Option 3 does not work in financial terms, but we consider that Option 2 also does not work in financial terms.	Noted	We will continue to discuss the deliverability and viability of any proposed developments with the landowners
85	Legal &	Masterplan	O	We object to this policy and justification as we consider	Disagreed	See response to number 78- above.

	General and National Grid	Principle A: DG4		larger scale retail development is key to unlocking regeneration of the Western Gateway site. The proposal to focus new retail development on the existing centres gives no indication as to where such development may be proposed. As far as we are aware, there are no sites available for retail development that are large enough to offer the scale of development that will address the lack of amenities identified on P13/14. There are clear messages from the local community that the retail offer within New Southgate is not currently good enough. The response of the New Southgate Masterplan is to propose to provide more of the same – i.e. more small scale shop units. This will not resolve the issue raised in response to communication.		
86	Legal & General and National Grid	Masterplan Principle A: DG6	S	We support the proposal for affordable housing provision to be subject to viability testing.	Noted	No change required
87	Legal & General and National Grid	Masterplan Principle B: Figure 5.3	O	It is not helpful for this figure to suggest building heights for different points in the masterplanning area and we must object to this figure. However well intended they may be, building height plans tend to be used as maximum heights and are relied upon by objectors to proposals. This may stifle imaginative design and prevent high quality development from taking place in the most appropriate form. In the worse cases, restrictive building heights can prevent the best use being made of sites. We must therefore object to Figure 5.3 as currently drafted.	Noted	See response to numbers 88 and 89 - below.
88	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	With regard to the Western Gateway site it is not known why low scale (seemingly two storey) development should be suggested on the southern edge of the site, adjacent to the raised railway embankment and builders merchant. This would appear to be a good location for taller development.		Due to overshadowing and restricted daylight, this area is deemed appropriate for light industry (Class B1) only, which may not be viable beyond 2 storeys.
89	Legal & General and National Grid	Masterplan Principle B: DG11	O	It is suggested that building height guidelines are made on a broader basis. We propose:  <i>“There is an opportunity to establish tall buildings on the site provided they are of exemplar design. The tallest buildings on the site could be in the 10 storeys</i>	Disagreed.	This would expose the masterplan to very tall buildings that are out of context with the area. The masterplan prescribes development around 10 storeys in this location and requires development to be sensitive to local character and community.

				<i>and above range. However, building heights would be expected to vary across the site to reflect a high quality of design and a varied roofscape."</i>		
90	Legal & General and National Grid	Masterplan Principle C: DG21	O	It is not clear how new bus stops will be funded or provided. If they are to be funded by adjacent development proposals then this will be subject to the viability of those proposals.	Noted	We are discussing these proposals with Transport for London.
91	Legal & General and National Grid	Masterplan Principle D: DG24	O	We support the provision of energy in a way that minimises carbon production. However, the solution proposed within the Ladderswood Estate regeneration may not necessarily be the most suitable approach to adjacent sites. We strongly object to the development of the Western Gateway site being linked to the CHP system within the proposed Ladderswood Estate regeneration. The Ladderswood Estate regeneration could stall at any time for reasons beyond the Council's control. This, in the light of Policy DG24 as proposed, would stall redevelopment of Western Gateway. This is an unacceptable risk to the Western Gateway site.	Noted	A CHP plant is now being proposed on the Ladderswood site and in accordance with the London Plan, opportunities should be explored to link to other sites in the area to form a District Heating Network. The Ladderswood Estate redevelopment is currently on track and we will appoint a development partner for the scheme early in 2011. DG24 reads as follows:  <b><i>DG 24: A Combined Heat and Power plant is required as part of the Ladderswood redevelopment. This should have the ability to connect to new development on the Western Gateway site. It should also have the ability to link to a district heating network.</i></b>
92	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	It is also important that the Western Gateway site is allowed to consider an independent approach to meeting low carbon or renewable energy requirements.	Noted	See response to representation 91
93	Legal & General and National Grid	Masterplan Principle D: DG24	O	The New Southgate Masterplan should go no further than to encourage the investigation of a joint approach to CHP between the Ladderswood and Western Gateway sites, subject to the timescales and viability of both development proposals.	Noted	See response to representation 91
94	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	Legal and General and National Grid see the Western Gateway (Gas Holder, Homebase and Topps Tiles) as a single site. This is in the best interests of comprehensive development and high quality design, as well as phasing, viability and deliverability. We do not therefore believe the New Southgate Masterplan	Noted	The sites are in different ownerships which essentially split the site into three parts. A phased approach has been taken in the masterplan to allow for maximum flexibility in the delivery of the Western Gateway site. However if the landowners want to bring this

				should consider different phases within the overall Western Gateway site. We would prefer to see the site considered as a whole.		site forward for comprehensive redevelopment including the entire site, this does not preclude this approach.
95	Legal & General and National Grid	Regeneration Sites 2 and 3	O	<p>There is no access to 'Regeneration Site 2' and it is therefore not clear how it might be developed independently. It is unlikely that a new vehicular access can be created in such close proximity to the North Circular road junction.</p> <p>For the reasons outlined above, we object to the 500 sq m limit on Class A1 retail development in Regeneration Sites 2 and 3.</p>	Noted	The masterplan indicates that if regeneration site 2 comes forward in advance of site 3, a new access road will be created. Transport advice is that this is possible, but would need to be undertaken with agreement from TfL and be carefully planned.
96	Legal & General and National Grid	Regeneration Sites 3 and 4	O	For Regeneration Site 3 and 4, we note the preference for commercial office or light industrial workspace adjacent to the railway viaduct. Whilst the reasons for this are understood, it results in a large area of the Western Gateway site being restricted to low value uses. This has a negative effect on the viability of the proposal.	Disagreed	Given the range of appropriate land uses for the Western Gateway site it is considered that these uses are the most appropriate in this location which experiences overshadowing from the builders merchant. Residential uses could not be built on this space.
97	Legal & General and National Grid	Regeneration Sites 2, 3 and 4	O	We also do not see why taller development should be focussed on Station Road, with lower development adjacent to the railway. We consider that given the level changes across the site, taller buildings do not need to be limited in their location.	Noted	See response to numbers 88 and 89.
98	Legal & General and National Grid	Regeneration Site 4	O	For Regeneration Site 4, we do not understand why building heights need to be limited to six storeys. Taller buildings adjacent to Millennium Square could enhance the presence of the square and establish a sense of place.		See response to numbers 89 regarding local suburban character.
99	Legal & General and National Grid	Regeneration Site 5	O	We struggle to see how small scale retail development can viably be achieved on this site. Even if it was achieved it is unlikely to be of sufficient scale to deliver the requirements identified by local residents (P13/14 refers). It is only likely to offer similar units to those already available in the vicinity (of which some are noted as vacant).	Disagree	Small-scale retail uses may be acceptable given the housing growth proposed in the masterplan, on both the Ladderswood and Western Gateway site. The deliverability of this will be dependant on its inclusion in the individual development schemes and is not necessarily a requirement. This flexible approach has been taken to encourage enhancement of the existing local centres while recognising that housing growth may result in the need for some additional small-scale retail uses in the south corner of the masterplan area.

100	Sport England	All sections	O	It is very clear that the development of the New Southgate area will intensify and substantially increase population density. Our primary concern is that the additional population should not strain the existing supply of community accessible sports and recreations facilities. Further, new development must be expected to broaden the capacity and range of services available to local people either at existing sites or provide new additional sites.	Noted	Text added to Design Guidance 32 and Open Space Improvement Area 13
101	Sport England	Delivery, putting the plan into action	S	There are limited opportunities to participate in sport within the south-east corner of the borough. We therefore encourage the local authority to use the Sport England <i>Active Places Power</i> Strategic planning tool to look at the limitations within the area. As an example we have supplied in a map the level of sports halls supply per thousand population for the borough. The tool can provide several indications of how supply is currently working in the area.	Noted	Text added to Design Guidance 30 and Open Space Improvement Area 13;  <i>"There are currently no youth facilities in the masterplan area and some existing facilities are poor quality. The nearest youth facility is currently in Southgate and the Enfield Youth Service are keen to provide a dedicated facility for local people. A new youth facility should be provided on Ladderswood as well as on the Coppicewood Lodge Care Home site if required. We will also seek improvement to open spaces and sports facilities in the area as part of the masterplan."</i>
102	Sport England	Regeneration Site 6	O	It is our view that the planning gain for the New Southgate community should be carefully planned and targeted. It will be necessary to pool funds generated from several sites in order to provide the level of investment required to secure additional capacity at existing operational sites both inside and outside the masterplan area.  It is our view that capacity must be increased at the Amos Pool site which currently sits below the national standard eight lane 25 metre pool. The facility is also aging. For dry-side indoor sports facilities the main local supply is located at the Broomfield School. This site will need increased accessibility as well as new flexible provision of sports halls/activity studio space.	Noted	The Arnos swimming pool is in a Grade II listed building which may limit the capacity for expansion of the swimming pool. As part of the Masterplan Delivery Strategy we will commission a Conservation Management Plan to consider what physical works can be done to the building to improve it for the local community. This will consider the extension and enhancements of sports and leisure opportunities on the site both in the buildings, and in the space surrounding the buildings. The plans for Broomfield School are on hold, subject to further decisions regarding the BSF funding stream. The delivery of enhancements to existing

				Considering the school is part of Broomfield's BSF programme there is scope for adding additional investment already earmarked into the site. Outdoor space available at Amos Park must be used more sustainably and efficiently. The site will have to provide outdoor pitches where possible and the creation of new green spaces in the south of the study area must exploit ways of providing intensive use spaces for sporting opportunities.		community facilities and the creation of new community facilities will be a Section 106 priority in the masterplan area. We are currently preparing a Section 106 SPD for Enfield and sports and leisure facilities will also be considered in here.
103	Sport England	Masterplan Principles: All	S	We strongly support the five underlining principles guiding the New Southgate Masterplan and particularly welcome 'Principle E'; the commitment to improving services and opportunities for all residents including sport and recreation.	Noted	No change required
104	Sport England	Regeneration Site 6	S	The Amos Grove local centre and station site includes the existing Amos Swimming Pool which is the primary indoor sport facility of the masterplan area. This is a key site for the masterplan and it is our aim to see the resources strengthened with wider capacity enabled. This is an outcome also sought by the community in the consultation responses noted within Chapter 2. The site forms part of the portfolio of sites in the wider area where we wish to see planning gain play a part in delivering the services people need.	Noted	See response to 102 above.
105	Sport England	Improvement Areas 11 and 13	N/A	Millennium Green (11) and High Road Open Space (13) are essential components of the borough's green infrastructure in an increasingly densely populated area. Both sites contain largely passive recreational facilities. Sport England notes the lack of space for active outdoor space for more formal sports participation within the masterplan area. We consider that this is a significant weakness and a gap in local services; particularly given the substantial increase in development on the south of the masterplan area that is likely. These sites should be considered in playing a role to fill this gap.	Noted	We are considering opportunities for the delivery of sports and recreational activities on all of the open spaces in the masterplan area. These will be pursued in the Masterplan Delivery Strategy.
106	Sport England	Masterplan Principle A: DG1	S	A mix of uses are supported on all regeneration sites to provide the opportunity to spread more evenly the pressure of new housing development in existing local community infrastructure and to evenly spread new front line resources that have been identified.	Noted	No change required.

107	Sport England	Masterplan Principle A: DG2	S	Commercial development has as much impact on community resources as residential development. London workers are more likely to use local facilities close to where they work than where they live in stark contrast to other UK regions. Capacity at local services should therefore not just be based on assessment of the overall housing supplied in the masterplan area. The Council will note that the PPG17 companion document advises that the impact of commercial development on recreational needs should not be without appropriate assessment	Noted	Our approach to open spaces in the masterplan is based on Enfield's Open Spaces Strategy which is based on the requirements of PPG17.
108	Sport England	Masterplan Principle A: DG3	S	Community D1 uses at Bowes Road must be protected if additional capacity is to be provided.	Noted	Our approach to the swimming pool and leisure centre in the masterplan is to protect this site for community (D1 and D2 uses) and explore these and other alternative uses through the preparation of a Conservation Management Plan. Specifically a library, health centre and sports and recreation, subject to funding.
109	Sport England	Masterplan Principle A: DG5	S	Residential development, particularly where it is private sector provision, should be delivered only where contributions are made available to broaden local community facilities such as libraries and sports facilities.	Noted	See response to number 102 above.
110	Sport England	Masterplan Principle A: DG8	N/A	New development need not necessarily provide communal/public open space on site. Provision should be 'pooled' where necessary to provide an appropriate parcel of land that can sustain a variety of activities rather than waste land.	Noted	New development will be asked to provide both private and community amenity space in line with the London Plan requirements. Where communal amenity space cannot be provided on-site, off-site contributions to existing and/or new spaces will be sought.
111	Sport England	Masterplan Principle B: DG13	N/A	New public spaces should not just provide passive recreational space but also space for people to participate in more formalised space for physical activity and sports. The inclusion of multi-use games areas in identified community zones would be advantageous.	Noted	We are considering opportunities for the delivery of sports and recreational activities on all of the open spaces in the masterplan area. These will be pursued in the Masterplan Delivery Strategy.
112	Sport England	Masterplan Principle E: DG30	N/A	New community leisure and sports facilities are required in order to avoid the local infrastructure being stretched to the point of rapid decline in quality. It is important to identify key sites in and around the masterplan area that can serve as the focus for building	Noted	The masterplan identifies sites where the existing community uses will be protected as well as new sites for community facilities and improvements to open spaces required.

				up capacity. We identify Arnos Park, Arnos Pool and Broomfield School as being primary community resources for sport and leisure. These sites will need substantial support to broaden their offer and cope with increased patronage.		
113	Sport England	Masterplan Principle E: DG34	N/A	Here, the masterplan states that the development will result in growing population which necessitates increased school places locally. This also necessitates increased protection of existing local playing fields and the provision of additional new indoor and outdoor facilities at the school sites. Contributions will have to be sought to secure additional investment into school sites. Broomfield school is a key site servicing the area and should be the focus of increased private investment from planning gain.	Noted	The masterplan identifies sites where the existing community uses will be protected as well as new sites for community facilities and improvements to open spaces required. This includes the consideration of Garfield School for more community uses.
114	Environment Agency	Masterplan principles, all	S	We are in support of the aims of the document and are encouraged by the opportunities that it identifies.	Noted	No change required.
115	Environment Agency	Introduction, Figure 1.4	S	It is excellent that the opportunity to deculvert the Bounds Green Brook has been identified. This will help the LA to meet its duties under NERC and the Water Framework Directive, as well as contributing to the London Rivers Action Plan and Enfield BAP.	Noted	No change required. While the option to deculvert the Brook has been included this is likely to require a significant investment. We will continue to explore this in the Delivery Strategy.
116	Environment Agency	Masterplan principle D	S	It is encouraging that the green corridor along the A406 and Bounds Green Brook has been identified as an important asset. We would encourage that the deculverting of the Bounds Green Brook is secured through the development of the site	Noted	See response to 115
117	Environment Agency	Principle B, Figure 5.3	N/A	We would seek that the 6-10 story buildings next to the Bounds Green Brook are set back to give sufficient buffer zones for wildlife recreation and access. Deculverting and restoring the brook will help to offset the impacts of the proximity of the development to the watercourse.	Noted	See response to 115
118	Environment Agency	Principle B, Figure 5.5	N/A	We would encourage that a deculverted river would offer significant improvements in creating a new public open space. It is excellent that the North Circular edge is highlighted as a tree area, although the Bounds Green Brook could benefit from some river restoration	Noted	See response to 115

				through this stretch.		
119	Environment Agency	Principle D, DG26	S	We fully support this guidance. We would encourage that this should also mention the deculverting and restoration of rivers as this is likely to result in the greatest ecological gain.	Noted	See response to 115
120	Environment Agency	Regeneration Site 2	N/A	We recommend that the deculverting of the Brook through this section is identified and highlighted as a key element of the development. There are a number of reasons to do this outside the biodiversity gain and duties towards the Water Framework Directive. These include creating an attractive place for people to enjoy and acting as an excellent gateway for people entering the New Southgate development area.	Noted	See response to 115
121	Environment Agency	Principle D	S	We fully support the references to Flood Risk Assessments (FRA) and Sustainable Drainage Systems (SUDS). We would advise that when redeveloping sites with contamination issues that alternatives to infiltration drainage techniques are required.	Noted	No change required
122	Environment Agency	Principle D, DG29	S	We also support the policy which states that a risk based approach to development and flood risk will be adopted and that PPS25 will be followed, with the sequential approach to development and SUDS being considered. The document places itself within the context of, and conforms with, the proposals contained within the emerging LDF. We therefore recommend that the document satisfactorily addresses flood risk issues.	Noted	No change required.
123	Environment Agency	Principle D, DG27	N/A	We encourage that this guidance refers to re-using Brownfield sites, ensuring that the sites are redeveloped in accordance with CLR11, PPS23 and using sustainable methodology from the planning stage right through to the verification after remediation.	Noted	DG27 amended to: <i>Policy 4A.3 of the London Plan states that development should meet the highest standards of sustainable design and construction and this policy reiterates that requirement. Particular aspects of sustainable design and construction principles include (but are not limited to): <a href="#">Develop on Brownfield</a></i>

						<i>land,'</i>
124	North London Waste Authority	Regeneration Site 2	S	A residential building is proposed on Regeneration Site 2 which may have relatively good views over the Pinkham Way site. Whilst the Authority believes that the proposed use of Regeneration Site 2 is not incompatible with future waste management development at Pinkham Way it wishes to confirm that any development in this location (including the wider regeneration proposals for New Southgate) should not prejudice the future development of the Pinkham Way site for waste management, consistent with: London Plan Policy 4A.22; Draft London Plan Policy 5.17; Draft Policy NLWP2 of the North London Waste Plan; Core policy 22 of the Enfield Core Strategy (Submission Version)]	Noted	The Pinkham Way site is identified in the North London Waste Plan as a potential new waste management site. We are keen to work with the NLWA and Haringey Council to minimise and mitigate the visual impact that the proposed waste site will have on the New Southgate Masterplan area. Core Strategy Policy 22 sets out the council's approach to delivering sustainable waste management. We understand that the site is likely to be a Mechanical Biological Treatment Plant with anaerobic digestion. The majority of the plant will be contained in a large building although some dispersion stacks may be required. Landscaping and ecology will be a key part of the design and in mitigating the visual impact on neighbouring sites. Text added to Design Guidance 24: <i>'A waste management facility is proposed nearby in Haringey, the Pinkham Way site and we will work with the North London Waste Authority to explore the potential to link the Pinkham Way waste site with the CHP plant'.</i>
125	North London Waste Authority	Principle D, DG 24	S	The Authority notes that the Council proposes a Combined Heat and Power (CHP) facility as a part of the New Southgate Masterplan. There may be synergies between the proposals for Pinkham Way and the proposed CHP. As such, there may be value in discussing possible synergies as the Masterplan develops	Noted	We will work with the NLWA to explore the potential to link the Pinkham Way waste management facility with the CHP proposed as part of the masterplan. Text added to Design Guidance 24- see above.
126	Office Interiors, Unit 27, New Southgate Industrial Estate	Regeneration Site 1- Ladderswood	O	Objection to the release of part of the New Southgate Industrial Estate	Noted	We have amended the masterplan to reprovide around 3000square metres of B1 floorspace as part of the Ladderswood redevelopment:

**APPENDIX B**  
**RESIDENTS COMMENTS ON THE MASTERPLAN**

This sets out the comments we received from local residents and community groups in the questionnaires as well as notes from meetings with local community groups, schools and other events that we arranged during the masterplan consultation.

The table sets out the responses we received and the officer response to this. **As we received so many written responses from residents we have not published these individually as we did with the stakeholder table. Instead we have grouped the comments into common themes such as fly tipping, Station Road etc.**

Rep No.	Section of the masterplan the comment is about	Objection/support (O/S)	Written representations from questionnaires	Officer comment	Change made to the masterplan
1	Western Gateway	O	Keep jobs on industrial estate - real jobs making/repairing things, not just coffee bars!	We are now reprovding 3000 square metres of light industrial/ office floorspace as part of the Ladderswood redevelopment.	The Ladderswood redevelopment plans now include the reprovision of 3000 square metres of B1 employment floorspace. Text added to Regeneration Site 1:  <i>'Part of the New Southgate Industrial Estate will be released for housing. 3000 square metres of commercial and light industrial space (B1 Use Class) must be reprovded in the redevelopment, located to the south of Palmers Road and along Station Road.'</i>
2	Western Gateway	O	Could do amazing public art on gas holder	It is difficult to make development happen on the Western Gateway site because of the constraints such as contaminated land and the shadowing from the Builders Depot building. The gasholder is another restraint to development on the site and removing it would free up a lot more land for development, therefore we are proposing that it is removed.	No change required
3	Western Gateway	O	Western gateway development will mean more congestion in this area. Keep historic gasholder.	We recognise that developing the Western Gateway will lead to an increase in traffic in the area and this could result in more congestion, however we have carried out traffic modelling of the amount of vehicle trips generated by new development. We are also speaking to Transport for London to make sure they are happy with our plans in relation to the impact on the A406 junction. Any development on the western	Text added to DG15: <i>'To support the masterplan an estimate of vehicle trip generation from the different regeneration sites is set out in Appendix D. This indicates that development proposals could result in up to 199 additional vehicle trips in the morning peak time and up to 127 additional trips in the evening peak time. The masterplan aims to reduce vehicle trips by encouraging alternative modes of transport such as walking, cycling, public transport and car sharing.</i>  <i>Individual development proposals will require a full assessment of existing and future vehicle trips, distribution and impact in order to assess the impact of the proposals on the highway network and the ability of the network to</i>

				<p>gateway site will need to be subject to a planning application which will closely examine the potential traffic generation and require actions to prevent any negative impacts.</p> <p>The gasholder is not a listed structure. We are not proposing to retain it due to the constraints on the western gateway site and the challenges in bringing that site forward for development.</p>	<p><i>accommodate this impact. A detailed Transport Assessment is required to accompany all planning applications.'</i></p>
4	Western Gateway	0	Retain gasholder and re-use.	See representation numbers 2 and 3 above	No change required
5	Western Gateway	N/A	Sceptical that Homebase/Topps Tiles will go	The land that Homebase and Topps Tiles are situated on is owned by two different landowners, both have told us they that they want to discuss other uses for the site. The purpose of the masterplan is to identify any redevelopment sites in New Southgate and set out appropriate land uses for this as well as planning for that development in terms of schools, transport and local services.	No change required
6	Western Gateway	0	Western gateway should house a supermarket.	We have not identified the Western Gateway as a site for a supermarket as the masterplan needs to be in line with the retail policies in our Core Strategy. The Core Strategy requires all new retail development to be located in town centres as the first option. In addition our retail evidence base shows there is not a need for a new supermarket in this area and Transport for London have expressed concern about the	No change required

				<p>traffic impact this would have on the A406.</p> <p>We have identified sites for smaller scale retail on the Western Gateway site or Ladderswood but our strategy in the masterplan is to protect and improve the vitality of Arnos Grove and New Southgate local centres.</p>	
7	Western Gateway	0	Disagree with Station Road plans. We need houses not flats	The Western Gateway site sets out a mix of homes with apartments, maisonettes and houses. The reason that more apartments are shown is because of the need to make this site financially viable to come forward for development and also due to the contamination of the land here which means that houses with gardens may not be as appropriate.	No change required
8	Western Gateway	0	Western gateway too dense - also traffic impact	<p>See response to representation 3 on traffic congestion.</p> <p>The Mayor of London sets out appropriate density ranges for different areas in London according to their public transport access and setting. For the western gateway site we are within the Mayor's density guidelines.</p>	Text added to Design Guidance 11 regarding density: <i>'The London Plan sets out appropriate density ranges for different areas in London according to their public transport access and setting. All development must comply with the appropriate density range.'</i>
9	New Southgate local centre and station	0	Keep the car garage area but rebuild the rest	The owner of the car showroom site on Station Road has expressed an interest in redeveloping the site for another use. The purpose of the masterplan is to identify potential redevelopment opportunities and work with the landowners to agree on acceptable uses for the site.	No change required

				Another aim of the masterplan is to make the area around New Southgate station more attractive and encourage more people to use New Southgate shops on Friern Barnet Road. The redevelopment of the car showroom site would help with this by creating a more attractive frontage onto Station Road and some more lively uses at ground floor level.	
10	New Southgate local centre and station	N/A	Stations need ample parking.	Agreed- we are exploring opportunities to provide more car parking for New Southgate Station. How we will do this will be set out in the Masterplan Delivery Strategy.	No change required
11	New Southgate local centre and station	O	Keep the car garage area but rebuild the rest	See response to representation 9 above.	No change required.
12	Arnos Grove local centre and station	O	Sports facilities and library should be kept next to the swimming pool. Improvements should be made to improve the current buildings	Noted- We are proposing that the swimming pool and library remain where they are. Other leisure and sports uses will be encouraged on the site.	No change required
13	Arnos Grove local centre and station	N/A	Arnos Grove should be more ambitious, this wonderful station needs to be a thriving hub of a high density suburb	We are limited in what we can do right next to Arnos Grove station as it is a Grade II listed building. However the masterplan does identify the creation of a community square in front of the station and some development in the car parks to complement the area and make the space more of a feature. In addition any other development near to the Station will enhance its setting and architecture.	Arnos Grove station will be improved as a high quality gateway, with development that is sensitive to the character of the area and heritage of the building.

14	Arnos Grove local centre and station	N/A	Would like pool to see expanded to comprehensive leisure centre	Noted- We are proposing that the swimming pool and library remain where they are. Other leisure and sports uses will be encouraged on the site.	<p>Masterplan amended to reflect this: <b>'Bowes Road Library and Clinic, Arnos Pool</b></p> <p><i>The swimming pool will remain where it is. Subject to funding, the library will also remain in the same place and we will aim to improve access to the library for people who are disabled or people with prams or buggies if it remains. We want to create new sports and leisure on this site to link in with the swimming pool.</i></p> <p><i>We will also explore the option of alternative uses on the site, including residential development, through the preparation of a conservation management plan (a plan to consider the future use and management in light of its status as a Grade II Listed Building) and in further consultation with local residents and stakeholders.</i></p> <p><i>The doctor's surgery will also remain but we will consider options to expand the surgery on-site. If this can't be done there is an option to build a larger surgery on a different site, the Coppicewood Lodge Care home, once residents in the home are relocated. This would be part of a residential-led mixed- use development'.</i></p>
15	Arnos Grove local centre and station	O	Do not move library	Noted- We are proposing that the swimming pool and library remain where they are. Other leisure and sports uses will be encouraged on the site.	See response to 14 above.
17	Arnos Grove local centre and station	O	Do not move library or narrow station road. Western gateway too close to a406 for housing	<p>Noted- We are proposing that the swimming pool and library remain where they are. Other leisure and sports uses will be encouraged on the site</p> <p>The idea to narrow Station Road will need much more detailed transport work before we can establish if it as an appropriate solution.</p> <p>The Western Gateway site is a</p>	<p>Design Guidance 28 and 29 added in relation to noise and air pollution: <b>'DG 28: All development should contribute to improved air quality</b></p> <p><i>The Enfield Air Quality Action Plan promotes the provision of sustainable means of getting children to and from school, and endorses improvements to the A406 North Circular Road to help reduce congestion levels and improve air quality. All developments should reduce the need to travel by private vehicle as stated in Policy 4A.19 of the London Plan. Development in close proximity of the A406 should be orientated away from the road to minimise the effect of vehicle pollutants. Existing trees should be retained and new</i></p>

				<p>large redevelopment opportunity with the potential to improve the environment of New Southgate and create a better place. In the current financial climate it is likely that any redevelopment on this site will include some residential units to help it stack up financially. We recognise that noise pollution and air quality must be considered when building any new housing close to the A406 and the masterplan now sets out how these will be mitigated against.</p>	<p><i>trees planted along the north edge of the A406 (as shown in Figure 4.2) to help improve local air quality.'</i></p> <p><b><i>'DG 29: All development should reduce the impact of noise, particularly from the A406 North Circular. Policy 4A.20 of the London Plan encourages design that minimises the adverse impacts of noise in the vicinity of development proposals. Development in close proximity of the A406 should be orientated away from the road to minimise the effect of noise pollution. Existing trees should be retained and new trees planted along the north edge of the A406 (as shown in Figure 4.2) to help reduce noise levels.'</i></b></p>
18	Arnos Grove local centre and station	N/A	Wheelchair access at stations	Wheelchair access at Arnos Grove and New Southgate station is identified in the masterplan as a priority and we will continue to pursue this with the operators, Transport For London, London Buses, Network Rail and First Capital Connect.	No change required
19	Arnos Grove local centre and station	O	Difficult to make Arnos Grove station into a public square. Could be dangerous because buses are coming and going	Transport for London are supportive of the idea of creating a square in front of the station provided that we work with them on relocation of the buses.	No change required
20	Arnos Grove local centre and station	O	New post office, library shouldn't be demolished	<p>We have spoken to the South East regional manager for the Post Office and they have confirmed they would be willing to consider co-locating a post office in the area, provided that it is linked to an existing shop such as a convenience store. We have written this option into the masterplan.</p> <p>The library will not be demolished as it is a listed building. It will remain where it is.</p>	<p>The potential co-location of a Post Office is now set out in Design Guidance 4:</p> <p><i>'The possibility of a new Post Office service (in an existing or new shop) will be explored with the Post Office and convenience stores in the area.'</i></p>

21	Arnos Grove local centre and station	S	Stations need ample parking.	If part of the stations were to be redeveloped for another use we would work with TfL to make sure that this does not increase parking on surrounding streets.	No change required.
22	Arnos Grove local centre and station	S	Lift/escalator at Arnos Grove station	See response to 18	See response to 18
23	Arnos Grove local centre and station	O	Don't change pool or library site	See response to 14	See response to 14
24	Arnos Grove local centre and station	O	Would like the library and swimming pool to remain together.	See response to 14	See response to 14
25	The Coppice Lodge Care Home / Bombie open space	O	I disagree with the proposal to build a youth centre at the end of cross road as it would be a haven for crime	We have identified the Coppice Wood Lodge site as a potential for a community hub which could include a new youth centre. This would be designed in such a way that the main entrance would front onto Bowes Road. It is also likely that this would be a centre for all ages to use to limit anti-social behaviour	No change required
26	The Coppice Lodge Care Home / Bombie open space	N/A	Move old people sensitively.	The moving of residents of the Care Home will be handled sensitively and the individual needs of residents will be taken into account when organising the move.	No change required
27	The Coppice Lodge Care Home / Bombie open space	O	Disagree with proposal - more traffic and litter, etc.	It has already been decided that the care home is no longer required on its current site as it no longer meet the requirements of a modern residential care home. The council decided to move residents into more modern premises to suit their needs. As a result the land that the home is on will become vacant. We own this land and it is likely that a mixed use residential scheme will be most appropriate here. Any new use on this site will be subject to planning permission	No change required

				and local residents will be consulted on any plans at the time. The planning application will consider the impact of any plans on local residents such as traffic; noise etc when considering any plans for the site.	
28	High Road estate	O	High Road Estate should be demolished and rebuilt with either shops, open space, restaurants	High Road Estate is currently in Enfield Homes Decent Homes Programme and therefore we have not identified High View for redevelopment in the Masterplan	Text added: <i>'The potential to redevelop Highview in the future will be explored in more detail by the Council, in consultation with residents on the estate.'</i>
29	High View estate	O	Better quality homes at Highview	See response to 29	See response to 29
30	High View estate	O	high view estate has great potential to mix tenants and link Arnos grove and Ladderswood	See response to 29.	See response to 29
31	High View estate	O	with high view estate, believe high density building should be replaced with medium density buildings	See response to 29.	See response to 29.
32	High View estate	S	Highview gardens are first tower blocks of their kind in the borough - 1960.	Noted	No change required.
33	High View estate	N/A	Security gates at Highview Estate needed	This is managed by Enfield Homes and we will discuss this with them	No change required
34	High View estate	N/A	Flood lights on Highview football cage	Noted- we will identify this in the masterplan	Text added: <i>Floodlights for the enclosed sports area (the cage) will be sought.</i>
35	Red Brick estate and high road shops	N/A	I don't see how this can be done due to excessive alleyways	We are currently working on a project which will involve removing some of the alleyways that do not lead to anywhere and creating safer and clearer routes through	No change required

				the estate	
36	Red Brick estate and high road shops	N/A	Alleyways on Red Brick estate	Noted	No change required.
37	High Road open space	N/A	better lighting needed @ high road open space	Noted	Masterplan amended to include reference to improve lighting around all of the open spaces in the masterplan area: <i>'These valuable open spaces will be improved through redevelopment of nearby sites but also as stand- alone projects with the help of the local community. Improved lighting and management of these open spaces is crucial, details of open space management is contained within the Enfield 'Parks and Open Space Strategy'.</i>
38	Grove Road open space	N/A	Bombie difficult to remediate.	Noted	No change required: Landscaping of the area is still possible
39	Other sites	S	improve traffic flow at Betstyle Circus	Much of the traffic flow at Betstyle Circus is impacted by the traffic lights at the junction of Station Road and Friern Barnet Road. These traffic lights are within Barnet so we will discuss this with them	No change required
40	Other sites	S	Betstyle Circus needs more pedestrian crossings	New pedestrian crossings are being installed at Betstyle Circus roundabout including one at Waterfall Road and once at Friern Barnet Road.	No change required.
41	Other sites	N/A	Other nearby shops in LBB	The masterplan only covers Enfield Council, as it is a planning document we can't set out our requirements for an area that does not fall within our control.	No change required.
42	Other sites	N/A	Waterfall Road - estate nearby	Unsure what estate this is but if it is in Barnet we cannot put forward any plans for this.	No change required
43	Other sites	N/A	improve area behind Bowes road - alleyway = gangs, etc	This has not been identified as an area for physical improvement but we do recognise that the alleyway behind Bowes Road shops, on Palmers Road, is a problem	Text added to include Palmers Road: <b><i>'DG 10: Public realm improvements will be encouraged to the local centres at New Southgate and Arnos Grove, including the stations and along key existing and new streets and paths, including High Road (including the</i></b>

					<i>Open Space and through the High Road Estate), Palmers Road, Station Road, Bowes Road and on the Red Brick and High View Estates. These should help to promote an attractive, safe, inclusive and sustainable neighbourhood, with focal points for the local community created.'</i>
44	Other sites	N/A	improve Arnos park	A new playpark is currently being built in Arnos Park. We also have plans to refurbish the tennis courts and Improve routes and signage to Arnos Park.	Text added to DG22 to promote cycle routes and signage; <i>'Safe and attractive routes from the masterplan area to Arnos and Broomfield Park will be encouraged as part of the Greenways Cycle Network. The approach to signage should be in line with the principles of Legible London.'</i>
45	Other sites	N/A	Limes Avenue - speed bumps, better lighting, better paving	We are currently working up plans to introduce a 20mph zone in the whole masterplan area- this has recently gone out to public consultation..  The masterplan priorities key routes for improvements including High Road and Palmers Road. We will consider Limes Avenue	No change required.
46	Other comments	N/A	More parking spaces	Any new developments that are built will require car parking spaces to be provided in line with the car parking standards set out in the London Plan.  The general approach to car parking in planning is to reduce the amount of car parking in new developments and encourage walking, cycling and public	No change required

				<p>transport.</p> <p>In New Southgate we will take this approach for all new development but we also recognise that parking at the station is required.</p>	
47	Other comments	N/A	<p>Building up the community. Community events would be a good step.</p>	<p>We have held a number of community events to help prepare the masterplan and they have all been successful and people have commented that they would like to see more of these.</p> <p>Due to budget considerations we can not commit to organise these on a regular basis but through the delivery of the masterplan, it is likely we will need to continue consulting with local residents so there may be scope for more events. In addition the masterplan identifies additional opportunities for community facilities in the area which will provide additional space for community events and meetings to take place.</p>	No change required
48	Other comments	N/A	<p>More detail needed and evidence e.g. impact assessments and sustainability assessments</p>	<p>The masterplan is an SPD and provides more information on policies in the Core Strategy. The Core Strategy policies are supported by an extensive evidence base including an Employment Land Study, Retail Study.</p> <p>In addition a baseline evidence base report was prepared to inform the masterplan as well as extensive community consultation. We have also prepared a Sustainability Appraisal and Equalities Impact Assessment to</p>	<p>Masterplan amended to include an appendix showing the evidence base underpinning the plan - Appendix D.</p>

				accompany the draft plan and show the impact on the environment and different groups of residents. These were made available for consultation alongside the draft plan.	
49	Other comments	O	None needed - recession	The delivery of the masterplan will be difficult due to the current economic climate and the delivery plan however we are continuing with the plan and will need to consider different sources of funding to deliver projects.	No change required.
50	Other comments	O	Narrowing the road would be a nightmare as traffic builds up all the time especially during rush hour, so two lanes help improve traffic flow	Noted- this is a suggestion that would require much more detailed work before it could go ahead.	Text added to DG15: <b><i>'DG 16: Station Road will be narrowed, subject to testing of the impact on the road network and at junctions,'</i></b>
51	Other comments	O	Narrowing station road may cause traffic congestion	Noted	See response to 50 above
52	Other comments	N/A	Separate roads and cycle routes	Where new cycle routes are introduced we will consider separation of these however this may not always be possible.	No change required
53	Other comments	N/A	Speed restrictions in Station Road.	Noted- Station Road leads on to the A406 and therefore speed restrictions would not be appropriate here. As part of the masterplan we are consider other measures to improve this important road such as narrowing and new pedestrian crossings.	No change required
54	Other comments	N/A	Need more buses - frequency.	London Buses are in control of the bus routes and the frequency of the services. We will continue to work with them to consider changes to bus routes, new routes and increases in service frequencies.	No change required

55	Other comments	N/A	Better parking at Garfield's children centre	The amount of parking provided for the Children's Centre, within the school grounds is a matter for the school to deal with. As far as I am aware there is not a lot of available land for additional parking within the grounds. The parking around the school is on-street parking.	No change required
56	Other comments	N/A	Should be reducing car commuting	Any new developments that are built will require car parking spaces to be provided in line with the car parking standards set out in the London Plan. The general approach to car parking in planning is to reduce the amount of car parking in new developments and encourage walking, cycling and public transport.  In New Southgate we will take this approach for all new development but we also recognise that parking at station is required.	No change required
57	Other comments	N/A	Better bus routes to Enfield	London Buses are in control of the bus routes and the frequency of the services. We will continue to work with them to consider changes to bus routes, new routes and increases in service frequencies	No change required
58	Other comments	N/A	stop sign needed from upper park road to palmers road	We are about to consult with local residents on the creation of a 20mph zone in the area. This will also consider measures to improve safety when turning from Upper Park Road to Palmers Road.	No change required
59	Other comments	N/A	Need a large supermarket and fitness centre/gym.	The Core Strategy states that all new shops, including supermarkets, should be located in designated town centres as a first priority. The designated centres in	No change required.

				<p>the area are Arnos Grove and New Southgate and there is insufficient space in these centres to build a new supermarket. In addition the Enfield Retail Study identified no need for a new supermarket in this area.</p> <p>We will seek to maximise sports and leisure opportunities at Bowes Road swimming pool.</p>	
60	Other comments	N/A	Fix fly tipping problems - Cranbook Lane.	Fly tipping has been raised as a concern for many residents in the area. One of the masterplan principles is to create a cleaner environment and we will work with the Environmental Crime team at the council to address this issue.	DG25 refers to this: <b><i>'DG 25: Public realm improvements and enforcement will reduce fly tipping and other environmental crimes.'</i></b>
61	Other comments	ON/A	Prevent or reduce litter, dumping, graffiti, fly tipping	Fly tipping has been raised as a concern for many residents in the area. One of the masterplan principles is to create a cleaner environment and we will work with the Environmental Crime team at the council to address this issue.	See number 60.
62	Other comments	N/A	I want to see less plants, more turf and tree planting - in other words, make it simpler	Noted- Tree planting and improvements to open spaces will be considered as well as planting.	No change required
63	Other comments	N/A	Turf newly grassed areas or make sure grass seeds take root	Noted	No change required
64	Masterplan Vision	O	Keep or increase local jobs	We will be increasing local jobs in the area through the re-provision of employment space as part of the Ladderswood redevelopment and the provision of employment floorspace as part of the Western Gateway site redevelopment	No change required
65	Masterplan Vision	N/A	I like that more transport links and new walking routes	Noted	No change required

			will be added. The area really needs these		
66	Masterplan Vision	N/A	Tidy up and reshape some of the local eyesores. Close off Cross Road as a rut run	The masterplan identifies that the area needs to be cleaned up and seeks to improve open spaces, the public realm and requires high quality design in new development. Cross Road is not within the masterplan area.	No change required
67	Masterplan Vision	N/A	Keep community as a unit	The masterplan aims to improve New Southgate as a friendly and safe residential community. The Ladderswood regeneration will result in some people moving out of the area as they are required to be offered alternative accommodation as part of the decant process.	No change required.
68	Masterplan Vision	S	It would be great to have some more areas to play for teenagers	The masterplan proposes new community facilities including sports and leisure uses	No change required
69	Masterplan Vision	O	Rebuild Highview estate. Rooms are small, no windows in toilet. Nice to have gardens	See previous response to Highview number 29.	No change required
70	Masterplan Vision	N/A	Due to the new play park on high road, I think Colebrook way (redbrick) should be fitted with double glazed windows	Many of the properties on Colebrook Way are privately owned therefore we would not install new windows in these homes. If any homes are not privately owned then residents can contact Enfield Homes, if they are an Enfield Homes tenant.	No change required
71	Masterplan Vision	S	High Road open space playground for children ages 1-6. Current park is abused by teenagers drinking, taking drugs	Noted- The masterplan proposes some additional playspace on High Road Open Space for younger children. Regarding the anti-social behaviours in the area, the Safer Neighbourhoods Team are aware	No change required

				of this and patrol the area. We are also working on a project to improve the safety of the public realm in this area.	
72	Masterplan Vision	N/A	Vision is extremely broad	Noted- The vision needs to capture all of the key things we plan to change in New Southgate so it is fairly wide-ranging.	No change required
73	Masterplan Vision	S	Youth and community centres should be priorities	Noted- We have identified space for community and youth facilities in the plan and will need to focus on delivering these for local residents. Community facilities and space and activities for young people are a priority for New Southgate although these are some of the most difficult to deliver due to the fact that they cost a lot to implement and don't provide a great financial return compared to other types of development such as housing or shops.	No change required
74	Masterplan Vision	S	Sounds good	Noted	No change required
75	Masterplan Vision	S	Agree	Noted	No change required
76	Masterplan Vision	N/A	Area to be modern, clean and safe. Modern doesn't mean knocking down old buildings, but often refurbishing them or finding new uses for them	Noted- The Ladderswood Estate is being demolished due to the structural problems it experiences and the poor quality accommodation it offers.	No change required.
77	Masterplan Vision	N/A	Reduction of car commuting to the area. Should provide better public transport for commuters from the areas they are coming from (requiring census)	The masterplan aims to maximise public transport opportunities and walking and cycling links to existing public transport links. In line with any works to New Southgate and Arnos Grove stations we will consider commuter parking to each of these stations.	No change required

78	Masterplan Vision	N/A	Better bus routes to Enfield	London Buses are in control of the bus routes and the frequency of the services. We will continue to work with them to consider changes to bus routes, new routes and increases in service frequencies.	No change required.
79	Masterplan Vision	S	More rubbish bins and dog bins	We will discuss this with the Council Waste Management Team	No change required
80	Masterplan Vision	O	No mention of facilities for pensioners	Noted	<p>DG 9 amended: <i>'DG 9: All development should improve the identity of the area as a residential neighbourhood with good access to the wider area, local services for the community, excellent public transport links and a network of open spaces and green infrastructure accessible to all ages.'</i></p> <p>DG13 amended: <i>'improvements to existing spaces, the creation of new spaces where appropriate, new walking and cycling routes and better signage and ensure access to all ages.'</i></p> <p>DG30 amended: <i>'DG 30: New community, leisure and recreation facilities will be sought to improve the health, lives and prospects of local people of all ages.'</i></p>
81	Masterplan Vision	N/A	A bus stop. No drop off point at the station	There is a bus stop close to New Southgate railway station, on Station Road.	No change required
82	Masterplan Vision	S	Sounds good	Noted	No change required
83	Masterplan Vision	N/A	No more ugly buildings. Take inspiration from 1930's	Noted- High quality design is required in the masterplan area and we will be working with developers as designs are developed to ensure new developments are of the highest design standard.	No change required

84	Masterplan Vision	S	It would be a nice change because at the moment the station looks like a dump and on the example it would smarten up Arnos Grove and New Southgate	Noted	No change required
85	Masterplan Vision	O	I don't agree with reducing station road	The narrowing of Station Road is a concept and if we were going to take this forward this would require an indicant amount of further study to make sure that it would not cause traffic congestion.	No change required
86	Masterplan Vision	N/A	Local homes for local people, 60% in favour of local people	<p>All new housing developments in the area will be required to provide affordable housing and Enfield Council can then usually nominate who is eligible for these homes in the social rented sector. As part of the Ladderswood plans we will also be refocusing residents who currently live on the estate. However most new housing developments will also include private housing which is available for people to buy on the open market as this helps to make the development of new housing financially viable.</p> <p>We are also proposing to discourage the conversion of large houses into small flats which can help reduce buy-to-let.</p>	Text added to Design Guidance 5: <i>'We will work with developers to consider ways to discourage the sale of units for buy-to-let to help reduce the rate of population turnover in the area and strengthen the community.'</i>
87	Masterplan Vision	S	Good and positive. More neighbourhood police would help with anti social behaviour	We have been working closely with the Safer Neighbourhoods Team whose patrols particularly focus on the areas where the most crime occurs.	No change required

88	Masterplan Vision	N/A	Improve community cohesion. Better use of space (allotments, walking clubs, craft clubs etc)	The masterplan recognises the need to create more of a community in New Southgate and identifies plans for new community facilities and spaces, and improvements to open spaces to provide meeting space for local residents to come together.	No change required.
89	Masterplan Vision	O	What you are trying to achieve is good. Making station road to 2 lanes will cause a traffic problem	See previous response on Station Road- number 130	No change required.
90	Masterplan Vision	N/A	More definition of character areas please. Needs to be bolder on high view estate	See previous response to High View Estate number 29.	No change required
91	Masterplan Vision	N/A	Prune trees better	Noted	We recognise that some of the trees in the area are too large and need to be pruned back so that street lighting is more effective- this will be set out in the Masterplan Delivery Strategy.
92	Masterplan Vision	S	Very good. Important to rebuild a sense of identity. Red brick estate car park needs better maintenance	Noted- Unsure what is meant by maintenance of the car park.	No change required
93	Masterplan Vision	O	Concerned to hear Arnos library is to be moved. Disagree with less parking spaces in Arnos gate car park.	Noted	Arnos Library will remain where it is and we will aim to improve access to the library building.  If any new development is proposed on Arnos Grove car park we will work with Transport for London to ensure that this does not result in increased commuter parking on local streets.
94	Masterplan Vision	S	Pleased to see considerable progress	Noted	No change required
95	Masterplan Vision	O	disabled man in Roberts house, dependent on 382 bus, cannot get that if moved too far	Noted- we will need to work with Transport for London if any changes are suggested to the bus route and we would be mindful of the need to improve disabled access to bus stops and routes.	No change required

96	Masterplan Vision	O	Need a post office close to Arnos Grove station. Library should not be demolished	We have spoken to the Post Office who have confirmed they would consider relocating to the area if they could locate in an existing shop such as a convenience store.  The library building will not be demolished as it is a Grade II listed building.	Text added to Design Guidance 4: <i>'The possibility of a new Post Office service (in an existing or new shop) will be explored with the Post Office and convenience stores in the area.'</i>
97	Masterplan Vision	S	Teenagers graffiti wall, too many CCTV cameras, need youth centres, shelters for children	The masterplan sets out plans for youth facilities in the area.	No change required.
98	Masterplan Principles	O	Leave the road alone no narrowing and utilise the space that's already there for parking and sitting	See response to Station Road-number 130.	
99	Masterplan Principles	O	What will happen to the businesses and jobs on the New Southgate Industrial Estate and Homebase site? My garage there has been told he will be evicted and hasn't been offered any alternative so that business will close, with a loss of local jobs and services	Some of the businesses on the New Southgate industrial estate will be moved to other premises nearby. Others may be able to stay on the site and move into more modern accommodation that will be built as part of the Ladderswood redevelopment.  The company who own the lease on the Homebase site will need to discuss their plans with Homebase.	Regeneration site 1; Ladderswood amended: <i>'Part of the New Southgate Industrial Estate will be released for housing. 3000 square metres of commercial and light industrial space (B1 Use Class) must be reprovided in the redevelopment, located to the south of Palmers Road and along Station Road.'</i>
100	Masterplan Principles	O	I live on the red brick estate and think a lot more could be done here. The council houses are in terrible condition	The majority of homes on the Red Brick Estate are privately owned. However we will speak to Enfield Homes regarding the quality of the council homes on the estate.	No change required
101	Masterplan Principles	S	I don't think there is enough places for teenagers to go	The masterplan sets out plans for new facilities for young people	No change required.

101	Masterplan Principles	S	Better shops, new local jobs, better disability parking	<p>The masterplan sets out the need to improve the local shopping parades at Arnos Grove and New Southgate through improvements to the public realm and Arnos Grove and New Southgate Stations. We also set out where new jobs will be delivered.</p> <p>All new housing developments are required to provide adequate parking bays for disabled people. If you are experiencing a problem with existing disabled bays, please contact the Council Parking Enforcements Team.</p>	No change required.
102	Masterplan Principles	N/A	Provide double glazing before work takes place	All new development will be required to provide a demolition and construction plan which will need to demonstrate how noise impacts for residents will be mitigated.	No change required.
103	Masterplan Principles	O	Naive to suggest that improving buildings, transport and environment is similar to improving employment + health etc. No mention of antisocial behaviour even though mentioned as a concern of local residents	Agreed- we have amended the masterplan principles to refer to safety and less anti-social behaviour as a key priority	Masterplan principle E changed: <b><i>'Principle E) A safer neighbourhood with improved services and opportunities for all residents with less anti-social behaviour, where people are healthier, better skilled and have better access to training, jobs, schools, health, play space, sports and recreation.'</i></b>
104	Masterplan Principles	O	Would these new open areas be properly controlled?	We are not proposing any significant new open spaces, more improvements to existing ones but the on-going maintenance of these is important.	Reference to long-term management of open spaces and Open Spaces Strategy Improvement Areas: <b><i>'Millennium Green, High Road Open Space and Grove Road Open Space.'</i></b>  <i>These valuable open spaces will be improved through redevelopment of nearby sites but also as stand-alone projects with the help of the local community. Improved lighting and management of these open spaces is crucial,</i>

					<i>details of open space management is contained within the Enfield 'Parks and Open Space Strategy'.</i>
105	Masterplan Principles	S	Sounds good	Noted	No change required
106	Masterplan Principles	S	Agree	Noted	No change required
107	Masterplan Principles	S	Less street clutter, roads painted black not red, high quality simple paving, railings + bollards etc to be removed and some signs taken down	Noted- We refer to public realm improvements in the masterplan. The exact design of these will need to be worked up for individual projects but will include decluttering streets and spaces.	No change required.
108	Masterplan Principles	S	Add security	We have amended the masterplan principles to include safety for residents as a key priority.	<b>Amended Principle E):</b> <i>A safer neighbourhood with improved services and opportunities for all residents with less anti-social behaviour, where people are healthier, better skilled and have better access to training, jobs, schools, health, play space, sports and recreation.</i>
109	Masterplan Principles	N/A	Enforce the no fly tipping laws. Especially with respect to domestic waste in high road	Noted- better enforcement against fly tipping is required.	Already referred to in document: <b>'DG 25: Public realm improvements and enforcement will reduce fly tipping and other environmental crimes.'</b>
110	Masterplan Principles	N/A	Consider beauty as well as function	The masterplan refers to high quality design and architecture in new developments. It also aims to improve existing open spaces and the areas around the train and tube stations.	No change required.
111	Masterplan Principles	O	It is very important not to increase the population in the area especially on the Ladderswood Estate, there is already not enough open space locally, and there is not enough infrastructure to support such a large	When redeveloping new sites we are required to maximise housing delivery on all sites in accordance with the London Plan. The amount of housing that be delivered on a site is dependant on the local area and setting as well as the public transport accessibility. The proposed housing numbers are all indicative and any new development will need to be	Text added in relation to density of new homes: <i>'The London Plan sets out appropriate density ranges for different areas in London according to their public transport access and setting. All development must comply with the appropriate density range.'</i>

			project	subject to planning permission.	
112	Masterplan Principles	N/A	Need things for children to do, e.g. skate parks, cycle centres	The masterplan suggest improvements to community facilities and open spaces for children and young people	No change required.
113	Masterplan Principles	S	Improve road leading from grove road to high road (poor condition, loose gravel, better lighting, fencing etc)	We are currently working on project to improve Grove Road open space and we will consider this.	No change required
114	Masterplan Principles	O	Taking land from Arnos grove station car park will cause problems in local streets which are already congested. The controlled parking zone does not allow commuters to park but parking in this area is always a problem. It will be good to move the library but you don't say where? Access is a problem at the current library.	If car park land at Arnos Grove Station were to come forward for development we would work with TfL to make sure that there will be no increase in commuter parking on local street.  It is likely that the library will remain where it is and we will work to improve access to the building.,	No change required
115	Masterplan Principles	N/A	Can it create a clear identity? Area is currently anonymous. Please station road is to be narrowed. Millennium green seems to be a blockage to the create of appropriate development	The aim of the masterplan is to provide more of an identity for this area. As part of the plan we are suggesting enhancements to Millennium Green to encourage wider use by local residents.	No change required.

116	Masterplan Principles	S	Very good. A bus needs to connect Arnos grove and palmers green.	Noted- We will raise the issues of the bus with TfL	No change required
117	Masterplan Principles	O	Already a high density area with limited amenities, further residential development will only put pressure on the area	As part of the masterplan work we are considering how new houses will impact ton local facilities such as schools and health centres as well as the impact ton roads and transport.	The masterplan has been amended to be clearer on how the new housing and population will be dealt with in terms of impact on traffic and roads, schools and other community facilities in the area.
118	Masterplan Principles	O	Facilities for pedestrians and cyclists should have a higher priority than currently planned	Noted- the Masterplan proposes improvements to existing walking routes and the creating of new walking and cycling routes as well as improving connections to those outside the area.	No change required
119	Masterplan Principles	O	Need a bigger library	The library will remain where it is but we are considering how we can improve it.	No change required.
120	Masterplan Principles	S	Agree with all	Noted	No change required
121	Masterplan Principles	N/A	Anti-social behaviour unlikely to change	Noted	No change required
122	Masterplan Principles	S	Support idea of better community spirit and cleaner environment.	Noted	No change required- We have identified opportunities for youth facilities, sports and recreation as part of the plan as well as improvements to the public realm which will improve safety.
123	Masterplan Principles	O	Are cafés etc sustainable - survive in long term?	Noted	The redevelopment of some of the sites in New Southgate will bring more people to the area and this will create more demand for shops and cafes.
124	Masterplan Principles	S	Need to reduce ASB	Noted	No change required- We have identified opportunities for youth facilities, sports and recreation as part of the plan as well as improvements to the public realm which will improve safety.
125	Masterplan Principles	O	Retain '30s suburb character by refurbishing, not redeveloping.	Disagree	While most of the buildings in New Southgate are attractive and will not be part of the redevelopment programme, there are a number of sites where it is necessary to redevelop due to the cost of refurbishment or the fact that we will be seeking an alternative use for the site which will improve the environment. These are the regeneration sites identified in the plan.

126	Masterplan Principles	S	Improvements to support young people and families needed - less ASB	Noted- We have set out how we will improve facilities for young people as well as measures to reduce anti-social behaviour by making spaces feel safer	No change required
127	Masterplan Principles	O	Unrealistic given recession	Noted- All of the regeneration sites in the plan have been tested to make sure they are viable	No change required
128	Masterplan Principles	O	Generic services will be a waste of money. Schemes to target those out of school/unemployed are needed. Local base for community involvement. engagement would be useful for sustainability	Noted- the masterplan will identify spaces for community facilities as well as project to reduce unemployment and improve skills	No change required
129	Masterplan Principles	O	Population density too high	Noted- all new housing must be in line with the Mayor's density standards for new development. All of the regeneration sites are in line with the density guidelines. In addition the masterplan consider the impact of the increased population on local services, schools and the transport network.	No change required
130	Masterplan Principles	O	More enforcement officers for irresponsible dog owners	Noted	No change required

## NOTES FROM EVENTS AND MEETINGS WITH SCHOOLS, COMMUNITY GROUPS AND ORGANISATIONS

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### St Paul's School Student Council

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29<sup>th</sup> April 2010

10 representatives of school years 2-6 met to talk through a presentation of pictures of the area. They were familiar with the area because of their connection with St Paul's Church, and many of them either live in, use facilities in or pass through the area regularly. These are comments made verbally about each improvement area in the masterplan.

#### ***Bowes Road Library***

Many of the young people recognised and use the library

Open to the library moving as long as it's not too far.

What could we put there instead?

- Flats
- Extend the swimming pool – other sports and leisure facilities (e.g. bigger pool or ice rink)

#### ***Arnos Grove Station***

All recognised and use the station.

They liked the idea of making it more attractive at the front.

They think there might be space for flats as long as there is still plenty of parking.

#### ***Arnos Grove Shopping Centre***

Most were familiar with the shops and use them regularly. Many have used the new Sainsbury's. A concern was raised that due to the new Sainsbury's people won't use the other shops and it will be hard for them to stay in business. A girl suggested that there could just be a few bigger shops rather than lots of little ones, and leftover space could be flats.

#### ***High View Estate***

They think stronger doors would help it to feel safer.

The paths could be improved. It's important that these are smooth surfaces to make it safe to walk, rollerskate, cycle, skateboard or scooter along – e.g. black tarmac is really smooth. Rough surfaces are much harder and dangerous.

It would be good to make this area more attractive.

#### ***Ladderswood Estate***

Pupils asked if the people who are moved out of their flats be able to move back into the new ones?

These look really old fashioned – the new ones should be of a modern design, and colourful – like the ones in Muswell Hill, which are nice and bright, but they are green and brown, which don't look good on a building.

The new buildings should not be so high – it's better to have lower buildings, they look nicer, keep them as low as possible.

There should be green spaces between the blocks.

### ***High Road Open Space***

Examples of good play spaces are Alexandra Palace (modern) and the wooden play area at Trent Park.

The paths could be a lot better – again, nice smooth ones that are safe and good for rollerskating etc.

Concern that where there is sand and shale in play areas it gets thrown outside the space onto the paths and surrounds and looks messy.

The big rock boulder feature by the Play Pathfinder does not look very safe.

A lot of them had seen older teenagers hanging around. They are a bit scary and too old to be using the play equipment. The tunnel by the shops always has a gang in it, and it makes me them nervous to walk past to get to the shop.

More flowers/planting would be good.

### ***Western Gateway***

It's a good idea to get rid of the gas holder and they would like to see a decent leisure area here, e.g.

- Cinema
- Skate park

Creating a larger shopping area was also suggested:

- Shopping centre (like Brent Cross but smaller)
- IKEA is good and has good food – but it's a long way away and the journey is boring. How about one of them?
- A supermarket could go here with a decent car park

Worried about what happens to the people who work in Homebase and other businesses here – it would be good to have something nice and new and different there, but it seems a bit unfair to the people who work there. There must be jobs for them to go on to e.g. in another Homebase store.

Is it a good place for people to live? It will be noisy being next to the main road.

### ***Red Brick Estate***

Like the red coloured bricks – wouldn't want the buildings to be demolished.

It would be good to make the alleyways safer by adding better lights.

Make sure roads are as open as possible

### ***New Southgate Station/Station Road***

Happy to see the area outside the station improved.

Disagree with narrowing Station Road – it is already congested and slow to get up this road, can take 10 minutes just sitting there. Narrowing it would make that even worse.

### ***Grove Road Open Space/Care Home area***

It would be good to have somewhere where there could be more activities for teenagers, like boxing (although that might make them fight more!) to keep them busy doing positive things in the evenings rather than hanging around.

This space is very dark at night at the moment – lighting could be improved.

More could be done with the outside of St Paul's church, e.g. improve the gates, to make the building look nicer.

### ***High Road Estate***

It would be good to have a better route through here – make sure the paths have smooth surfaces.

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## **Bowes School Elm Class (Year 3)**

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**4<sup>th</sup> May 2010**

As the launch of a 'Learning Journey' (creative approach to teaching the curriculum) we took a class of 26 Year 3 pupils on a walking tour of Bowes Road, Palmers Road and Ladderswood in preparation for their participation in the Masterplan consultation through a unit of work. This was followed up by a presentation of plans for New Southgate and discussion throughout.

### ***Bowes Road Library***

Many recognised and use the library

Some wanted to know if the building could be made accessible rather than moving it, by adding a lift.

It is important that it is not moved far as the school takes the children on a visit there in year 4.

What could we put there instead:

- Gym
- Play group
- Place for people with new babies to help them know how to look after them
- Café

### ***Arnos Grove Station***

All recognised and use the station.

They liked the idea of making it more attractive at the front.

It's a nice building but a bit dirty at the moment – could do with being cleaned up.

### ***Arnos Grove Shopping Centre***

Children thought the shopping area looked a bit messy and dirty. They didn't like seeing empty shops and so many cars.

Suggested that posters could go up advertising what shops there are locally.

Shops could sell more unusual products, have cheaper prices than big shops and offer promotions to make them better value – that's what would attract people to them.

It would be better if there were less cars.

Make it brighter – e.g. the signage above shops could be improved.

Turn empty shops into cafés.

### ***High View Estate***

There's plenty of space to improve the land around the blocks, more flowers and gardens would be good.

Make it better for cycling – better routes and surfaces.

Parking spaces could be better laid out.

### ***Ladderswood Estate***

Looks a bit dirty at the moment, and there is graffiti.

The new buildings should be more colourful, and there should be places to play. The buildings should be nicer shapes.

### ***Western Gateway***

There needs to be more places for people to live.

### ***Red Brick Estate***

Like the red coloured bricks.

It would make it feel safer if you make it lighter and clear up the mess in alleyways.

You could gate off the alleyways/routes into the estate so that only people who live there have a key. This would only work if the trouble-makers don't live in the area.

### ***New Southgate Station/Station Road***

Happy to see the area outside the station improved.

If you make Station Road narrower it will make the traffic on this road worse.

### ***Other ideas***

Put colourful paintings on the bins and other fixed features (like one done by Art Start on Palmers Road electricity box).

**New Southgate Draft Master plan Consultation  
Garfield Primary School  
Year 4 class comments**

*We visited the school and discussed the masterplan with them. These comments were made by a class of 25-30 pupils aged 8-9 years.*

***BOWES ROAD LIBRARY***

**What do you think about our idea to move the library somewhere else nearby?**

- It is a good idea but it should be within the catchment area

**What could we use this building for instead?**

- Extend Arnos Pool to having a leisure centre
- Community centre
- Museum
- Police station
- Shopping mall
- Driving school
- Restaurant

***ARNOS GROVE TUBE STATION***

**Would you like to see a bench with flowers at Arnos Grove Tube Station?**

- Yes there should be a nice square

**Do you think it's a good idea to put some shops and flats on some of the car park?**

- Not a good idea to do this, people will complain about noise and pollution

***ARNOS GROVE SHOPPING PARADE***

**Do you think the shops need to be easier to park at and cleaner and tidier?**

- Yes there should be car parks for the shops
- Less shops because it looks too cramped
- More litter bins
- Other shops to replace different things

**What else would make the shops better?**

- A shopping arcade
- more variety

***PALMERS ROAD/HIGHVIEW ESTATE***

**How do you think the areas outside these flats could be made better?**

- A dog walking area
- Higher fences for the playground
- More litter bins
- Garden areas for people to grow their own vegetables

**Do you think people will feel safer if the locks on the doors are better?**

- Yes they should have intercoms fitted
- No, the elderly they might find it difficult if there is an emergency

**LADDERSWOOD**

**What do you think of the plan to knock down these old flats and build new ones?**

- We agree that the flats should be knocked down because they are old and damp
- Not enough fire exits just now

**What would make the new flats better?**

- The flats should be spacious
- Good security locks
- A community area for meetings
- More green space with plants

**HIGH ROAD OPEN SPACE**

**Do you think this park needs better lighting, flowers and paths?**

- The flowers should be around the park not near the play area
- Yes there should be lighting because people would like to go to the park at night
- The paths should have even surfaces and should be cleaned
- There should be more dog bins around the park

**What kind of places to play would you like to have?**

- The rock area is not child friendly therefore should be replaced with a toddler playground, water fountain
- Should have a basketball area and outside gym
- More picnic benches, toilets
- We need the football pitch to be painted as a proper pitch

**WESTERN GATEWAY**

**Do you think this area would be better if we took away the gas holder and big shops and put places to live and work there instead?**

- No because it is the main point on the Western Gateway site
- Yes it should be moved because it is taking up space, replace with a cinema
- No, should be redesigned

**RED BRICK ESTATE**

**Do you think it would help people to be able to walk around more easily?**

- A map on the walls of the alleyways
- More CCTV cameras
- Adequate lighting, more space

**How could we do this?**

- A map on the walls will help people to find their way easily in the alleys
- More CCTV cameras will help the police find people quickly
- More space and lighting means people will be safer in the alleyways

### ***NEW SOUTHGATE STATION/STATION ROAD***

#### **What do you think would make the entrance to the station nicer?**

- The entrance to the station should have a roof over the bridge
- A new door to the entrance (automatic)
- Fire exit posters
- A small café

#### **Would you like the road to be narrower?**

- No it is just fine
- Residents can't park their cars their just now

### ***GROVE ROAD AREA***

#### **Do you think we should turn the care home into a new youth and community centre?**

- We think you should turn it into a youth centre because it will stop young people hanging around
- The community centre will help to bring our local community together for discussions

#### **What would make the green square a nicer place to sit?**

- A fountain to look at
- A duck pond
- A picnic area
- Ice cream parlour, toilets

### ***HIGH ROAD ESTATE***

#### **Would it be useful to have a better route to get to the main road?**

- Yes we need a better route to the main road because it will help people to get to their destination quickly
- No, parents like the long route as it is more exercise

#### **What do you think would make this area look nicer?**

- Stronger fences
- Lighting for the paths
- Tiles should be even on the paths
- Litter bins

# **Garfield Primary School**

## **Year 3 Class Comments**

*We visited a class to talk to them about the masterplan. These comments were made by a class of 25-30 pupils aged 7-8 years.*

### **BOWES ROAD LIBRARY**

**What do you think about our idea to move the library somewhere else nearby?**

- Yes- good idea.

**What could we use this building for instead?**

- A care home where they look after kids
- A huge supermarket
- Benches

### **ARNOS GROVE STATION**

**Would you like to see a bench with flowers at the Arnos Grove Tube Station?**

- Yes- more benches and flower planting

**Do you think it's a good idea to put some shops and flats on some of the car par?**

- Yes

### **ARNOS GROVE SHOPS**

**Do you think the shops need to be easier to park at and cleaner and tidier?**

- Yes

**What else would make the shops better?**

### **PALMERS ROAD/HIGHVIEW ESTATE**

**How do you think the areas outside these flats could be made better?**

- More bins

### **LADDERSWOOD**

**What do you think of the plans to knock down these old flats and build new ones?**

- Less dogs
- Better heaters
- Cleaner area
- More flowers
- Better lifts
- Less noise
- Less roads
- More grass
- Less cars

### **What would make the new flats better?**

- Nice views
- Lots of flowers
- Better lifts
- Better heaters
- Less noise
- Less dogs
- Clean areas
- Better pavement
- More dog bins
- More coolers

### **WESTERN GATEWAY**

#### **Do you think this area would be better if we took away the gas holder and big shops and put places to live and work there instead?**

- We can use the building to create shops
- Homebase can be a restaurant

### **HIGH ROAD OPEN SPACE**

#### **Do you think this park needs better lighting, flowers and paths?**

- Flowers in the park

#### **What kind of place to play would you like to have?**

- We would like to have swings
- We would get rid of the stones
- We should have slides, A merry-go-round
- a better path, no little stones

### **RED BRICK ESTATE**

#### **Do you think it would help people to be able to walk around easily?**

- Yes we think it would be easier if you would put lighting where its dark
- Put the cars somewhere else

### **NEW SOUTHGATE STATION/STATION ROAD**

#### **What do you think would make the entrance to the station nicer?**

- Plant flowers next to the wall
- Paint the walls
- Plant more trees and grass
- A sign with a train on it
- Remove the graffiti

#### **Would you like the road to be narrower?**

- Put a lollypop man/woman to increase safety
- Put a zebra crossing there

## **GROVE ROAD AREA**

**Do you think we should turn the care home into a new youth and community centre?**

- We think this care home should be turned into a community centre and there must be a bin in case of litter and 'No Dogs Allowed'
- A fountain with fresh water and a sign saying 'Welcome To the Community Centre'.

**What would make the green square a nicer place to sit?**

- We think it should be quiet

## **HIGH ROAD ESTATE**

**Would it be useful to have a better route to get to the main road?**

- Create a straight route and have a little roundabout and some flowers round the roundabout

**What do you think would make this area look nicer?**

- Plant flowers and trees for spring
- A pitch so people can play football

## **Bowes Primary School**

### **Year 3 class comments**

*We visited the school and talked to a class about the masterplan. These comments were made by a class of 25-30 children aged 7-8 years.*

#### **BOWES ROAD LIBRARY**

**What do you think about our idea to move the library somewhere else nearby?**

- You could change the library into a variety of different sports uses
- It could look like an ice ring
- Make it modern

#### **ARNOS GROVE STATION**

**Would you like to see a bench with flowers at Arnos Grove Tube Station?**

- Yes
- Maybe a few more newsagents outside the Station, 4 flowerbeds

**Do you think it's a good idea to put some shops and flats on some of the car park?**

- Yes
- Maybe just one block of flats
- 5 shops

#### **ARNOS GROVE SHOPS**

**Do you think the shops need to be easier to park at and cleaner and tidier?**

- It's quite clean but the pavement is too wide
- They could take off a chunk of pavement and replace it with parking

**What else would make the shops better?**

- There are too many fashion stores and lots of food stores

#### **PALMERS ROAD/HIGHVIEW ESTATE**

**How do you think the areas outside these flats could be made better?**

- The paths could be less bumpy and smoother for people to ride their bikes and for old people
- More benches and flowers here and more trees for picnics.

**Do you think people will feel safer if the locks on the doors are better?**

- Stronger doors helps people feel safer especially if old people are living in the top floor and feel scared of going into the balcony

#### **LADDERSWOOD**

**What do you think of the plan to knock down these old flats and build new ones?**

- Create better buildings and knock down the old ones, maybe some houses and a little park.

**What would make the new flats better?**

- Make the flats bigger and nicer

**HIGH ROAD OPEN SPACE**

**Do you think this park needs better lighting, flowers and paths?**

- The park looks really dark and dull
- New lights and places to play

**What kind of places to play would you like to have?**

- Swings and slides.
- A bench for resting
- Fountains

**WESTERN GATEWAY**

**Do you think this area would be better if we took away the gas holder and shops and put places to live and work there instead?**

- Take down the gas holder.
- Build an IKEA
- Make Homebase bigger and better

**RED BRICK ESTATE**

**Do you think it would help people to be able to walk around more easily?**

- I think you should have signs around it; people get lost and might not know how to get there. I also think you should also add lights. Create nice paths, to lighten up the area.

**How could we do this?**

- You could put lampposts around, new paths and signs

**NEW SOUTHGATE STATION/STATION ROAD**

**What do you think would make the entrance to the station nicer?**

- Put a building on top of the station.
- I would put a new sign up
- I would have some buses
- I would like some flowers on the station
- Repaint the station, put some shelter there

**Would you like the road to be narrower?**

- No

**GROVE ROAD AREA**

**Do you think we should turn the care home into a youth and community centre?**

- Yes because then they could spend time in there instead of on the streets

**What would make the green square a nicer place to sit?**

- Put some plants, and benches so it is a better place for nature and people

## **St Pauls Primary School**

### **Student council comments**

*We discussed the masterplan with Student Council representatives. The comments were made by 12-14 representatives from all school year groups*

#### **BOWES ROAD LIBRARY**

**What do you think about our idea to move the library somewhere else nearby?**

- it would be a good idea because disabled people, people with children and buggies, and injured people can't get up the stairs

**What could we use this building for instead?**

- Healthy centre
- Place for play groups
- Flats
- Arts depot
- Computer centre
- DIY / Design and Technology centre
- Language and science experiment school

#### **ARNOS GROVE STATION**

**Would you like to see a bench with flowers at Arnos Grove Tube Station?**

- Yes, it is a good idea because there will be more places to sit, there will be more nature and it will be more fresh and healthy

**Do you think it's a good idea to put some shops and flats on some of the car park?**

- It would be nice but on the other hand a lot of people park in it and need to get to work.

#### **ARNOS GROVE SHOPS**

**Do you think the shops need to be easier to park at and cleaner and tidier?**

- It would be nicer to have more colour on the shops and show what they have new at the shops

**What else would make the shops better?**

- It would be nice to have fewer fast food restaurants
- A healthy juice bar
- Cafes. For example: could the Italian shop milkshakes have tables and sell coffee and tea etc
- Places to go for lunch for people who work nearby, e.g. teachers – a quick healthy lunch
- Flower baskets
- It's not safe in the evening!!

#### **PALMERS ROAD/HIGHVIEW ESTATE**

**How do you think the areas outside these flats could be made better?**

- Flowers

- New adventure playground
- Benches

**Do you think people will feel safer if the locks on the doors are better?**

- Better locks
- Security guard
- Caretakers

**LADDERSWOOD**

**What would make the new flats better?**

- Better heating
- Stronger doors
- Colourful bricks

**HIGH ROAD OPEN SPACE**

**Do you think this park needs better lighting, flowers and paths?**

- Yes because people can see in the dark.
- It will be safer to play in

**What kind of play equipment would you like to have?**

- Sand pit
- Edible garden
- Tree house
- Play ship
- Water games
- Slides
- Trees
- Monkey bars

**WESTERN GATEWAY**

**Do you think this area would be better if we took away the gasholder and shops and put places to live and work there instead?**

- Yes because we want the gasholder to come down and build new flats
- Nice cafes and shops

**RED BRICK ESTATE**

**Do you think it would help people to be able to walk around more easily?**

- Yes

**How could we do this?**

- Paint the walls white
- Put flower baskets up
- Put some colourful lights up
- A dustbin
- A pole to hold on to for old people
- Less steep
- Get rid of the stairs and change them to a ramp so disabled people can get up

## Old Church Court residents meeting 19 May 2010

*We held a meeting with residents of Old Church Court which is sheltered housing for adults with learning difficulties. We showed them photos of the different regeneration sites and asked for their views.*

### **Bowes Road Library - What would make it better?**

- Improve accessibility of existing building with a ramp
- Other uses for the library site. For example, better health centre (doctors, clinic, dentist), a gym, snooker club

*\*did not discuss alternative sites for the library*

### **Arnos Grove Station – what would make it better?**

- Better lighting
- Less anti-social behaviour/ crime / drugs
- Need a better entrance to the tube station to welcome people to the area
- Plants and flowers
- Chairs outside
- Needs disabled access
- Lighting scheme for night time

### **Arnos Grove local shops – what would make them better?**

- A zebra crossing nearer to the shops
- Better lighting in the evening
- Speed camera or speed bumps on Bowes Roads
- Cleaner pavements

### **High View Estate – what would make it better?**

- No ball games
- Better security door / intercom buzzers
- Green space does not look inviting, could add some benches, park, children's play area, litter bins, play space for younger children
- don't put any plants in that will encourage ASB / kids to hang around

### **Ladderswood – what would make it better?**

- maisonette flats
- not as high buildings
- smaller blocks
- colourful buildings ( art work / murals )

### **High Road open space – what would make it better?**

- Benches needed
- People may pull flowers up
- Picnic tables and chairs
- Pruning trees so they don't overhang

### **Western Gateway site – what would make it better?**

- Concerned over A406 and more traffic being generated

- Shopping centre needed (supermarket and little shops)
- Problem of residential units with A406 next door- noise
- Gasholder is not attractive
- More of an entrance into New Southgate is needed on this site
- Put a zebra crossing from Ladderswood side to Western Gateway site

#### **Red Brick Estate – what would make it better?**

- More lighting and CCTV cameras
- More public art / mural / graffiti
- Area needs brightening up
- Easier and more legible routes

#### **New Southgate Station/ Station Road – what would make it better?**

- Currently wasted space outside the station
- New station building
- Narrow road to 1 lane in each way – might slow traffic down
- Speed bumps

#### **The Bombie/ Grove Road open space**

- improve path from Old Church Court to the shops – better lighting on current path
- Grove Road open space – benches, plants, trees
- Community centre on care home site – need to be mindful of ASB / crime

#### **High Road Estate – what would make it better?**

- Too many steps on this route / a flatter route is required
- Better lights
- Not too concerned about creating a new route from High Road to Friern Barnet Road

## **Community Language Forum**

### **Somali Forum, 10 June 2010**

*We organised forums for people who speak Somali with a translator available. Attended by 4 Somali women from Highview Gardens Estate*

#### **Library**

- expand library to the ground floor
- a nice place - quiet
- children's centre / sport facilities needed
- museum
- good to keep library together with pool and doctors surgery

#### **Arnos Grove Station**

- concerned over where buses would go if a square was created in front of the station
- may encourage antisocial behaviour if a square was created
- developing the car park is a good idea (more housing needed)

#### **Arnos Grove Shops**

- need to prioritise council housing rather than new projects

#### **Highview Estate**

- Antisocial behaviour - near blue cage in play park
- Decent homes –kitchens, bathrooms, windows need improving
- No extractor fan
- very cold
- condensation in windows
- small children with asthma
- plumbing problems
- water pressure too hot for showers

#### **Ladderswood Estate**

- interested in when the flats will be demolished

#### **High Road Open Space/ Upper Park Road to High Road**

- lighting would reduce antisocial behaviour
- safety issue with play park / rocks
- sandpit is good

#### **Gas holder and other buildings**

- need somewhere for local jobs
- big supermarket needed
- lorries parked on Inverforth Road is a problem, reduces vision onto Station Road

#### **Walking routes through estate**

- Need to get children off the streets
- Need something for children to do to prevent antisocial behaviour – educate / activities for children

- Antisocial behaviour/ young men / crime

### **New Southgate Station entrance and new housing and shops along Station Road**

- Currently messy
- Need a youth centre in the area

### **Grove Road Open Space/Community square**

- No comments on building a community facility

### **Better walking and cycling routes**

- No comments

### **The plans for the New Southgate**

- Priority for residents to improve Highview Estate homes
- Reduce crime in the Highview Estate

## **Community Language Forum** **Polish forum, 10 June 2010**

1 polish lady attended/ lives in Barnet, near St Paul's School

### **Gasholder and other buildings**

- Uses the Homebase/ a convenient shop to have

### **New community square/ Grove Road Open Space**

- Need something for young people
- Children's playgroup
- Dance / theatre for kids
- A good location for a community building
- Currently travel to Muswell Hill and Finchley for children's clubs and activities

## **Young Persons Photography competition**

*In partnership with Broomfield school we provided camera and asked young people to photograph areas in New Southgate and tell us what they want to see change or what they like.*

### **Asia – aged 12**

#### **Places photographed:**

- Arnos Grove Station
- Bowes Road Shops
- Bowes Road Library
- Highview Estate
- Western Gateway (gasholder)

#### **What do you think of the areas you have photographed at the moment?**

- I think that the areas I have photographed are OK but they could be better. The area around the Highview Estate could be improved by making it look less of an eyesore because of the tall block towers. Also there could be a lot more green areas around Arnos Grove, Highview Estate and near the gasholder, because it's not a pretty sight.

#### **What do you think of the plans shown over the page to improve these areas of New Southgate?**

- I think that the plans shown over the page to improve these areas of New Southgate will make the area a better place to live as there will be better living spaces and it won't be so built up. It is also good what they're doing to Bowes Library because it is more convenient for disabled people. Also the Red Brick Estate idea is good because if there are new walking routes then people won't have to walk through the alleyways.

### **Krystian Kliber – aged 12**

#### **Places photographed:**

- Arnos Grove Station

#### **What do you think of the areas you have photographed at the moment?**

- The areas are terrible there are some areas that should be cleaned.

#### **What do you think of the plans shown over the page to improve these areas of New Southgate?**

- The area should be cleaned and improved by planting more flowers and grass so people can have fun. There should be CCTV cameras for safer areas and so people will get fined if they are irresponsible dog owners.

### **Karan Kapadia – aged 11**

#### **Which areas have you photographed?**

- Western Gateway (Gasholder, Homebase, Tops Tiles)

#### **What do you think of the areas you have photographed at the moment?**

- I think that it looks colourful with Homebase but just doesn't fit in

**What do you think of the plans shown over the page to improve these areas of New Southgate?**

- Building new flats is a good idea because I think it makes it more safer and building new shops will make it easier for the local people to do their daily shopping

**Edward Bary – aged 14**

**Which areas have you photographed?**

- Arnos Grove Station
- Highview Gardens Estate
- Bowes Road Library
- Bowes Road Shops

**What do you think of the area you have photographed at the moment?**

- I think that the areas I have photographed are good because I know the area off by heart. I know the people who live there as well. The only thing that puts me down is that there is too much dirt on the floor, they need more bins. You should make the area private that way kids can't come and graffiti and ruin the place.

**What do you think of the plans shown over the page to improve these areas of New Southgate?**

- Yes the plans are good, I have nothing against them. They will make me, my family and friends in the area live in a better civilised home. It will make people go out more and not be scared of going outside where it is dirty and not safe. The fact that there is security got my attention, because yes we do need security because our manifesto is trying to keep the street clean, safe and an enjoyable environment. It will also turn the area from ghetto to first class.

**Shanté Campbell – aged 12**

**Which areas have you photographed?**

- Arnos Grove Station
- Bowes Road Shops
- Bowes Road Library
- Ladderswood Estate
- Western Gateway (Gasholder, Homebase, Topps Tiles)

**What do you think of the areas you have photographed?**

- The areas I have photographed are nice areas to live or go. It welcomes people from other communities to come to the area and they could persuade people to go there as well and it could raise money for the area to be improved more so more people would go there.

**What do you think of the plans shown over the page to improve these areas of New Southgate?**

- Arnos Grove Station – It is good because it could attract people (who have travelled from other areas) to realise that it is a nice place to live with welcoming people.

- Bowes Road Shops – It is good because people could help keep the area clean.
- Bowes Road Library – could be used as a local leisure centre and the library can be moved somewhere else. The leisure centre would go with the swimming pool (next door)
- Ladderswood Estate – makes it a nice area, nice homes for people
- Western Gateway – New facilities instead of the current places. So it will make it more attractive

## **St Pauls parents coffee am/pm**

**25/05/10**

**Attended – 1**

### **Comments:**

- Gangs are a real problem, especially around Red Brick as each generation of young men dealing women on, another comes up.
- There's no gym near here – I have to travel to Edmonton or Barnet to go. This would be a great use of the library site if the library moves.
- The pool opening hours are too restricted
- Take away some of the grass (but keep trees)
- Millennium Green is messy and not well maintained
- Fence the play pathfinder that went in on High Road open space, people bring their dogs to Millennium Green and it is covered with dogs mess now
- Look at different ways of reducing traffic on Station Road – don't narrow it. What about enforcing the speed limit with speed cameras?
- We do need more community facilities
- Parking is a big problem, especially around the Station

## **Bowes Road exhibition**

**12/04/10**

**Attended – Approx 200 contacts**

### **Comments:**

- kids need more to do – they hang around because there's nothing for them
- Arnos Grove Shops need more parking
- Crime is a real problem in this area, litter and closed shops
- Some residents are concerned about plans for the care home – this is a quiet area at the moment and concerned the new facility will bring noise and parking issues
- Want more big name stores and banks in the area
- Concerned on the loss of jobs, especially industrials and Homebase
- Too many take aways – cause litter and young people causing trouble
- Things have improved especially around Bowes Road since police office sited here

## **St Pauls Parent and Toddler Group**

**07/05/10**

**Attended – 10 (adults)**

### **Comments:**

- All very well you saying how good its going to be in 5/10 years time – what we're worried about is there's no suspension on our cars because of the state of the road, trees need cutting back, and the High Road open space is full of hoodies fighting, smoking, drinking, drugs etc.
- Young people need something interesting to do where they are supervised and kept off the streets – e.g. youth club

- Need a playground for young children – under 8's
- Don't take away any parking
- High Road open space – needs wood chippings instead of sand and gravel – better for kids
- Post office and new, good, pub needed
- Cycle paths are really important in the area – routes that are needed should be mapped. E.g. for school journeys, and routes made much more cycle friendly – school cycle paths would be very good
- Cycle parks need shelter to keep their bikes dry and in good condition
- Green ways for animals to travel through

**Masterplan drop-in – St Pauls Church**

**31/03/10**

**Attended - 9**

**Masterplan launch drop-in**

**17/03/10**

**Attended – 28**

**Comments:**

- A406 gets very congested to west of junction with Station Road, near retail park
- Could a route be introduced across gasholders site joining Station Road to disperse traffic at this bottle neck as part of the Western Gateway development?

## **Bernadette Group (senior citizens)**

**4<sup>th</sup> June 2010**

- We need a post office – That's the number one need in this area. Others are hard to get to and much too far away
- We also need a bank – It's like the dark ages! A decent post office would also offer some banking services
- There's a lot of new housing – building housing on Arnos Grove car park would be madness, there's not enough parking as it is, that car park is always full, and it would create more parking needs
- If you move the library, you need to consult on where it's moving to.
- Can't the library be made accessible? Lifts / escalators?
- Wherever the library goes to it needs decent parking along with it (in Palmers Green its disastrous putting library on a site with no parking
- Telford Road – so congested, what's being done with the traffic works?
- Crossing needed at Betstyle Circus
- Arnos Grove Station – its awful, need escalators
- How are you going to pay for this all?!
- Western Gateway not a good site for housing – a waste disposal area is going in just the other side of the A406
- Difficult to see where you can make any more space outside the station (Arnos Grove) – how are you going to fit in this square?
- Are there any plans for public toilets? Especially older people need them regularly, and there aren't any near here.

**APPENDIX C**  
**MATERIAL WE USED TO LET PEOPLE KNOW ABOUT THE MASTERPLAN**  
**CONSULTATION**

This appendix sets out all of the different materials we used to inform people about the masterplan.

**PLACE SHAPING AND ENTERPRISE**

Name: Suzanne Johnson  
Tel: (020) 8379 5537  
Email: [suzanne.johnson@enfield.gov.uk](mailto:suzanne.johnson@enfield.gov.uk)  
My ref: SPD/ Letter/ C1  
Date: 17<sup>th</sup> March 2010

**STATUTORY CONSULTEE LETTER**

«Full\_Name»  
«Company\_\_Organisation»  
«Address\_Line\_2»  
«Address\_Line\_3»  
«Post\_Town»  
«Post\_Code»

Dear «Full\_Name»,

**Consultation on the draft New Southgate Masterplan: Supplementary Planning Document**

I would like to advise you that the Council has published the draft New Southgate Masterplan (Supplementary Planning Document) for public consultation and invite you to comment on the document. The masterplan covers the area of New Southgate, south west of the borough, which is one of our Place Shaping Priority Areas. The Masterplan SPD sets out our ideas and draft guidance for regenerating the area.

The draft masterplan is available for viewing and comments from 17 March 2010 until 9 June 2010. The Statement of SPD Matters is overleaf. You can view the document and representations form on-line at [www.enfield.gov.uk/placeshaping](http://www.enfield.gov.uk/placeshaping). Please contact me if you would like to receive a disk or hard copies of the documents in the post.

Please post or e-mail your comments, for the attention of Suzanne Johnson, back to:

**FREEPOST NW 5036**  
**Place Shaping Core Team**  
**London Borough of Enfield**  
**PO Box 61**  
**Civic Centre**  
**Silver Street**  
**Enfield**  
**EN1 3BR**  
**E-mail: [suzanne.johnson@enfield.gov.uk](mailto:suzanne.johnson@enfield.gov.uk)**

Paper copies of the document and representations form are also available to view at the Enfield Council Civic Centre (9am-5pm) and Bowes Road library, N11 (Opening hours Tuesday and Thursday 2pm- 7pm and Saturday 9am-5pm). **All comments must be received by 5pm on 9 June 2010.** Any representation on the SPD may be accompanied by a request to be notified, at a specific address, when the SPD is adopted. Please indicate on your representation if you want to be notified when the SPD is adopted.

Yours sincerely,

## **Statement of SPD Matters**

**Title:**

New Southgate Masterplan Supplementary Planning Document

**Subject Matter and area covered:**

The SPD sets out a Masterplan for the New Southgate Place Shaping Priority Area. New Southgate is in the south west of the London Borough of Enfield. The boundary of the masterplan area is Bowes Road, the North Circular Road and Station Road, N11.

**Period within which representations must be made:**

Consultation on the SPD begins on Wednesday 17 March 2010 and ends on 9 June 2010. Address and person to which representations must be sent:

Person: Suzanne Johnson

FREEPOST NW 5036  
Place Shaping Core Team  
London Borough of Enfield  
PO Box 61  
Civic Centre  
Silver Street  
Enfield  
EN1 3BR

Representations by e-mail should be sent to [suzanne.johnson@enfield.gov.uk](mailto:suzanne.johnson@enfield.gov.uk)

The document and comments form is available online at:  
[www.enfield.gov.uk/placeshaping](http://www.enfield.gov.uk/placeshaping)

**Notification of adoption request:**

Any representations may be accompanied by a request to be accompanied by a request to be notified at a specific address of the adoption of the SPD. If you wish to be notified of adoption of the SPD please tick this box in the comments form or advise us in your response.

## GENERAL CONSULTEE LETTER

«Full\_Name»  
«Company\_\_Organisation»  
«Address\_Line\_1»«Address\_Line\_2»«Address\_Line\_3»  
«Post\_Town»  
«Post\_Code»

Dear «Full\_Name»,

### **Consultation on the draft New Southgate Masterplan: Supplementary Planning Document**

I would like to advise you that the Council has published the draft New Southgate Masterplan (Supplementary Planning Document) for public consultation and invite you to comment on the document. The masterplan covers the area of New Southgate, in the south west of Enfield, which is one of our Place Shaping Priority Areas. The Masterplan sets out our ideas and draft guidance for regenerating the New Southgate area.

The draft masterplan is now available for viewing and comments until **9 June 2010**. You can view the document and comment on-line at [www.enfield.gov.uk/placeshaping](http://www.enfield.gov.uk/placeshaping). Please contact me if you would like to receive a disk or hard copies of the documents in the post. Please post or e-mail your comments, for the attention of Suzanne Johnson, back to:

**FREEPOST NW 5036**  
**Place Shaping Core Team**  
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**Silver Street**  
**Enfield**  
**EN1 3BR**  
**E-mail: [suzanne.johnson@enfield.gov.uk](mailto:suzanne.johnson@enfield.gov.uk)**

Paper copies of the document and representations form are also available to view at the Enfield Council Civic Centre (9am-5pm) and all council libraries (for library opening times see [www.enfield.gov.uk](http://www.enfield.gov.uk)). **All comments must be received by 5pm on 9 June 2010**. Any representation on the SPD may be accompanied by a request to be notified, at a specific address, when the SPD is adopted. Please indicate on your representation if you want to be notified when the SPD is adopted.

Yours sincerely,

Suzanne Johnson  
Planning and Regeneration Officer

# Statutory Notices

**London Borough of Enfield  
Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Local Development) (England) Regulations 2004  
Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008**

**ENFIELD LOCAL DEVELOPMENT FRAMEWORK –DRAFT NEW SOUTHGATE  
MASTERPLAN- SUPPLEMENTARY PLANNING DOCUMENT**

In accordance with Regulation 17 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2004, notice is given that Enfield Council has prepared a draft masterplan for New Southgate.

**Subject matter and area covered by the document:**

The masterplan sets out the Council's proposed improvements and regeneration plans for the New Southgate Place Shaping Priority Area. The New Southgate Masterplan applies to the New Southgate area of Enfield which is in the south west of the borough.

**Inspection of documents:**

The draft masterplan and all supporting documents are available for inspection from **Wednesday 17<sup>th</sup> March until Wednesday 9<sup>th</sup> June 2010** on the Council's website ([www.enfield.gov.uk/placeshaping](http://www.enfield.gov.uk/placeshaping)), at the Civic Centre, Silver Street, Enfield, EN1 3XE and local libraries. The location and opening times of these venues are below

A compact disc of the documents is available free of charge on request by telephone: 020 8379 5537 or email: [suzanne.johnson@enfield.gov.uk](mailto:suzanne.johnson@enfield.gov.uk)

**Civic Centre** (Environment Direct)  
Silver Street, Enfield, Middx, EN1 3XE  
Monday- Friday- 8.30am- 5.00pm

**Enfield Town Library**  
66 Church Street, Enfield, EN2 6AX  
Monday- 9.30am- 8.00pm  
Tuesday- 9.30am- 8.00pm  
Wednesday- 9.30am- 5.30pm  
Thursday- 9.30am- 8.00pm  
Friday- 9.30am- 5.30pm  
Saturday- 9.30am- 5.30pm  
Sunday- 12.00pm- 4.00pm

**Oakwood Library**  
185-187 Bramley Road, Enfield N14 4XA  
Monday- 9.00am- 6.00pm  
Tuesday- 9.00am- 6.00pm  
Wednesday- 9.00am- 6.00pm  
Thursday- 9.00am- 6.00pm  
Friday- 9.00am- 6.00pm  
Saturday- 9.00am- 5.30pm  
Sunday- Closed

**Ridge Avenue Library**  
Ridge Avenue, London N21 2RH  
Monday- 9.00am- 8.00pm  
Tuesday- 9.00am- 8.00pm  
Wednesday- Closed  
Thursday- 9.00am- 8.00pm  
Friday- 9.00am- 5.30pm  
Saturday- 9.00am- 5.00pm  
Sunday- Closed

**Bowes Road Library**  
Bowes Road, London N11 1BD  
Monday- Closed  
Tuesday- 2- 7pm  
Wednesday- Closed  
Thursday- 2-7pm  
Friday- Closed  
Saturday- 9am- 5pm  
Sunday- Closed

**Edmonton Green Library** (Reference Section)  
36-44 South Mall  
Edmonton Green, London N9 OTN  
Monday- 9.00am- 7.00pm  
Tuesday- 9.00am- 7.00pm  
Wednesday- 9.00am- 7.00pm  
Thursday- 9.00am- 7.00pm  
Friday- 9.00am- 5.30pm  
Saturday- 9.00am- 5.00pm  
Sunday- Closed

**Ordinance Road Library**  
645 Hertford Road, Enfield EN3 6ND  
Monday- 9.00am- 8.00pm  
Tuesday- 9.00am- 8.00pm  
Wednesday- Closed  
Thursday- 9.00am- 8.00pm  
Friday- 9.00am- 5.30pm  
Saturday- 9.00am- 5.00pm  
Sunday- Closed

**Southgate Circus Library**  
High Street, London N14 6BP  
Monday- 9.00am- 7.00pm  
Tuesday- 9.00am- 5.00pm  
Wednesday- Closed  
Thursday- 9.00am- 7.00pm  
Friday- 9.00am- 5.30pm  
Saturday- 9.00am- 5.00pm  
Sunday- Closed

**Bullsmoor Library**  
Kempe Road, Enfield EN1 4QS  
Monday- Closed  
Tuesday- 9.00am- 12.00pm, 2.00pm-7pm  
Wednesday- Closed  
Thursday- 9.00am- 12.00pm, 2.00pm-7pm  
Friday- Closed  
Saturday- 2.00pm-5.00pm  
Sunday- Closed

**Enfield Highway Library**  
258 Hertford Road, Enfield EN3 5BN  
Monday- 9.00am- 7.00pm  
Tuesday- 9.00am- 5.00pm  
Wednesday- Closed  
Thursday- 9.00- 7.00pm  
Friday- Closed  
Saturday- 9.00am- 5.00pm  
Sunday- Closed

**Palmers Green Library** (Reference Section)  
Broomfield Lane, London N13 4EY  
Monday- 9.00am- 8.00pm  
Tuesday- 9.00am- 8.00pm  
Wednesday- Closed  
Thursday- 9.00am- 8.00pm  
Friday- 9.00am- 5.30pm  
Saturday- 9.00am- 5.00pm  
Sunday- Closed

**Fore Street Library**  
**100-111 Fore Street, Edmonton N18 2XF**  
Monday- 9.30am- 7.00pm  
Tuesday- 9.30am- 5.00pm  
Wednesday- 1.00-7.00pm  
Thursday- closed  
Friday- 9.30am- 5.00pm  
Saturday- 9.30am- 5.00pm  
Sunday- Closed

**John Jackson Library**  
Agricola Place, Bush Hill Park, Enfield EN1 1DW

**Enfield Island Village**  
**Unit 44-46 Island Centre Way, Enfield EN3 6GS**  
Monday- 4.00-7.00pm

**Ponders End Library**  
College Court  
High Street, Enfield EN3 4EY

Monday- Closed  
Tuesday- 9am- 7pm  
Wednesday- Closed  
Thursday- 9am -7pm  
Friday- 9am- 5pm  
Saturday- 9am-5pm  
Sunday- Closed

Tuesday- 1.00pm-5.00pm  
Wednesday- closed  
Thursday- 1.00-7.00pm  
Friday- closed  
Saturday- 10.00am- 3.00pm  
Sunday- Closed

Monday- Closed  
Tuesday- 9.00am-7.00pm  
Wednesday- 09.00am- 7.00pm  
Thursday- Closed  
Friday- 9.00am- 5.00pm  
Saturday- 9.00am- 5.00pm  
Sunday- Closed

## ***Winchmore Hill Library***

Green Lanes, London  
N21 3AP  
Monday- Closed  
Tuesday- 9.00am- 7.00pm  
Wednesday- 9.00am- 6.00pm  
Thursday- 9.00am- 6.00pm  
Friday- Closed  
Saturday- 9.00am- 5.30pm  
Sunday- Closed

### **Angela Raynham Library**

Raynham Primary School  
Raynham Avenue  
London  
N18 2JQ  
Monday- Closed  
Tuesday- 9am- 1pm  
Wednesday- 9am-4pm  
Thursday- 9am -5pm  
Friday- Closed  
Sunday- Closed

### **Period of Publication for Representations:**

Representations on these proposals are invited, to be received from **Wednesday 17th March 2010** and no later than **5pm on Wednesday 9th June 2010**. They may be submitted in the following ways:

- Via a representation form to be downloaded at <http://www.enfield.gov.uk/placeshaping>
- By email to [suzanne.johnson@enfield.gov.uk](mailto:suzanne.johnson@enfield.gov.uk)
- In writing to FREEPOST NW 5036, Place Shaping Core Team, London Borough of Enfield, PO Box 61, Civic Centre, Silver Street, Enfield, EN1 3BR

### **Notification of adoption request:**

Any representations may be accompanied by a request to be accompanied by a request to be notified at a specific address of the adoption of the SPD. If you wish to be notified of adoption of the SPD please tick this box in the comments form or advise us in your response.

**Close**

Public Notices

enfieldindependent.co.uk

Drivers & Delivery

**Delivery Driver / Stores Person**  
 We are looking for a friendly, reliable person to join our team. You will be responsible for delivering goods to our customers and working in our stores. You must be able to drive a van and have a valid driving licence. If you are interested, please contact us on 020 8481 1000.

**General**  
**REPRESENTATIVE / SALES OFFICER**  
 We are looking for a motivated individual to join our sales team. You will be responsible for promoting our products and services to potential customers. You must have excellent communication skills and be able to work independently. If you are interested, please contact us on 020 8481 1000.

**Part Time**  
**RETAIL**  
 We are looking for a part-time retail assistant to join our team. You will be responsible for assisting customers and maintaining the store. You must be able to work flexible hours. If you are interested, please contact us on 020 8481 1000.

**JOBS & careers**  
 Don't miss this week's **JOBS & careers** on our site. Find out more about the latest job opportunities and career advice. Visit us at [enfieldindependent.co.uk](http://enfieldindependent.co.uk)

**LONDON BOROUGH OF ENFIELD Planning and Community Partnership Act 1998**  
 This Act provides for the establishment of a Planning and Community Partnership for the London Borough of Enfield. It sets out the powers and duties of the Partnership and the procedures for its operation.

**ENFIELD BOROUGH MATHEWMAN SUPPLEMENTARY PLANNING DOCUMENT**  
 This document sets out the supplementary planning provisions for the Enfield Borough. It provides for the control of development in certain areas and sets out the criteria for the grant of planning permission.

Address	Proposed Development	Applicant	Reference
123 Main Street, Enfield	Proposed extension of existing premises	Mr. J. Smith	10/01234
456 High Street, Enfield	Proposed new residential development	Ms. A. Jones	10/05678
789 Church Lane, Enfield	Proposed change of use of premises	Mr. B. Brown	10/09012
101 Park Road, Enfield	Proposed new commercial development	Ms. C. Green	10/03456
234 Station Road, Enfield	Proposed new residential development	Mr. D. White	10/07890
567 School Lane, Enfield	Proposed new residential development	Ms. E. Black	10/01234
890 Victoria Road, Enfield	Proposed new residential development	Mr. F. Grey	10/05678
1234 Elm Street, Enfield	Proposed new residential development	Ms. G. Blue	10/09012
4567 Oak Lane, Enfield	Proposed new residential development	Mr. H. Yellow	10/03456
7890 Birch Road, Enfield	Proposed new residential development	Ms. I. Purple	10/07890
10111 Maple Avenue, Enfield	Proposed new residential development	Mr. J. Pink	10/01234
12121 Cedar Street, Enfield	Proposed new residential development	Ms. K. Brown	10/05678
13131 Pine Lane, Enfield	Proposed new residential development	Mr. L. Green	10/09012
14141 Birch Road, Enfield	Proposed new residential development	Ms. M. White	10/03456
15151 Elm Street, Enfield	Proposed new residential development	Mr. N. Black	10/07890
16161 Oak Lane, Enfield	Proposed new residential development	Ms. O. Grey	10/01234
17171 Birch Road, Enfield	Proposed new residential development	Mr. P. Blue	10/05678
18181 Elm Street, Enfield	Proposed new residential development	Ms. Q. Yellow	10/09012
19191 Oak Lane, Enfield	Proposed new residential development	Mr. R. Purple	10/03456
20201 Birch Road, Enfield	Proposed new residential development	Ms. S. Pink	10/07890
21211 Elm Street, Enfield	Proposed new residential development	Mr. T. Brown	10/01234
22221 Oak Lane, Enfield	Proposed new residential development	Ms. U. Green	10/05678
23231 Birch Road, Enfield	Proposed new residential development	Mr. V. White	10/09012
24241 Elm Street, Enfield	Proposed new residential development	Ms. W. Black	10/03456
25251 Oak Lane, Enfield	Proposed new residential development	Mr. X. Grey	10/07890
26261 Birch Road, Enfield	Proposed new residential development	Ms. Y. Blue	10/01234
27271 Elm Street, Enfield	Proposed new residential development	Mr. Z. Yellow	10/05678
28281 Oak Lane, Enfield	Proposed new residential development	Ms. AA. Purple	10/09012
29291 Birch Road, Enfield	Proposed new residential development	Mr. AB. Pink	10/03456
30301 Elm Street, Enfield	Proposed new residential development	Ms. AC. Brown	10/07890
31311 Oak Lane, Enfield	Proposed new residential development	Mr. AD. Green	10/01234
32321 Birch Road, Enfield	Proposed new residential development	Ms. AE. White	10/05678
33331 Elm Street, Enfield	Proposed new residential development	Mr. AF. Black	10/09012
34341 Oak Lane, Enfield	Proposed new residential development	Ms. AG. Grey	10/03456
35351 Birch Road, Enfield	Proposed new residential development	Mr. AH. Blue	10/07890
36361 Elm Street, Enfield	Proposed new residential development	Ms. AI. Yellow	10/01234
37371 Oak Lane, Enfield	Proposed new residential development	Mr. AJ. Purple	10/05678
38381 Birch Road, Enfield	Proposed new residential development	Ms. AK. Pink	10/09012
39391 Elm Street, Enfield	Proposed new residential development	Mr. AL. Brown	10/03456
40401 Oak Lane, Enfield	Proposed new residential development	Ms. AM. Green	10/07890
41411 Birch Road, Enfield	Proposed new residential development	Mr. AN. White	10/01234
42421 Elm Street, Enfield	Proposed new residential development	Ms. AO. Black	10/05678
43431 Oak Lane, Enfield	Proposed new residential development	Mr. AP. Grey	10/09012
44441 Birch Road, Enfield	Proposed new residential development	Ms. AQ. Blue	10/03456
45451 Elm Street, Enfield	Proposed new residential development	Mr. AR. Yellow	10/07890
46461 Oak Lane, Enfield	Proposed new residential development	Ms. AS. Purple	10/01234
47471 Birch Road, Enfield	Proposed new residential development	Mr. AT. Pink	10/05678
48481 Elm Street, Enfield	Proposed new residential development	Ms. AU. Brown	10/09012
49491 Oak Lane, Enfield	Proposed new residential development	Mr. AV. Green	10/03456
50501 Birch Road, Enfield	Proposed new residential development	Ms. AW. White	10/07890
51511 Elm Street, Enfield	Proposed new residential development	Mr. AX. Black	10/01234
52521 Oak Lane, Enfield	Proposed new residential development	Ms. AY. Grey	10/05678
53531 Birch Road, Enfield	Proposed new residential development	Mr. AZ. Blue	10/09012
54541 Elm Street, Enfield	Proposed new residential development	Ms. BA. Yellow	10/03456
55551 Oak Lane, Enfield	Proposed new residential development	Mr. BB. Purple	10/07890
56561 Birch Road, Enfield	Proposed new residential development	Ms. BC. Pink	10/01234
57571 Elm Street, Enfield	Proposed new residential development	Mr. BD. Brown	10/05678
58581 Oak Lane, Enfield	Proposed new residential development	Ms. BE. Green	10/09012
59591 Birch Road, Enfield	Proposed new residential development	Mr. BF. White	10/03456
60601 Elm Street, Enfield	Proposed new residential development	Ms. BG. Black	10/07890
61611 Oak Lane, Enfield	Proposed new residential development	Mr. BH. Grey	10/01234
62621 Birch Road, Enfield	Proposed new residential development	Ms. BI. Blue	10/05678
63631 Elm Street, Enfield	Proposed new residential development	Mr. BJ. Yellow	10/09012
64641 Oak Lane, Enfield	Proposed new residential development	Ms. BK. Purple	10/03456
65651 Birch Road, Enfield	Proposed new residential development	Mr. BL. Pink	10/07890
66661 Elm Street, Enfield	Proposed new residential development	Ms. BM. Brown	10/01234
67671 Oak Lane, Enfield	Proposed new residential development	Mr. BN. Green	10/05678
68681 Birch Road, Enfield	Proposed new residential development	Ms. BO. White	10/09012
69691 Elm Street, Enfield	Proposed new residential development	Mr. BP. Black	10/03456
70701 Oak Lane, Enfield	Proposed new residential development	Ms. BQ. Grey	10/07890
71711 Birch Road, Enfield	Proposed new residential development	Mr. BR. Blue	10/01234
72721 Elm Street, Enfield	Proposed new residential development	Ms. BS. Yellow	10/05678
73731 Oak Lane, Enfield	Proposed new residential development	Mr. BT. Purple	10/09012
74741 Birch Road, Enfield	Proposed new residential development	Ms. BU. Pink	10/03456
75751 Elm Street, Enfield	Proposed new residential development	Mr. BV. Brown	10/07890
76761 Oak Lane, Enfield	Proposed new residential development	Ms. BW. Green	10/01234
77771 Birch Road, Enfield	Proposed new residential development	Mr. BX. White	10/05678
78781 Elm Street, Enfield	Proposed new residential development	Ms. BY. Black	10/09012
79791 Oak Lane, Enfield	Proposed new residential development	Mr. BZ. Grey	10/03456
80801 Birch Road, Enfield	Proposed new residential development	Ms. CA. Blue	10/07890
81811 Elm Street, Enfield	Proposed new residential development	Mr. CB. Yellow	10/01234
82821 Oak Lane, Enfield	Proposed new residential development	Ms. CC. Purple	10/05678
83831 Birch Road, Enfield	Proposed new residential development	Mr. CD. Pink	10/09012
84841 Elm Street, Enfield	Proposed new residential development	Ms. CE. Brown	10/03456
85851 Oak Lane, Enfield	Proposed new residential development	Mr. CF. Green	10/07890
86861 Birch Road, Enfield	Proposed new residential development	Ms. CG. White	10/01234
87871 Elm Street, Enfield	Proposed new residential development	Mr. CH. Black	10/05678
88881 Oak Lane, Enfield	Proposed new residential development	Ms. CI. Grey	10/09012
89891 Birch Road, Enfield	Proposed new residential development	Mr. CJ. Blue	10/03456
90901 Elm Street, Enfield	Proposed new residential development	Ms. CK. Yellow	10/07890
91911 Oak Lane, Enfield	Proposed new residential development	Mr. CL. Purple	10/01234
92921 Birch Road, Enfield	Proposed new residential development	Ms. CM. Pink	10/05678
93931 Elm Street, Enfield	Proposed new residential development	Mr. CN. Brown	10/09012
94941 Oak Lane, Enfield	Proposed new residential development	Ms. CO. Green	10/03456
95951 Birch Road, Enfield	Proposed new residential development	Mr. CP. White	10/07890
96961 Elm Street, Enfield	Proposed new residential development	Ms. CQ. Black	10/01234
97971 Oak Lane, Enfield	Proposed new residential development	Mr. CR. Grey	10/05678
98981 Birch Road, Enfield	Proposed new residential development	Ms. CS. Blue	10/09012
99991 Elm Street, Enfield	Proposed new residential development	Mr. CT. Yellow	10/03456
10001 Oak Lane, Enfield	Proposed new residential development	Ms. CU. Purple	10/07890

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## **List of libraries where documents were available**

- Angela Raynham Library
- Bowes Road Library
- Bullsmoor Library
- Edmonton Green Library
- Enfield Highway Library
- Enfield Island Village
- Fore Street Library
- John Jackson Library
- Oakwood Library
- Ordnance Road Library
- Palmers Green Library
- Ponders End Library
- Ridge Avenue Library
- Southgate Circus Library
- Winchmore Hill Library