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INTRODUCTION

CHAPTER ONE

INTRODUCTION

1.1 THE ISSUES & OPTIONS

This document is an Issues and Options report so it does not contain any decisions or policies. It offers suggested options and solutions for the issues that we think the masterplan needs to deal with.

The purpose of this consultation is to encourage ideas and responses from everyone with an interest in Edmonton Green. The results of this consultation will be used to prepare the plans and policies for the draft masterplan.



Neighbourhood Panel

1.2 THE MASTERPLAN AREA

Edmonton Green is in the south-eastern corner of Enfield. The area is made up of a central transport corridor (the A1010 road) and Edmonton Green shopping centre as well as housing, schools, community services, open space and a railway line.

Most of the masterplan area is in Edmonton Green Ward but parts of it are also in Haselbury and Lower Edmonton wards. The northern boundary is Bounces Road, to the east it is Montagu Road, the south by the A406 North Circular Road and to the west by Haselbury Road. The masterplan has a Core Area which is the A1010 Fore Street and Hertford Road and along Church Street. This core area includes the shopping centre, shopping parades, Edmonton Green and Silver Street train stations as well as the Church Street and Fore Street Conservation Areas and council owned housing estates.

This was selected as the core masterplan area as it is where most of the masterplan improvements will be concentrated. However we also have a wider masterplan boundary which was selected to include all of the communities who use the facilities in the core area as well as important open spaces and facilities such as Pymmes and Craig Park.

The masterplan does not include Angel Edmonton or anywhere south of the North Circular Road as we will be preparing another planning document for this area.

Do you agree with the masterplan boundary?

Yes No

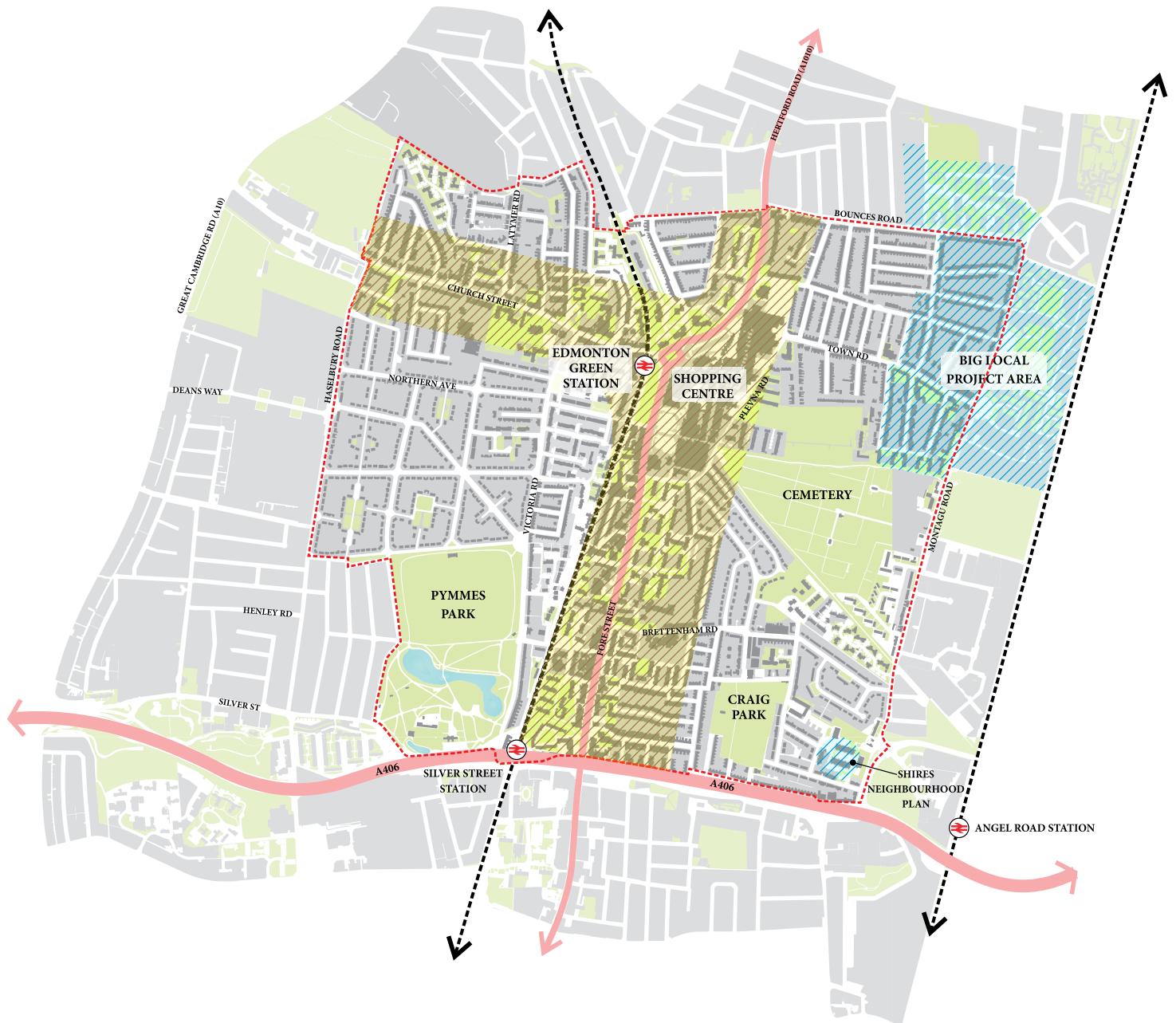
If you ticked no, please explain your reasons and/or identify any other places you think should be included in the masterplan boundary area.

Please use this box to make further comments



Edmonton Green

FIGURE 02
EDMONTON GREEN MASTERPLAN AREA



Key

- | | |
|---|------------------------------------|
| | Edmonton Green Masterplan Boundary |
| | Masterplan Core Area |



Other plans being prepared

As well as Edmonton Green we are working on a number of other plans to regenerate the east of the borough; all these plans will work together and complement each other to take a joined up approach to growth and regeneration and improving these places for the communities who live there. The plans are:

- **Meridian Water Masterplan:** This sets out a plan for the delivery of a new community in the South East of Enfield (around where Tesco and IKEA are). It will involve 5000 new homes, 3000 new jobs and community facilities. For more information go to www.meridianwater.co.uk

- **Central Leaside Area Action Plan:** This will set out a plan for the future of the industrial areas in the South East of the borough. It will make sure that industrial uses and developments are linked in with the transport network and a sustainable neighbourhood is created. The Area Action Plan also sets out the framework for the Meridian Water masterplan.

- **Shires Neighbourhood Plan:** In 2010 the Government selected the Shires Estate as an area where a Neighbourhood Plan will be prepared. Neighbourhood Plans are a new style of planning document that are led by the community. At the moment we are working with the Shires Estate Residents Association to set the boundary for the Neighbourhood Plan and set up a working group of residents who will help us to prepare it.

- **Bounces Road Big Local project:** In 2012 it was announced that an area in Edmonton, around Bounces Road and Montagu Road has secured funding from the Big Lottery Fund to set up a community improvement group. The project is still at an early stage but will involve the community working together to identify improvements needed to their area.

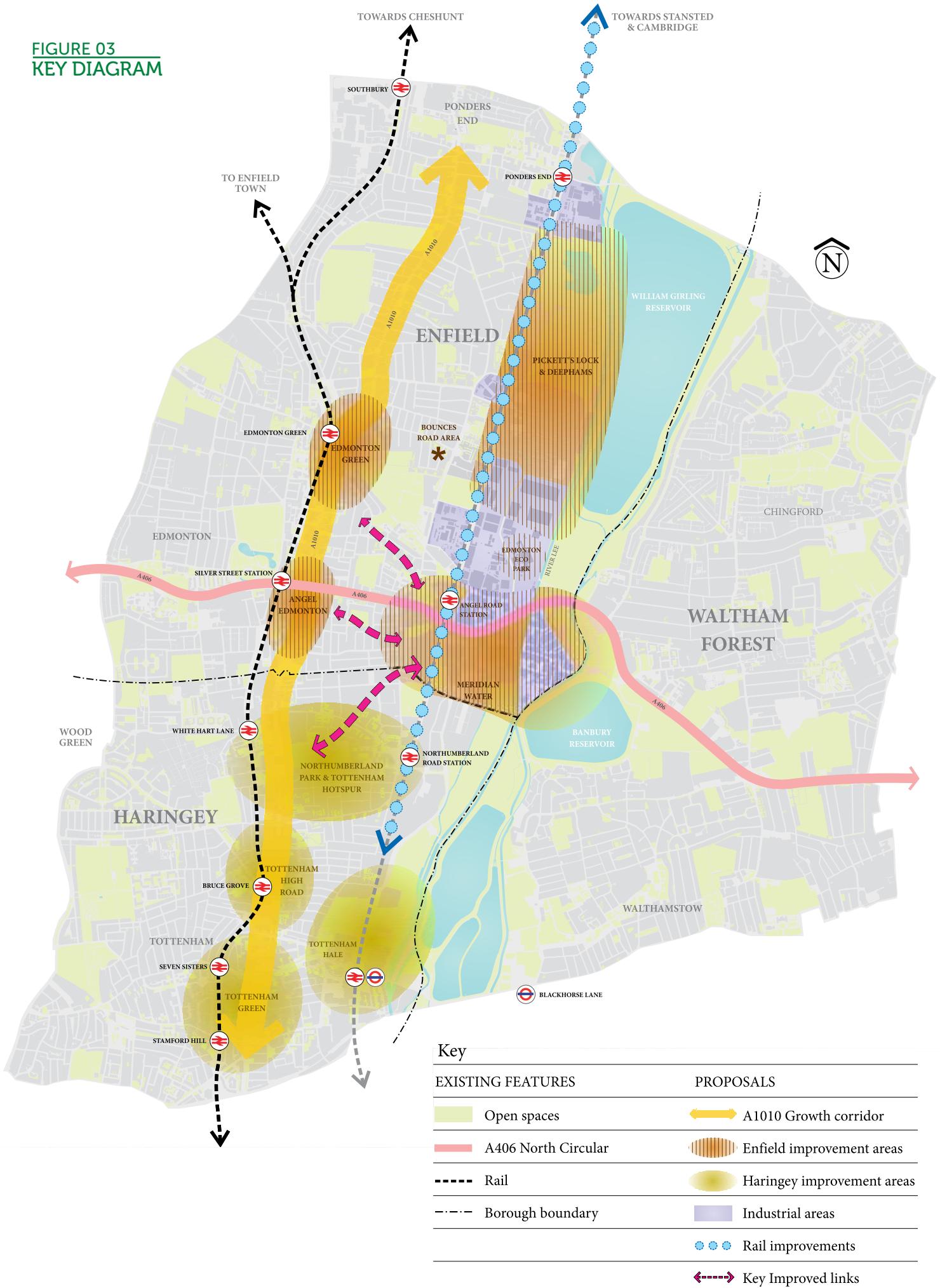
There are also a number of plans in nearby Haringey that we are aware of when planning for future regeneration. These include:

- **Northumberland Park ward/ Tottenham Hotspurs stadium redevelopment:** Creation of a new football stadium as well as a 150 room hotel, 200 homes and a supermarket.

- **Tottenham Hale:** This is an Opportunity Area in the London Plan; 2500 new homes as well as new jobs, business and retail uses will be created near to Tottenham Hale tube and rail station as well as an improved transport interchange.

- **Tottenham High Road corridor/ Tottenham town centre-** Identifying potential redevelopment sites and areas for physical improvement along the A10 and A1010 corridor including improvements to historic buildings.

FIGURE 03
KEY DIAGRAM





1.3 WHAT IS EDMONTON GREEN LIKE NOW?

Edmonton Green is in the south east of Enfield with Ponders End to the north, the North Circular Road and Angel Edmonton to the south, the Lee Valley industrial areas and Meridian Water to the east and Bush Hill Park to the west.

The masterplan area is a mix of commercial, community and residential uses. There is a large shopping centre in the middle as well as a number of other shopping parades along Fore Street and Church Street (Edmonton Green is a District Town Centre). Edmonton Green and Silver Street train stations are located in the area and provide very good access to central London. It is surrounded and crossed by major roads and train lines including the A1010 and North Circular Road. There are also several housing estates including: Osward Place, Moree Way, The Mews, The Shires, and Fore Street estates.

There are lots of green open spaces including Pymmes Park, Craig Park and the Green as well as nearby Jubilee Park. Schools in the area include Fleecefield and Brettenham primary schools. There are a large number of community services and facilities in the area including Community House, Artzone, Craig Park Youth Centre, and Green Towers.

The A1010 is the main transport route and while it does not experience significant traffic congestion compared to other parts of the borough, some residents have told us it creates a barrier and separates communities, facilities and services either side of the road. The railway line also acts as a barrier.

In some parts of Edmonton Green, like Church Street and Monmouth Road, Victorian architecture and traditional street patterns help to create an attractive neighbourhood but some buildings in other parts of the area create a poor image and environment.

Edmonton Green has been selected as a **Regeneration Priority Area** as it experiences far more social and economic issues compared to other parts of Enfield including things like poorer health, higher levels of crime and anti-social behaviour, more unemployment and lower skills levels. The masterplan will seek to address these issues through regeneration as well as working with partners and the community to improve opportunities.





1.4

WORKING WITH THE COMMUNITY

It is essential that the masterplan is prepared with the help of local residents, community groups and other stakeholders so that it identifies what local priorities are, where changes are needed, and identifies opportunities for joined up delivery.

The community has a central role in the preparation and delivery of the masterplan, we have set up a Neighbourhood Panel to help us prepare the plan and anyone is welcome to join.

With the help of the Neighbourhood Panel we have planned how we will consult the local community and other stakeholders on the plan. The Consultation Plan sets out in more details the events and activities we have planned for the Issues and Options consultation, to view go to www.enfield.gov.uk/edmontongreenplan

Consultation so far

In developing the Issues and Options we have consulted with the local community in different ways. Between July 2011 and February 2012 we carried out a number of activities to identify issues and ideas for the masterplan including:

- In July 2011 a flyer was distributed at the Edmonton Carnival. The flyer advised that a masterplan is being prepared for Edmonton Green and asked people to write down what they like and dislike about the area, what needs to be improved and invite them to get involved in the plan. We have used the information gathered to prepare this document.
- A Masterplan Neighbourhood Panel has been formed with local residents. Anyone can attend. The panel works with the Council to prepare the masterplan. Three meetings have been held so far and between 15 and 40 people attended each meeting.

- The Masterplan and Neighbourhood Panel have been promoted in the following ways: posters and flyers in public spaces, letters sent to all community groups who in the area asking them to make their members aware of the masterplan and Neighbourhood Panel, letters sent to local residents who have told us they want to get involved in the masterplan, article in Our Enfield magazine, mailing to all members of Enfield Voluntary Action and Edmonton members of Enfield Volunteers Organisers Network.
- Presentations and meetings have been held with: the Edmonton Partnership, Edmonton Leaside Partnership, Enfield Volunteers Organisers Network, Enfield Faith Forum, Over 50's Forum, Edmonton Community Board, Enfield Business and Retailers Association and CAPE (Community and Police in Enfield).



Neighbourhood Panel

Issues raised by the community

A number of key issues and priorities have been identified by the community and have been used to prepare this document. Some of the issues raised are:

More local jobs and training opportunities are required as well as better links to jobs outside of the area.

Safety and anti-social behavior is a concern especially at the train stations, bus station and near Pymmes Park.

Healthier lifestyles should be encouraged by having fewer takeaways and restaurants/cafes with healthier food as well as more opportunities for sports and outdoor activities.

Public transport links to Central London are good but connections further north are not great. Buses in the area could be improved by more bus stops in certain places and also more routes to go to Church Street and Lee Valley Park and Sports Centre.

Improvements could be made to the A1010 road corridor to make it more attractive for pedestrians to walk along. The space in front of Edmonton Green station could act as a better gateway to the area.

People value the green spaces in the area like Pymmes and Jubilee Park and All Saints churchyard. Improvements could be made to safety and entrances to the parks to make them more welcoming for people to visit.

Better evening facilities like more restaurants, bars and cafes are needed in the area and a cinema and/or bowling alley would be good.

A better range of shops in the town centre would be good with more clothes shops and national chains and less pound shops. Other suggestions included a department store, florists, DIY store, banks and other service uses.

Provide more schools, especially a secondary school.

The market could be improved.

There are too many betting shops and takeways in the area which also create litter.

Recent improvements to South Mall are very good but in general more could be done to improve the shopping centre. The entrances in particular could be more welcoming.

The new hotel is very positive and creates jobs.

The area could be made to look more attractive with less litter, better lighting, planting and enhancements to public spaces.

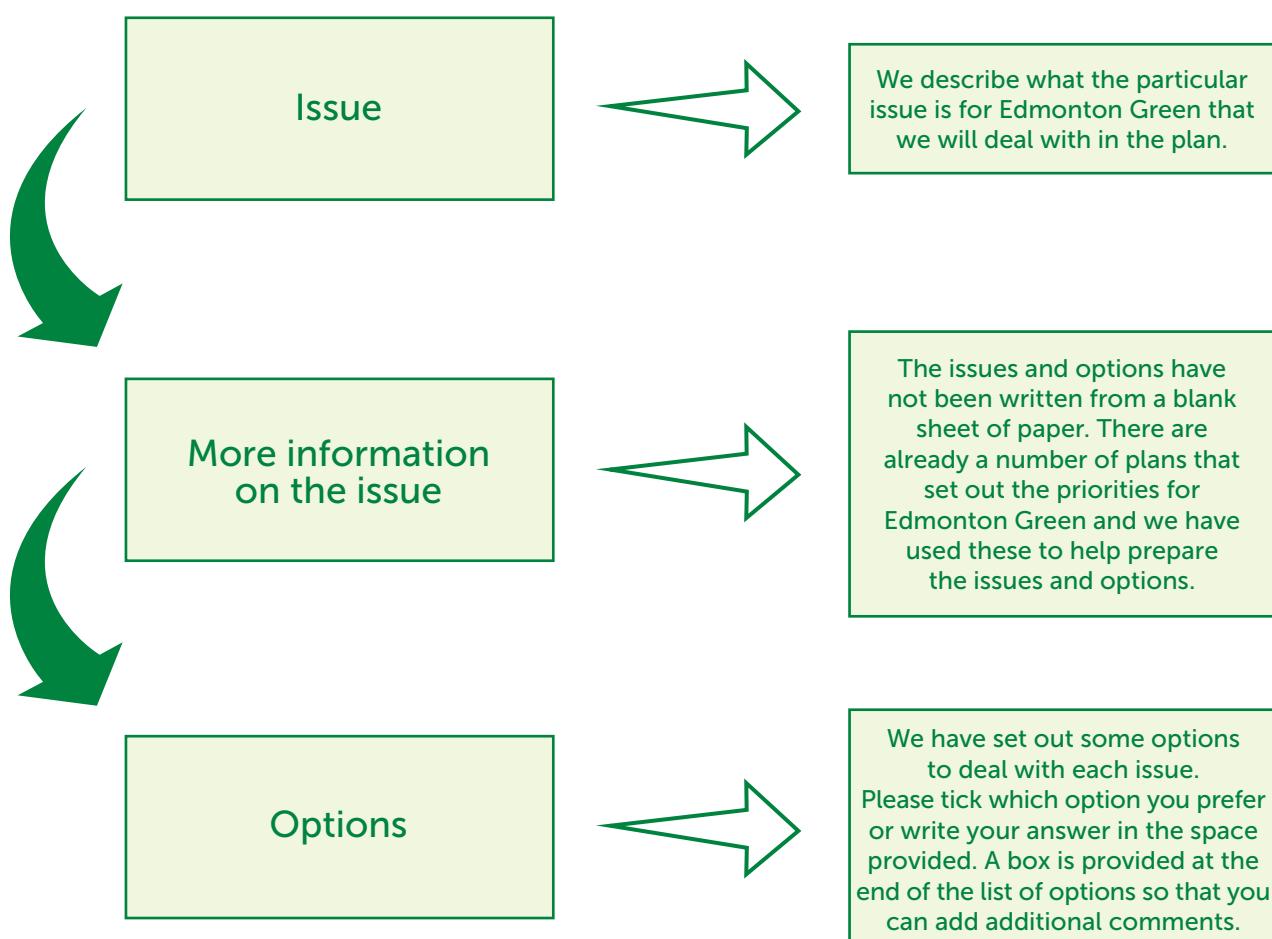




2 HOW TO USE THIS DOCUMENT

HOW TO USE THIS DOCUMENT

Before you start answering questions please take a moment to go through this guide so that you understand how the document is laid out.





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A VISION FOR EDMONTON GREEN

CHAPTER THREE

A VISION FOR EDMONTON GREEN

As the masterplan is about improving Edmonton Green it is useful to set out a vision for the future of the area. The vision is then basis for all the other proposals in the masterplan.

The Neighbourhood Panel have discussed what should be included in the vision and we have prepared the following draft based on these discussions:

DRAFT VISION

Edmonton Green will be a place where people want to live, work, visit and shop because of its excellent transport links to central London, affordable house prices and wide range of shopping, leisure and community facilities. Businesses will want to locate in the area because of available workspace and affordable premises.

The town centre will be attractive and vibrant, providing a wide range of shops. Streets and spaces will be enhanced to create a more welcoming place. Edmonton Green will be the main town centre for the new Meridian Water community and Meridian Water will provide new local jobs for Edmonton residents.

Edmonton Green will have an attractive, clean environment which reflects the areas history and heritage. There will be natural and civic open spaces that are easily accessible for all members of the community through improved walking and cycling links across the A1010 corridor.

New housing and jobs will be encouraged to deliver high quality homes and wider regeneration benefits for the area. There will be more opportunities for the community to come together and positive activities for young people.

Masterplan aims

- Improved shopping area with a better mix of uses like culture and leisure facilities, cafes and restaurants, hotels and high quality housing.
- A more attractive and cleaner environment to spend time in
- More jobs that are accessible for local residents and better transport links to jobs, improved skills and more up-skilling and training opportunities
- Improved open spaces and walking and cycling links
- A safer neighbourhood.

Questions

a. Do you agree with the vision? yes no
If you ticked no, please explain your reasons for this

b. Do you agree with the masterplan aims? yes no
If you ticked no, please explain your reasons for this.

c. Is Edmonton Green the correct name for this area/ the masterplan?
If not please tell us what the area/masterplan should be called.

d. Is there anything else you would like to add?
