

CONSULTATION STATEMENT

Enfield Town Framework Masterplan Supplementary Planning Document

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

February 2018



1. Introduction

- 1.1 The Enfield Town Framework Masterplan covers the whole town centre, and includes the wards of Highlands, Southbury, Town and Grange. The Plan area covers both Enfield Chase and Enfield Town Stations; the vacant properties on Church Street; the existing shopping centres of Palace Exchange and Gardens; and wider opportunities imbedded in the adopted Core Strategy around Enfield Town Station and east of the Station.
- 1.2 Enfield's Core Strategy identifies Enfield Town as one of the borough's 4 strategic growth areas (Core Strategy Policy 1). It also supports the development of Area Action Plans and detailed master plans for each to provide a framework for future development and growth. Due to the specific circumstances associated with Enfield Town, a Masterplan Supplementary Planning Document (SPD) is able to address the desirability of providing a framework to guide not only regeneration, and investment such as Cycle Enfield; but also a strategy and series of initiatives to address current town centre issues such as vacancies along Church Street, public realm improvements, and conservation area management at the earliest opportunity.

Purpose of this Report

- 1.3 This Consultation Statement has been prepared in line with Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012, which states that, before a council adopts a Supplementary Planning Document (SPD), it must produce a statement setting out:
- The persons the local planning authority consulted when preparing the supplementary planning document;
 - A summary of the main issues raised by those persons; and
 - How those issues have been addressed in the supplementary planning document.
- 1.4 The Council's Statement of Community Involvement (SCI, adopted November 2015) sets out how the Council will involve the community in its plan and policy-making process. This Consultation Statement demonstrates how the Council has complied with the consultation requirements set out in the SCI in producing the SPD. The SCI is available to view on the Council's website www.enfield.gov.uk.
- 1.5 This Consultation Statement provides a summary of the consultation undertaken in producing this SPD. The Enfield Town Framework Masterplan SPD has been informed by workshops and drop-in sessions with both landowners within Enfield Town and local stakeholders including businesses and community groups. Feedback from these sessions has helped shape the content and principles within the Masterplan. The adoption SPD has been further refined in light of the consultation

responses received following public consultation on the Draft Framework Masterplan SPD (July 2017).

Draft Enfield Town Framework Masterplan (July 2017)

- 1.6 The Local Plan Cabinet Sub Committee approved the Draft Enfield Town Framework Masterplan for public consultation at its meeting on the 3rd May 2017. Public consultation under Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 took place from the 10th July through to 25th September 2017.
- 1.7 All those on the Council's Local Plan database were consulted, which included almost 2,000 consultees drawn from the following:
- Statutory consultees
 - The local business community
 - Community support groups
 - Disability groups
 - Education organisations
 - Environmental groups
 - Ethnic groups
 - Health organisations
 - Heritage protection groups
 - Housing developers
 - Local residents and interested parties
 - Infrastructure providers
 - Leisure groups
 - Planning Interest groups
 - Political groups
 - Registered Housing Providers
 - Religious groups
 - Residents Associations
 - Transport organisations
 - Young people
- 1.9 Consultees were informed of the consultation by letter or email, while the draft SPD was published on the Council's website and paper copies were made available for viewing in the council's hub libraries: Enfield Town, Palmers Green, and Ordnance Unity Centre and at the Council's Civic Centre. A notice was also placed in the Enfield Advertiser. Copies of the public notice and consultation letter can be found in Appendix 1.
- 1.10 Four public drop-in sessions took place where many residents and businesses took the opportunity to raise a number of good questions; express areas of concern; and put forward ideas for future opportunities within the town centre. Throughout the consultation period officers also held a number of focused sessions and site visits with groups including: The Conservation Advisory Group, Area Partnerships, Business Representatives, The Old Enfield Charitable Trust, Enfield Town Business Association; The Enfield Society, The Enfield Conservation Area Study Group and Resident Associations including: Bush Hill Park; Enfield Town; and Chalkwell Park Residents.

1.11 A public small exhibition was held in Enfield Town Library over the summer period and an online survey was provided via the Council's website www.enfield.gov.uk.

2 Consultation responses and issues raised to the Draft Enfield Town Framework Master Plan (July 2017).

2.1 A summary of the main issues raised by the representors are outlined below. A full schedule of the 43 written representations is available in Appendix 2.

2.2 Over 200 responses were received, these include 43 written representations and a further 158 online survey responses. These have been considered and used to inform the adoption version where considered appropriate.

2.3 Of the 43 written representation, respondents were made up of the following:

- 15 Residents
- 1 LBE Councillor
- 1 Conservative Party Group response
- 3 Resident Associations (Enfield Town, Bush Hill Park and Chalkwell Park Avenue)
- 10 Statutory organisations
- 2 Local interest / Study groups
- 1 Business Association
- 1 Individual Business
- 9 landowner interests

2.4 The online survey asked a series of six questions, of the 158 returns a summary of the most popular answers is provided in Appendix 3.. Perhaps not surprisingly given the location of consultation activity, the majority of respondents were from Enfield Town postal areas 79% from EN1, EN2 and EN3 postal addresses. 11% of respondents were from N21 (Southgate) postal area.

2.5 Key themes arising from public consultation.

- *Balance between accommodating new growth and Market Town Character.*
- *Need to address Development, Conservation & Quality Design.*
- *Character of Suburban Metro lands and Town Centre Intensification & Diversification.*
- *Tensions between town centre activity and established neighbourhoods & promoting new residential.*
- *Loss of accessible surface car parking seems to be a concern for both residents visiting the centre and local businesses.*
- *Need for supporting infrastructure to be planned-in to support any growth.*
- *Balance between promoting further retail expansion when the existing high street is struggling with vacant units.*

2.6 Key issues

Site 1 Enfield Town Station

A mixed response on proposals for a green footbridge but generally it was supported. The principle of better connection was a consensus. Some respondents felt the plans for the Station were not ambitious enough and wanted greater investment in train services and frequency.

Site 1 Genotin Road Car park and loss of surface parking

The potential loss of surface car parking, coupled with Cycle Enfield proposals which may reduce on-street parking raised some contention, particularly for this with mobility challenges and those who prefer the use of surface car parking.

Site 2 St Anne's School 7 52 London Road

Residents in particular the site's neighbouring residents of Chalkwell Park Residents Association raised numerous concerns over the lack of clarity provided in the draft Masterplan over the future development of this opportunity site. Some concerns regarding ambiguity over vehicular access arrangements; the retention of public footpath; and the alignment of the proposed green footbridge are overcome through providing greater clarity. However more strategic questions over the future education and playing field provision on this site are issues beyond the scope document and can only be resolved through the land and stakeholders involved, including Secretary of State for Education. Concerns over high density and lack of forward thinking social infrastructure were also raised.

Housing Growth

Support the need for new housing that is affordable however, concerns over building high density flatted schemes in the town centre were put forward although there was an acceptance of the need for new homes as some respondents felt more homes would bring life back into the town centre.

Community, Education & Social Infrastructure

The need to secure community infrastructure to support existing residents and future housing growth in the area, schools, doctors, dentists and community space.

Church Street Vacancies and Future Retail

A topic of concern given the current cluster of vacancies along the town centres primary high street. Draft proposals to extend the retail offer further east around Enfield Town Station proved unpopular and consultees reiterated a need to focus back towards the existing centre as a priority.

Site 6 Market Place

A strong consensus that this is the historic heart of the town centre, however, the market offer is underperforming and greater support, consistency and investment is needed to help lift the opportunities the Market Place.

APPENDIX 1: Public Consultation Notification (July 2017)

a) Public Notice in Enfield Advertiser

Enfield Council
PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)
NOTICE OF PUBLICATION OF THE DRAFT ENFIELD TOWN FRAMEWORK
MASTERPLAN (JULY 2017) FOR PUBLIC CONSULTATION

Notice is hereby given that Enfield Council has published the Draft Enfield Town Framework Master Plan for public consultation beginning Monday 10th July to 5.00pm Monday 28th August 2017.

The Draft Framework Master Plan seeks to provide guidance and direction to future investors, including existing freehold and leasehold interests. The consultation is asking the public and interested parties to consider whether the draft document has captured all relevant principles for achieving the desired vision and regeneration strategy for the borough's primary shopping centre

Copies of the Master Plan are available at the following places:

- Enfield Council's website:
<https://new.enfield.gov.uk/services/planning/planning-policy/master-plans/>
- Enfield Council offices at the Civic Centre, Silver Street, Enfield, EN1 3XE between 8.30am - 5pm Monday to Friday. (Please contact the Local Plans Team on 020 8379 3866, to arrange an appointment to view the documents).
- At the following libraries:

	Mon	Tues	Weds	Thurs	Fri	Sat
Enfield Town	9.30-8	9.30-8	9.30-5.30	9.30-8	9.30-5.30	9.30-5.30
Ordnance Unity Centre	9-8	9-8	Closed	9-8	9-5.30	9-5
Palmer's Green	9-8	9-8	Closed	9-8	9-5.30	9-5

Comments can be emailed to: localplan@enfield.gov.uk
Or sent to:
Strategic Planning & Design
Regeneration & Environment
Enfield Council
Freepost NW5026
EN1 3BR

Any comments must be received by 5.00pm Monday 28th August 2017. For further information please contact the Planning Policy Team on 0208 379 3866.

www.enfield.gov.uk



b) Template letter to consultees



Please reply to: Planning Policy Team

Phone : (020) 8379 3866

E-mail : localplan@enfield.gov.uk

My Ref :

Your Ref :

Date : 10th July 2017

Dear Consultee,

Enfield's Local Plan Update

Draft Enfield Town Framework Master Plan (2017) Consultation

I write to inform you that the Council's Draft Enfield Town Framework Master Plan is now published for public consultation.

The Draft Framework Master Plan covers the borough's primary town centre and aims to provide planning, design and development advice for Enfield Town and will help guide future regeneration opportunities. The consultation is asking the public and interested parties to consider whether the draft document has captured all relevant principles for achieving the desired vision and regeneration strategy for Enfield's historic Market Town.

The Draft Enfield Town Framework Master Plan has been published for a six week consultation period from **Monday 10th July 2017 to 5.00pm Monday 28th August 2017**.

The draft document will be available for review online at: www.enfield.gov.uk/enfieldtownmasterplan or as hard copies at the Civic Centre, Silver Street, Enfield, EN1 3XA and at the following libraries: Enfield Town, Palmers Green, and Ordnance Unity Centre.

Public Drop in Session

An opportunity to ask questions and discuss the draft Framework Master Plan with council officers has been arranged for **Thursday 27th July between 6.00pm – 8.00pm** in the Place Shaping Room, Enfield Civic Centre.

Executive Director -
Regeneration & Environment
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY



Website: www.enfield.gov.uk

② if you need this document in another language or format call Customer Services on 020 8379 1000, or email enfield.council@enfield.gov.uk

Comments on this document should be sent to: localplan@enfield.gov.uk

Or by post to:
Planning Policy Team
Strategic Planning & Design
Enfield Council
FREEPOST NW5036
EN1 3BR

Do You Wish to be Notified of Consultations by email, or discontinue being notified?

Notification of consultations by email rather than a paper letter is quicker, simpler and cheaper. If you would prefer to receive an email rather than a letter, can you please let us know by emailing localplan@enfield.gov.uk.

Furthermore, if you no longer wish to receive notification of Enfield's Planning Policy consultations, please let us know by email or letter, using the contact details provided above, so that we can update our system.

Data Protection – Your personal information will be held securely by the Strategic Planning and Design service at Enfield Council. It will not be shared with any other organisation or individual. It will only be used for consultation and communication in relation to planning matters within the terms of the Data Protection Act 1998.

Yours faithfully,



Gerry Ansell
Interim Head of Strategic Planning

IMPORTANT – Register for an Enfield Connected account today, it will make it easier for you to access services online – www.enfield.gov.uk/connected

APPENDIX 2: Summary of written representations by consultee

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
01	Bush Hill Park Residents Assoc	General	Masterplan needs to give more thought to the Town's USP. There needs to be more of a 'pull' into the town. Supporting independents such as micro-brewery alongside the river, an entertainment/games area/flexible community space where live music is played i.e. the market square.	Noted
01	Bush Hill Park Residents Assoc	Heritage	The tourist pull needs to be thought out better, possibly a more obvious visitor centre with organised walks going to historic buildings/local restaurant tastings/local produce etc. 'hidden gems'	Consider map including CAA mapping highlighting significant historic structures as positive assets.
01	Bush Hill Park Residents Assoc	Public Realm	Church Street would be far more enjoyable space if it was pedestrianized or traffic was limited i.e. the Oxford Street proposals.	Noted
01	Bush Hill Park Residents Assoc	Transport	There is no mention of the significant London Overground railway off-peak service gaps that are endured at Enfield Station. This lack of connectivity discourages visits and effectively cuts Enfield Town off from the rest of London.	Noted

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
02	Kim St. John Chalkwell Park Avenue Resident	Site 1 Genotin Road Car Park	Losing 139 fully utilised spaces or which 9 are disabled will only add to parking pressures. Development uses proposed would only add further parking pressures.	Concerns re. loss of surface noted and to be addressed in a town-wide parking strategy, alternative and more sustainable travel options. Whilst not users first choice, the town centre does currently have capacity within existing multi-storey car parks.
02	Kim St John Chalkwell Park Avenue Resident	Social Infrastructure	The proposed school at Chase Farm site cannot be expected to mitigate against increasing population pressure and the loss of a school site on Enfield Town (St. Anne's) Proposals that result in increasing the population centrally will impact on other services such a (GP surgeries, hospitals etc.)	Noted and it is accepted that future education provision pressures will need to be addressed once confirmed. Points on other social infrastructure are also accepted.
02	Kim St John Chalkwell Park Avenue Resident	Transport	The road network is already at capacity. Increasing the train frequency at Enfield Town also need consideration.	Increasing train frequency is an issue the Council continues to lobby for with TfL and providing a robust business case supported by population growth.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
02	Kim St John Chalkwell Park Avenue Resident	Site 2 St Anne's & 52 London Road	Access, parking and congestion are concerns as it the retention of the public right of way. The proposals do not lend themselves to being in keeping with the existing character and may lead to overlooking, loss of privacy etc. The nature conservation value of the playing field also needs to be considered.	Noted, further clarity required for retaining of the public right of way.
03	Health & Safety Executive	General	HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved. No representation to make at this stage of your local planning process.	Noted
04	Environment Agency	New River	Our only comments are with regard to the New River (which flows through the western part of the town centre) and the presence of groundwater Source Protection Zone 2. There are no areas of fluvial flood risk looking at our Flood Map for this area.	Noted
04	Environment Agency	Site 12 Metaswitch Pg. 83	'form of development' it states 'buildings should address the river front in a positive manner.' For Public Realm it states that access to the New River Path should be maintained and where	Noted

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			possible improved. We support these principles and would suggest in addition (because of the New River's WFD classification) that there should be a general aim to improve biodiversity value along the watercourse corridor.	
05	Mr & Mrs Anker Chalkwell Park Avenue Resident	Site 2: St. Anne's School & 52 London Road	<p>Concerns over the redevelopment of school site and adjoin playing field for housing. A backward step to lose a school when there will be a need for school places from the new housing.</p> <p>Concerned over height of proposed development particularly on playing field land which directly backs onto property, impacting residents of Chalkwell Park Avenue.</p> <p>Clarity is required over any proposed vehicular access arrangements via Chalkwell Park Avenue.</p>	<p>The decision to relocate the St Anne's School would be by agreement between the Diocese of Westminster and the Secretary of State for Education. No decision on this has been made. The opportunity site sets out proposal options should this happen. An option to look at new education will be explored.</p> <p>Detailed height considerations will be subject to any forthcoming planning applications.</p> <p>Additional clarity re. access is noted and requires further consideration.</p>
05	Mr & Mrs Anker Chalkwell Park Avenue Resident	Social Infrastructure	Increasing the population of Enfield and the town centre will only pace increased pressure on services. Public Transport and road infrastructure in inadequate to deal with increased housing in	Pressures on infrastructure are noted as concerns. Improving alternatives modes movement and making public transport easily accessible are part of a package

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			the town.	of measures.
05		Site 1: Genotin Road Car park	The master plan identified the carpark serves the Dugdale Centre in the evening, so any loss should mean the multi-storeys should open for the additional hours.	Noted. Alternative parking options to serve the evening economy would be required and will be investigated.
05	Mr & Mrs Anker Chalkwell Park Avenue Resident	General	To make ET a destination you have to lower rates and rents and address poor traffic flow and lack of parking.	Noted. However the options put forward are not solutions to addressing a town centre dominated by car users. Alternative movement, cycle, pedestrian and public transport measures need to be addressed.
06	Business Owner Hammond Opticians	Retail & Transport Network	The London Road Island area is generally a neglected part of the centre, lacking pedestrian footfall. This could be addressed by: <ul style="list-style-type: none"> 1. Create an anchor to attract shoppers - either at Dugdale Centre or on St Anne's school site. 2. Improve pedestrian access to the area, moving crossing at Genotin Road slightly north-wards so that it aligns with Genotin Terrace. 	Noted. The Plan promotes opportunities for more activity and development opportunities around the Enfield Town character area including possible redevelopment opportunities at southern end of London Island. Junction improvements are only likely to come forward in step with development proposals.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>3. Improve complex junctions between Church St / London Rd / Silver St / Southbury Road.</p> <p>4. Improve junction at the Station Genotin Rd/ Southbury.</p> <p>5. Proposals for the SE corner of London Rd Island are good but need to attract the right kind of commercial investment.</p> <p>6. Consider revamping Dugdale Centre.</p>	The Dugdale Centre continues to review and expand its leisure and cultural offer and must continue to do so. It must be supported both operationally and through a more integrated presence in the town centre.
06	Business Owner Hammond Opticians	Site 1 Genotin Road Car Park	Try and keep a surface car park locally. We have an older client base and almost universally they express a preference to Genotin Road car park rather than the underground car parks.	The concerns over loss of surface parking noted, in particular for those with mobility difficulties. Alternative options to be explored through the Parking Strategy.
06	Business Owner Hammond Opticians	Transport / parking	Consider 10 min drop-off south side of London Road.	Noted.
07	Mr & Mrs Harrington Lyndhurst Gardens	Site 2: St Anne's & 52 London Road	<p>1. Oppose removal of public right of way.</p> <p>2. Retain the field as a park - modern cities such as Singapore, Copenhagen or San Francisco have</p>	<p>Noted, further clarity required for retaining of the public right of way.</p> <p>The decision to relocate the St Anne's</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>embraced uniting nature and housing. Good for the ecological balance and helps with the present problem of pollution!</p> <p>3. Lack pf planned infrastructure, medical, education etc.</p>	<p>School would be by agreement between the Diocese of Westminster and the Secretary of State for Education. No decision on this has been made. The opportunity site sets out proposal options should this happen. An option to look at new education will be explored.</p> <p>No decision on this has been made and therefore no decision on whether the playing field is required for education use.</p> <p>The opportunity site sets out proposal options should this happen. Detailed height considerations will be subject to any forthcoming planning applications.</p> <p>Additional clarity re. access is noted.</p>
08	Historic England	Whole document	Notes S72 of Act and duty to preserve/enhance. Welcomes strong vision and emphasis on heritage and market town identity. Initial strong emphasis on heritage not followed through the whole document	Agree – review text and add sentences/policy refs throughout document.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
08	Historic England		Document should identify positive historic character areas and set out how this will be preserved and enhance with reference to CAA/CAMPs and design guidance. Not just land-use based.	Include statement of commitment to this. Refer to NPPF, CAA/CAMPs etc
08	Historic England		Opportunity sites identify heritage sites but effect on setting of these is given inadequate consideration	Setting is of huge importance in CA and partly why the Article 4 Direction has been recently extended. Needs to be more fully considered.
08	Historic England		Grain, scale and pattern of historic development important. Success of development will depend on relationship to this. Need for illustration of successful high density exemplars.	Include text to emphasis importance of context.
08	Historic England	p.15.1.1	Opportunities and challenges – need to respect key historic locations. Enfield Town a major one. Needs specifics on how historic character will be revealed and enhanced, including considering approaches to development, removing harmful elements, initiatives to halt vacancy or interpretation	Noted.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
08	Historic England	p. 23.2.2	Tall buildings- refers to HE Advice Note 4 on tall buildings and issue of setting of historic buildings. This section needs greater clarity on expectations of how placing and design of taller buildings will be tested. Reiterates need for positive contribution.	Add sentence referring to setting, HE Advice Note 4 (& NPPF/DMD).
08	Historic England	p.27. 2.4	Employment and business profile – notes creative/tech affinity for former industrial & historic buildings. Encourages diverse approaches to use – pop-ups, fairs etc to bring footfall and raise profile & awareness. Rent levels may be barrier to occupancy	The council is already working with OECT to diversify market offer & hold vacant shop owners to account. Point on pop-ups noted and will be addressed.
08	Historic England	p.34	Historical evolution – incomplete eg. Medieval street pattern legible.	Add relevant text.
08	Historic England	p.39.3.3	Church St/London Rd properties identified in CAA as making positive contribution should be mapped or clearly recognised in text of Framework	Include reference to CAA.
08		p.39.3.3	Change ‘recognised heritage assets’ to ‘designated heritage assets’ as in NPPF	Change text as suggested.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
08		p.39.3.3	Significance should be addressed directly. Suggest: "Enfield Town still displays significant architectural and aesthetic qualities which reflect its historic growth from a medieval market town surrounded by open fields to a bustling market town"	Include text as suggested.
		p.39.3.3	Archaeology – Town Centre APA with potential for Saxon and Medieval deposits. HE updated Greater London advice for APAs. Include presence of APA and link to advice: https://historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/	Very important to recognise the APA. Make the changes suggested.
08		49.3.8	Public realm – CAA identifies public realm improvements that should be incorporated including street furniture and signage plus need for investment. Potential to raise awareness of network of footpaths in area	Text from CAA can be adapted and included where appropriate in the Masterplan.
08	Historic England	51.3.9	Character areas don't correspond with CA boundaries. Different planning controls/policy where CA/A4. This should be made clear	Additional map layer marking extent of CA character boundaries to be included.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
08	Historic England		Character area 4 – core centre should include reference to improving historic street frontages and need for new development to preserve/enhance CA	Add sentence.
08	Historic England		NPPF 126 – new development should make positive contribution to local character in historic areas	Refer to NPPF policy as above.
08	Historic England	pp.52-56	Character Areas text needs to be edited and expanded.	Noted.
08	Historic England	p.52	Enfield Chase – gateway to Enfield Town and good transport links. Outside CA. What buildings make positive contribution to local area?	Further reference to CAA and CAMP can address this point without the need for repetition.
08	Historic England	p.53	Centre West – refers to heritage assets but needs to quantify type of significance eg. group value/individ. significance/scale. Needs to recognise key views identified in CAA	Further reference to CAA and CAMP can address this point without the need for repetition.
08	Historic England	p.54.3	Centre North – Gentleman’s Row is lined with nationally not locally listed buildings	Noted, make correction.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
08	Historic England	p.55	Core Centre – needs redrafting. Not clear on what key character aspects are of commercial/civic heart of town.	Needs more on positive assets as in CAA.
08	Historic England	p.56	Enfield Town –should say it’s the northern end that has tall buildings and that LBE tall buildings study identifies them as failing to enhance Town. New development should improve relationship with street and define a better gateway to the Town.	Amend to note location of taller buildings and adverse effect of them.
08	Historic England	p.58	Key omission that new development should make positive response to setting of CA/heritage assets. Need for more analysis. Refers to HE Practice Note 3 on setting of heritage assets	Include sentence to this effect. Setting of CA & assets significant consideration.
08	Historic England	pp.71-89	Potential Development Opportunity Sites – other than sites 12-14 no reference to how development should address built character/historic environment. Don’t say why important whether sites are in/out of CA.	Need consistency of approach. Where sites in/affect setting of CA should all reference the need preserve/enhance.
08	Historic England	pp.71-89	Several sites have identified potential for higher density/taller buildings without providing justification.	Noted however the justification for a detailed design response will be at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for certain sites is appropriate

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
				for town centre and transport hub locations and is consistent with policy.
08	Historic England	pp.71-89	Density should be directed by character assessment. Show higher density typologies appropriate to local character. Scope for improving permeability through blocks.	Consider more detailed character assessment or reference throughout the Framework to the CAA and CAMP.
08	Historic England	pp.71-89	Consider additional high level design guide. Should analyse and respond to local character. Show how new development will sustain and enhance existing heritage assets and town. Reference to HE commissioned –research on character-led analysis and development.	Noted, however it is out of scope for the Masterplan and can be addressed through the detailed planning application process.
09	Mr Burn Chalkwell Park Avenue Resident	Site 2 St Anne’s & 52 London Road	<ol style="list-style-type: none"> 1. That CWPA will be uses to access the site. 2. Retention of Public Footpath (ROW) 3. Ensuring necessary infrastructure to support planed no. of homes. 4. Better use of the site for school, medical etc. 	<p>Noted, further clarity required for retaining of the public right of way.</p> <p>The decision to relocate the St Anne’s School would be by agreement between the Diocese of Westminster and the Secretary of State for Education. No decision on this has been made. The opportunity site sets out proposal options should this happen. An option to look at new education will be</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
				<p>explored. No decision on this has been made and therefore no decision on whether the playing field is required for education use.</p> <p>The opportunity site sets out proposal options should this happen. Detailed height considerations will be subject to any forthcoming planning applications.</p> <p>Additional clarity re. access is noted.</p>
09	Mr Burn Chalkwell Park Avenue Resident	Site 1 Genotin Road Carpark	Loss of carpark will decrease visitors to the town centre.	<p>Concerns re. loss of surface noted and to be addressed in a town-wide parking strategy, alternative and more sustainable travel options.</p> <p>Whilst not users first choice, the town centre does currently have capacity within existing multi-storey car parks.</p>
10	National Grid	General	No Comments	Noted.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
11	Resident – Brooks Chalkwell Park Avenue Resident	St Anne’s & 52 London Road	<ol style="list-style-type: none"> 1. Short-sighted to redevelop a ready-made school site when Enfield will soon be short of secondary school places. 2. The proposal to build 480 dwellings on this site will only increase the need for secondary school places and car parking in Enfield. 3. The Genotin Road car park is always full and its loss would create more havoc with traffic flow in Enfield. 4. Access to these 480 dwellings would increase traffic chaos in Enfield as it would either be from Genotin Road, which is very busy, or from Chalkwell Park Avenue, a narrow residential. 5. On the plans it is stated that these dwellings will be flats up to 8 stories high. This will detract light from houses in Chalkwell Park Avenue and create an eyesore in Enfield Town. 6. Re-positioning the public footpath would not be acceptable as this footpath is continually being used and has been sited here for many generations. 7. Trains running to and from Enfield Town Station would not be capable of coping with the increased demand for access to London from people living in 480 new dwellings. 	<p>The decision to relocate the St Anne’s School would be by agreement between the Diocese of Westminster and the Secretary of State for Education.</p> <p>No decision on this has been made. The opportunity site sets out proposal options should this happen. An option to look at new education will be explored.</p> <p>No decision on this has been made and therefore no decision on whether the playing field is required for education use.</p> <p>The opportunity site sets out proposal options should this happen.</p> <p>Detailed height considerations will be subject to any forthcoming planning applications.</p> <p>Additional clarity re. access is noted.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			8. Similarly, London Road, which is always very congested, could not accommodate the additional traffic associated with 480 new dwellings.	
12	Royal Mail	Site 3 Royal Mail	<p>The site is approximately 0.94 acres (0.38 ha). The site has a PTAL rating of 5 from Transport for London (TfL).</p> <p>Support the inclusion of the Royal Mail Enfield Delivery Office within Site 3 - Potential Development Opportunity Site and agree to support the future redevelopment potential of the site for long term mixed use, high density redevelopment.</p> <p>Relocation/re-provision of the Royal Mail's operations is essential prior to the vacation and subsequent redevelopment of the site. In order for the site to be brought forward for redevelopment, it would be essential that any facilities solution is available prior to the demolition of existing buildings, to ensure Royal Mail's continuity of service within the administrative boundary of Enfield.</p>	Noted support and relocation requirement.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
13	Highways England	Transport	<p>Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN. In this case the M25. Enfield Town is located approximately 5km away from the SRN (M25 Junction 25). There does not seem to be any aspects of the framework masterplan that would impact the operation of the SRN at this time.</p> <p>Highways England wish to be consulted on the following should they come forward for development: Genotin Road Car Park St Anne's & 52 London Road Metaswitch Tesco's and Royal Mail</p>	Noted.
14	Mrs Thiagalingam Chalkwell Park Avenue Resident	Site 2 St Anne's & 52 London Road	<p>Concerned over high density proposals for this site and the impact and potential devaluing of properties in Chalkwell Park Avenue. Concerned by the volume of air pollution (from all these new vehicles) when losing a green field with plenty of trees.</p> <p>New flats would not offer adequate parking. The</p>	<p>Detailed height and design considerations will be subject to any forthcoming planning applications.</p> <p>Additional points re. parking and environmental impact are noted and will also be subject to the detailed planning process. As a town centre site</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			frequency of trains at Enfield Town should increase to support the new homes.	<p>and as is consistent with Local and London Plan policies alternative and more sustainable forms of transport are to be encouraged in these locations.</p> <p>The Council continues to lobby TfL for improved frequency of off-peak services.</p>
15	Miss Spooner Chalkwell Park Avenue Resident	Site 2 St Anne's & 52 London Road	The site should be reserved for a new school. Object to the potential for CWPA to be used as vehicular access into the site.	<p>The decision to relocate the St Anne's School would be by agreement between the Diocese of Westminster and the Secretary of State for Education.</p> <p>No decision on this has been made. The opportunity site sets out proposal options should this happen. An option to look at new education will be explored.</p> <p>No decision on this has been made and therefore no decision on whether the playing field is required for education use.</p> <p>The opportunity site sets out proposal</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
				<p>options should this happen.</p> <p>Detailed height considerations will be subject to any forthcoming planning applications.</p> <p>Additional clarity re. access is noted.</p>
15	Miss Spooner Chalkwell Park Avenue Resident	Site 1 Station & Genotin Road Car Park	Object to the loss of surface parking that is so well used. Multi-storeys are not a preferred choice for people with pushchairs or those with disabilities.	<p>Concerns re. loss of surface noted and to be addressed in a town-wide parking strategy, alternative and more sustainable travel options.</p> <p>Whilst not users first choice, the town centre does currently have capacity within existing multi-storey car parks.</p>
15	Miss Spooner Chalkwell Park Avenue Resident	Retail	Vacancies along Church St make Enfield Town seem like it is dying. The new development at Burleigh Way is seldom used. We need to encourage shoppers this means we need to make parking easier. New Cycle proposals will not help.	The Masterplan will be used to guide future investment decisions and a phased approach for introducing new retail will be refined in the document.
15	Miss Spooner Chalkwell Park Avenue Resident	St Anne's & 52 London Road	While the council has no control over the decision for St Anne's school the council should make provision for a new school on the site. Master plan proposals are short sighted.	An option to look at new education will be explored should a need be confirmed.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
16	PG Hawes Bush Hill Park Resident	Retail Church St.	Representation supported introducing new residential above Church St vacancies to encourage new homes and life into the town centre. Church St. should also become more pedestrian friendly and less traffic dominated. Encourage alternative uses to retail to help vacancies.	Support noted. Flexibility and review of policies to promote alternatives uses will be outlined in the final Plan.
18	PG Hawes Bush Hill Park Resident	Market Square	Should be more active for market activities evening cinema, craft and farmers fairs.	Noted
18	PG Hawes Bush Hill Park Resident	Unique Qualities of the Town	Accessible for non-drivers Dugdale Centre Good range of retail offer But it does need to change its offer.	Noted.
18	PG Hawes Bush Hill Park Resident	Pedestrian Green Bridge	Too expensive and will lend to anti-social behaviour.	Concerns noted, as outlined in the Plan this is a long term opportunity that is dependent on a number of sites and factors coming together.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
19	The Old Enfield Charitable Trust	Market Place	<p>The market is one of the Trust's sources of income to enable the OECT to give grants to local families in need, students and local organisations. It's the heart of Enfield Town but it is vulnerable. Vulnerability is due largely to the prolonged neglected state of the shops to the north of Church Street, the difficulty for pedestrians of crossing Church Street, and changing shopping methods.</p> <p>The Trust would like to see in the Plan a commitment by the Council to stimulating and co-ordinating the steps which would preclude closure happening, in particular by encouraging other businesses in the Town (especially the owners of Palace Gardens and Palace Exchange) to develop and implement co-operative working which will sustain both their own businesses and the Town and its market.</p> <p>The Trust can see great potential if business</p>	Noted. The Plan to be refined to give greater reference and support on how to uplift the offer of the market, including how the Market interfaces with the high street; the shopping centres and the public realm.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			owners would significantly move joint efforts up their priorities. The absence of effective leadership in bringing this about is perhaps the key to continued vulnerability and the threat to the market.	
18	Friend of Green Chase	Public Realm Chase Green Heritage -	<p>The document authors seem to be unaware of the legal status of Chase Green and the smaller Chase Green Gardens, sometimes known as Millennium Gardens which lies across Chase Side to its east.</p> <p>LBE officers have forgotten the actual legal status of this land and have tended to include it the much wider category of municipal 'park' or 'open space' when it is neither of these things. It is protected by a wide variety of legislation, all of which prevents any further incursions upon its space or amenities by the Council or anyone else.</p>	<p>Need to amend this to recognise status of Chase Green as a Town/Village Green and associated restrictions as something distinct from green/open space.</p> <p>Clarity on the status of Chase Green Gardens needed.</p>
18	Friends of Chase Green	47 & 49	<p>Reference to 'Chase Green Gardens' on page 47 does not mean what its author intends;</p> <p>Reference to 'Public Realm Opportunities' and 'high quality public parks and open spaces' on page 49 does not recognise the proper status of</p>	<p>Plan to response to the inaccuracies in naming which need to be corrected:</p> <ul style="list-style-type: none"> - Chase Green not Chase Green Gardens - Chase Green Gardens /Millenium (Jubilee) Gardens not

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>Chase Green as a separate class of land;</p> <p>The mysterious reference on the same page to 'improve connections between both sides of the Park' is factually incorrect as described above, and no clue is offered as to what this actually means.</p>	<p>Millenium Fountain</p> <ul style="list-style-type: none"> - Library Green not Enfield Town Library Forecourt
18	Friends of Chase Green	51	The reference on page 51 to '2. Centre West Enhance and conserve high quality historic built parkland', is again factually wrong in its description as 'parkland'.	Change terminology.
18	Friends of Chase Green	53	Map on page 53 which outlines 'Centre West' includes within it areas of both Chase Green and Chase Green Gardens which are exempted from development of any kind. It would be quite wrong to include these greens within any outline border within which development is invited, envisaged or proposed.	Keep the boundary but include reference to the limitations on development for CG and CGG. The wider boundary allows better consideration of context/setting. The Plan is not supporting development on protected open space in this area.
18	Friends of Chase Green	69	'Key Move 4' are not clear insofar as they may affect Chase Green and Chase Green Gardens. The declared 'lack of activity', cannot refer to activity on either of these Greens - please see LBE's recently affirmed 'Events Strategy' for	Should be covered by earlier reference to limitation on CG/CGG.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			clarification of their inadmissibility. Additionally, whatever 'Key sites which take advantage of their....relationship with strategic open space and the New River' means, it cannot mean any built development on the Greens.	
18	Friends of Chase Green	82 & 84	Two maps, like those referred to above on page 53 - again include within them areas of Chase Green and Chase Green Gardens which cannot be altered. it is misleading and incorrect to include them within the red outline border and these should be re-drawn to reflect this fact.	As for Centre West keep boundary but recognise limitations on CG/CGG.
18	Friends of Chase Green	Vision pp.7 & 58	It is a clumsy statement in that the second sentence is confused by the use of the phrase, 'a distinguishable centre'. Does this mean that a resident can perceive when he/she is in the centre as opposed to being somewhere else? If so, that is hardly visionary. Does it mean, 'a discernible centre'? Or should it mean, 'a distinctive centre'? Surely it should be 'distinctive'?	Agree ' <i>Distinctive</i> ' would be better.
18	Friends of Chase Green	Centre West	Fierce legal objections to any proposals to develop any part of the Registered Town Greens. 'campus' proposal and the 'Magistrate's Court' proposal, both of which affect peripherally the	Restrictions on development associated with designation of CG/CGG as Town Green should be referred to. Text should refer to impact of

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>historic environment of Chase Green. FoCG's view would be that any proposal from Metaswitch for enhanced office provision within its existing 'home' area will need to be looked at very sympathetically, but any expansion should be within acceptable height and visual impact limits in relation to the Greens which local residents so much value.</p>	<p>development on CA and need to preserve/enhance that and be consistent with HE advice on setting.</p>
18	Friends of Chase Green	Magistrates Court	<p>We doubt the viability of the Magistrate's Court future as another restaurant/bar/pub/club. Vehicle access is very limited, the junction is heavily polluted by motor traffic is noisy and at peak periods, highly congested. It would be a brave developer who took this on despite the attractions of the Edwardian stone and brick facade. In our view, a more imaginative and sustainable use would be as an arts and performance centre biased towards the needs of young people.</p> <p>There is the issue of the capital required to make it fit for purpose. This would however be a more 'distinctive' re-use of the building and make a marked contribution to the 'cultural activities'</p>	<p>Other than the use needing to preserve/enhance the CA/ locally listed asset there is no particular reason in terms of heritage to prefer one use over the other.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			element of The New Vision.	
18	Friends of Chase Green	Transport Network Page 60	Junction Chase Side/Church Street junction. This blight is the key issue which holds back the development of Enfield Church Street. The 'More Connected' section of the Draft on page 60 is pretty much devoid of any meaning. It refers to traffic solutions which it does not define or explain.	Would be helpful to identify key points where connectivity should be improved. Do so in terms of public realm/CA with reference to CAA.
18	Friends of Chase Green	Retail & Church St Vacancies Page 60	<p>Masterplan is too timid about the powers the Council already has to make a change. The Council can tackle shop owners and landlords who are not properly maintaining their shops, (and some are absolute eyesores), or who are not actively seeking tenants.</p> <p>Councils will shortly have control of business rates: they have powers of compulsory purchase for public good; they have the moral power of being able to shame negligent landlords</p> <p>Once the shops are re-energised, the Council has the ability to waive business rates to encourage</p>	Council has the ability to use enforcement powers under (S215) and is also exploring shopfront improvements projects.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			new, individual and innovative traders. It could 'theme' the street or parts of it as dealing in music or sport, or arts or shabby-chic, furniture or flowers or artisan food etc etc. It could close it on Sundays and hold themed markets (thinking Columbia Road and what that has done for local shops and regeneration). All of this is bolder and more intelligible than, 'enhancing east-west connectivity contributing to a more legible public realm network' (page 60).	
19	Canal & River Trust	No Comment	No Comment	Noted
20	Enfield Town Conservation Area Study Group	General	Group supports having a Framework Masterplan. There are however aspects of the draft which the group does not agree with or which need re-defining or where the emphasis needs to be changed.	Noted
20	Enfield Town Conservation Area Study Group	Enfield Chase	Inaccurate descriptions or names cause a lack of clarity and indicate a lack of depth in understanding the Conservation Area and its Character Appraisal particularly around the	Make corrections.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			eastern end of Windmill Hill, Chase Green (registered village green), Chase Green Gardens (aka Jubilee Gardens) and the New River running between Breeze and Wyles and Data House.	
20	Enfield Town Conservation Area Study Group	Character Area - Centre West Page 46 - 53	Referring to the area up Windmill Hill as “Enfield Chase” presumably after the station, is not helpful and inaccurate naming leads to a particularly incomprehensible description of “Centre West” on page 53. The map on page 46 showing the open space network misidentifies Chase Green (registered village green) as “Chase Green Gardens” and then misidentifies Chase Green Gardens as “Millennium Fountain”. The Library Green becomes “Enfield Town Library forecourt” and all the private front gardens of the Gentleman’s Row properties are denoted “Green open space”.	Correct mistakes on p.46-7. Do not consider there is a need to amend naming of character areas.
		Centre West Employment Opportunities Page 27	The case for a “dedicated business cluster” near Enfield Chase Station is unconvincing and seems to be based solely on the current presence of Metaswitch in Ross House and Data House which it is believed they have outgrown in any event. It may be better to look for a new dedicated	Text should recognise this entrance to the CA and its vulnerability. Refine Plan accordingly.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>home for Metaswitch elsewhere in the Town and to foster an enhanced residential and social environment in the proximity of Chase Green. Insensitive development at this point may destroy the “fine and dramatic” entrance into the Conservation Area, the rural presence of Chase Green and the quiet dignity of the War Memorial as well as threaten the “more secluded and well treed reach” of the low trafficked part of the New River behind the rear gardens of 1-21 Cecil Road threatening its valued “backwater” status.</p>	
20	Enfield Town Conservation Area Study Group	Retail, Leisure & Evening economy Page 28	<p>It is suggested that the idea of development in Enfield Town being Retail led is seriously out of date and needs urgent review.</p> <p>Additional residential units in the Town will engender a need for more retail of the old fashioned kind like butchers, small grocers, bakeries, etc.. However, given the change in shopping habits and the rise of on-line shopping it seems very unlikely that additional retail could be supported.</p> <p>Instigating work on the Design Guide, retail</p>	<p>Over-riding character of much of the Masterplan area is commercial/residential and a move away from expectation of continued retail use also needs to be considered in terms of effect on CA.</p> <p>Design guide would provide second stage of documents supporting the Framework.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>study, re-visiting Licensing Policy and re-assessing the Town's car parks to find out whether there is spare capacity and to assess availability for evening use, should be commenced as soon as possible.</p> <p>More thought needs to be given to what could be offered by the "evening economy". Restaurants and bars are not enough. An "arts" cinema, themed pubs and clubs, live music and stand-up need to be considered and encouraged.</p>	
20	Enfield Town Conservation Area Study Group	Page 25 Existing Tall Buildings	Inappropriate tall buildings fall just outside the Conservation Area and it is their proximity to it which is the cause for concern. This needs to be recognised more overtly in the document with a specific spelling out that tall buildings within the Conservation Area are unacceptable.	Amend text to recognise location of tall buildings and harmful effect on setting of CA. Reiterate DMD Policy 43 on CAs being inappropriate location for tall buildings.
20	Enfield Town Conservation Area Study Group	Housing Need Socio-economic Profile Page 26	There does not appear to be any recognition of, the need to meet the needs of older residents through the provision of supported living or planning for this, in the Framework.	Potential effect on heritage assets should be recognised if this is included.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
20	Enfield Town Conservation Area Study Group	Transport Network	It is not clear what it meant by “connectivity issues” and “creating better links” between the Stations and more information is required before a comment can be made.	Agree and to be refined.
20	Enfield Town Conservation Area Study Group	Urban Design & Character Area Analysis Pages 33-39	More recognition should be given the recent local listing in the Framework to which the several proposed additions which are in the Town.	Local List now approved. Include an additional map with local/statutory listings marked on.
		Pedestrian & Cycle routes Page 41	Cycle Enfield proposals have a long way to go and remain very uncertain. If the Framework is to progress Cycle Enfield must be ignored and an independent view on what is important for the Town must be reached, rather than proceeding on false assumptions.	The Framework Masterplan will provide the context and principles by which future Cycle Enfield proposals will have to be considered. Including significant impact on routes through the area, the CA and the public realm more generally.
20	Enfield Town Conservation Area Study Group	Transport and Car parking	<p>The Character Appraisal notes that the town’s surface level car parks are “visually intrusive in the Conservation Area’. The Framework does nothing to attempt to redress the position.</p> <p>One of the Little Park Gardens car parks is currently the subject of a planning application for Enfield Town Conservation Area Study Group residential development which, sadly and despite the Group’s best efforts, would not enhance the Conservation Area. The support of the</p>	<p>Surface level car parks are an issue as identified in the CAA and should be dealt with in the Framework as such. Where appropriate make reference to small surface car parks consistent with CAMP.</p> <p>Further guidance to be provided in the Framework for appropriate improvements and opportunities for development.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>Framework is needed to ensure future development of the others is sympathetic and in the meantime some landscaping is put into effect, but the document is silent. The remaining Little Park Gardens car park, which would appear to be an ideal candidate for residential development is not identified as such.</p>	
		<p>Land Use Character Page 45</p>	<p>1. Recognition of the increasing amount of residential use above retail accommodation in the town. This change has been very marked and must be addressed as such accommodation, often badly converted and with little space to secure appropriate amenities, is especially vulnerable to a more developed evening economy and the noise and nuisance factors which would result. This needs to be anticipated and managed.</p> <p>2. Issue is taken with applying the description “office campus character” to Windmill Hill/Church Street (south).</p>	<p>1. Issues with refuse storage etc. do have a significant effect on the CA and town centre environment.</p> <p>2. The established character of the area is mixed and prominent buildings such as Ross House and Metaswitch in a parkland setting provide an element of a ‘office campus’ character which should be highlighted.</p>
20	<p>Enfield Town Conservation Area Study Group</p>	<p>Public Realm Page 49</p>	<p>Clarity on point 2 which “Park” is meant and how would connections be improved?</p> <p>Several additions are suggested:</p>	<p>As for similar comment from Friends of Chase Side – provide further explanation.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<ol style="list-style-type: none"> 1. Relocate the bus stand or carry out landscaping improvements whilst long term proposals are formulated. 2. Address the mess behind the rear of the Church Street shops. 3. Landscape the car parks in the Conservation Area (Little Park Gardens, Church Lane and Sidney Road) pending redevelopment proposals. 4. Continue and increase the push for better shop fronts in Church Street, improving street furniture and the footpaths behind Church Street and removing clutter. 	<p>Bus stand relocation is a long term objective and would be welcome in terms of the CA. Also consider an alternative use for shelter/WC by bus stand which forms an important focal point. Positive proposals for this area are a put forward in the Framework</p> <ol style="list-style-type: none"> 2. There has been some attempt through Enforcement to make improvement to r/o Church St shops. 3. Sources of funding for landscaping should be explored. 4. This could combine design advice with a skills/training programme. Should refer to CAA/CAMP.
		New River	<p>Care is advocated in “maximising” the asset of the New River. The character varies along its length and in some instances its value lies in its quiet, low trafficked, “backwater” character which would be destroyed by over-ease of access. What would be welcome <u>would be the continuation of the walkway along the New River beyond Portcullis Lodge as identified in the Appraisal.</u></p>	<p>Further guidance which refers to CAA analysis and walkway to be included.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
20	Enfield Town Conservation Area Study Group	Town Park	Little mention is made of the Town Park which is obviously a vital resource and is often used to justify applications for residential use without garden space in the Town.	Refine Framework to identify the open space asset of Town Park and improving connections and relationship of Town to Park and town centre.
		Vision	“More Connected” we are puzzled by the claim that the Framework identifies future reconfiguration of the Public Realm, provision of new routes etc. as this is not apparent from the document and clarification would be helpful.	Revisit this section of the vision to provide greater clarity.
20	Enfield Town Conservation Area Study Group	Education	It is really not acceptable to encourage increased housing in the Town and then expect the resultant primary school children to travel to Chase Farm Hospital, to which they would undoubtedly be driven, when no or little car parking is being provided with new residential development. A new primary school within the Town is clearly required and the Council should be facilitating this even if it does not have direct responsibility for providing a school.	Noted. However the need for a new Primary School provision in the town centre would need confirmed through the Pupil Places Strategy. The Framework will be refined to explore a further option for future education provision on the existing St Anne’s school playing fields.
20	Enfield Town Conservation Area Study Group	Key Moves Section 5.2	Key Move 1: Cycle Enfield should not be included in the Framework. The Charitable Trust, the key to this is how the Trust will be compensated for the loss of parking revenue. Does the Council have a strategy for dealing with this?	Key move 1 – Future Cycle Enfield proposals will need to recognise the key principles for improved public realm opportunities, and particular attention to enhancing the pedestrian experience

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>Key Move 3: The shopping in Palace Parade and Palace Gardens should be included in this review. This is a large tract of the centre of the Town which has no out of hours or evening economy. The service areas at the rear of these developments have detracted from the character of Cecil Road which should be capable of better with more to be made of its proximity to the Park.</p> <p>Key Move 4: Ross House lies just outside and a sensitive redevelopment would be welcomed provided the principle of “stepping down” to the conservation area, regard for the views down Windmill Hill and other constraints were respected.</p> <p>Metaswitch Site: It is difficult to see how a more dense development of this site could be as successful and offer an enhancement to the Conservation Area. A particular concern is that it backs onto the very sensitive “backwater” section of the New River.</p>	<p>and environment. The Framework will help guide how these proposals may come forward.</p> <p>Key move 3 – Agree, further refinement to include Palace Gardens will be undertaken.</p> <p>Key move 4: The caveats mentioned will be considered and where appropriate included the text.</p> <p>Metaswitch site – review guidance in light of comments.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
20	Enfield Town Conservation Area Study Group	General	<p>Do not want a mini Croydon Maximum heights should be four storeys Pinnacle house at 12 should not be a precedent.</p> <p>Need to find Enfield's USP</p> <p>Where is the cohesion between LBE and Town Centre Management EBRA and Chamber of Commerce? The Federation of Small Business could help support town centre economy.</p> <p>Look at centres of excellence around the borough: traders such as Holtwhite's Bakery, or the plethora of successful restaurants in Cockfosters, and see if they could replicate their offer in Enfield Town Centre.</p>	<p>Noted however the justification for a detailed design response will be at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for certain sites is appropriate for town centre and transport hub locations and is consistent with policy.</p>
21	Bush Hill Park Residents Assoc	Site 1 Genotin Road Car Park	Should be retained attractive surface car park that supports evening economy.	<p>Concerns re. loss of surface noted and to be addressed in a town-wide parking strategy, alternative and more sustainable travel options.</p> <p>Whilst not always users first choice, the town centre does currently have capacity within existing multi-storey car</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
				parks.
21	Bush Hill Park Residents Assoc	Cycle Enfield Church Street	As Cycle Enfield becomes more accepted the Council should revisit plans to pedestrianize Church Street or perhaps limit access allowing only buses and cycles.	Noted.
21	Bush Hill Park Residents Assoc	Transport	junction of Windmill Hill/Old Park Avenue/Chase Side is not conducive to creating an attractive entrance to Enfield Town.	
22	Sport England	Objective 3 More Liveable	Supports objective that green spaces would be protected and enhanced. However it appears to be undermined by the potential development opportunity sites detailed in chapter 5, particularly the development indicated at St. Anne's School (Site 2) and Portculis Lodge (Site 11).	No decision on the school's relocation has been made and therefore no decision on whether the playing field is required for education use. Portcullis Lodge has an established residential development use and is currently used for parking and not designated open space.
22	Sport England	Site 2 St Anne's	Sport England object to the potential loss of the playing field. Suggest site is reconsidered and either omitted from Masterplan and protected for sport and recreation use or the proposals for these sites are reconsidered taking into account	The decision to relocate the St Anne's School would be by agreement between the Diocese of Westminster and the Secretary of State for Education. An option to look at future education

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			the impact on sport and recreation and appropriate wording is inserted to ensure that these sites, and the sporting function, are protected.	will be explored through the Masterplan.
22	Sport England	Site 11 Portcullis Lodge	<p>The development of Portcullis Lodge could affect the use of the surrounding playing field, for instance increase the risk to residents or property from ball strikes, particular from cricket, or affect parking arrangements.</p> <p>Object to the Site's inclusion for development.</p> <p>Sport England also advise that the Active Design principles are included within the document</p>	<p>The objection is on the basis the new development would threaten the use and enjoyment of the adjoining playing field.</p> <p>The site is not designated open space and the Masterplan recognises its relationship with the playing fields and importantly any future role it could have to improve the school's estate. No change required.</p>
23	Leith Planning Representing Courseband Ltd 4 The Town	General	<p>Planning application recently refused for change of use from A2 to A3.</p> <p>Clarification should be provided as to why the provisions of the Draft Enfield Town Centre Masterplan are being progressed as an SPD, which may not be compliant with adopted planning policy within the next 2/3 years, as opposed to including the main provisions of the policies within the emerging Local Plan. This concern is exacerbated</p>	<p>The Masterplan advocates a review of existing retail policies. In the interim the Council would consider each planning application on their own merits including all material considerations.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			by the fact that the SPD if adopted in the coming months, will relate to prescriptive planning policies on town centre uses, which would not appear to reflect the position the Council are now proposing to take in relation to the evening economy.	
23	Leith Planning Representing Courseband Ltd 4 The Town	Retail	<p>Current policies to protect A1 uses, are unduly prescriptive and will actually inhibit the ability of the plan to deliver a vibrant and viable town centre. This conflict needs to be more clearly addressed both within the draft Town Centre masterplan, and within the emerging Local Plan.</p> <p>A more pragmatic approach to non-A1 uses would go a huge way to meeting this objective.</p>	As above.
23	Leith Planning Representing Courseband Ltd 4 The Town	Heritage	Welcome the recognition by the local authority regarding the need to respect the historic character of key locations across the town centre, and the need to ensure an active, vibrant and well occupied business space. It is our view that these two issues go hand in hand and it is imperative that both the SPD and the emerging Local Plan secure planning policies within the town centre which offer suitable flexibility to secure the long term future of any designated	Agree and perhaps more guidance is needed in relation to uses of Listed Buildings in particular, though there are no obvious use exclusions. The Plan already makes reference for a need to review existing retail policies.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>heritage assets. Given that listed buildings in particular need to be treated with the upmost care and consideration, it may well be that certain uses within these premises are simply not viable. As such, should a non A1/A2 use be proposed within these settings, which can secure the future of a heritage asset and ensure the retention of an active, vibrant and well occupied space.</p> <p>Given the importance placed on the heritage environment at a national level, and no doubt by the community at a local level, we would ask that a more thorough assessment of the constraints and opportunities of these designated assets be carried out.</p>	<p>This guidance is already provided through CAA/CAMP. Further reference could be made to these documents in the Masterplan.</p>
23	Leith Planning Representing Courseband Ltd 4 The Town	Opportunity Sites	<p>We would advocate the local authority reviewing the area immediately around our clients' property as an area in need of review and regeneration. Given that this forms some of the historic core of the town, and the fact that it is a central point for highways access to the centre, the area could well benefit from reassessment on the matter of land uses and maximising its potential as part of this framework masterplan</p>	<p>See CAA particularly fig 9.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			process.	
24	Resident Chalkwell Park Avenue Mr Spooner	Site 1 Genotin Road	Consumers will wish to use their cars when shopping in Enfield Town. Denying customers this fundamental freedom by reducing road capacity, increasing congestion and removing car parking places such as Genotin Road car park is a sure way to drive people away.	Concerns re. loss of surface noted and to be addressed in a town-wide parking strategy, alternative and more sustainable travel options. Whilst not users first choice, the town centre does currently have capacity within existing multi-storey car parks.
24	Resident Chalkwell Park Avenue Mr Spooner	Site 2 St Anne's & 52 London Road	Fail to see how the closure of a School and replacing with high density housing will benefit the shortage of school places in the borough. Even in St Anne's do not wish to stay, the site should be retained for education. Pollution will therefore be worsened by the loss of the only piece of green land in the eastern part of the town - the St Anne's playing field. Use of Chalkwell Park Avenue as access for builders to develop the new site and then for new home owners is going to be hugely onerous	The decision to relocate the St Anne's School would be by agreement between the Diocese of Westminster and the Secretary of State for Education. No decision on this has been made. The opportunity site sets out proposal options should this happen. An option to look at new education will be explored. No decision on this has been made and therefore no decision on whether the

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			for existing residents. It is clearly not a consideration for the authors of the Master Plan.	<p>playing field is required for education use.</p> <p>The opportunity site sets out proposal options should this happen.</p> <p>Detailed height considerations will be subject to any forthcoming planning applications.</p> <p>Additional clarity re. access is noted.</p>
25	Enfield Grammar School	General	<p>Enfield Grammar School has a long and distinguished history at the heart of the town providing educational opportunities for local boys since the 16th century.</p> <p>School operates on a split site. The draft Masterplan currently covers the centre of the town and includes the Upper School buildings and its playing fields.</p> <p>However it excludes the Lower School buildings and playing fields, with the northern boundary of the Plan being the New River running along the access road to the Council's Portcullis Lodge car park. It is not clear what the rationale is for the</p>	<p>This is recognised in CAA. Add sentence to this effect.</p> <p>Agree. Masterplan to be refined to identify the Grammar school operates on split sites within the town centre. To be addressed through further refinement of the Masterplan.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			exclusion of the Lower School, which differs from previous iterations of the Council's draft plans.	
25	Enfield Grammar School	Portculis Lodge	<p>This site is surrounded by the school estate with the Lower School site to the north. The School notes that the car park is identified as a potential site for new housing but also that it 'might play a useful role in the development of the schools estate given its direct relationship with the playing fields'. This is supported and the School would welcome further discussion with the Council on the potential for this site in due course.</p> <p>The Masterplan boundary should be extended to include the Lower School buildings and playing fields.</p>	Noted. Refine principles for Portcullis Lodge and extend Masterplan boundary to include the Lower School.
26	Enfield Council Public Health	General	The Masterplan must consider how a healthy town centre can improve the health, wellbeing and independence of residents, while addressing social isolation, obesity levels and mental health illness. The masterplan should also consider how it will reduce air pollution in the town centre and	Noted, to be reviewed in light of comments.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			promote a low-carbon future.	
27	Enfield Town Residents Assoc	General	ETRA welcomes intention to encourage new businesses to come to Enfield Town and their intention to support development of an 'evening economy'. Welcome any efforts to attract new independent enterprises to Enfield Town.	Noted.
27	Enfield Town Residents Assoc	Magistrates Court	Proposal to 're-purpose' the Magistrate's Court into a cultural hub offering workshop and office space along with a café. We see parallels with the Chocolate Factory development in Haringey.	Noted.
27	Enfield Town Residents Assoc	Businesses / Retail	Business needs must be placed centre stage in any plans for regeneration as without a proper consideration of their needs for access, loading, deliveries.	The consultation process has involved a wide audience including stakeholders and businesses in the town centre.
27	Enfield Town Residents Assoc	Heritage & New Development	The Plan goes to great length to acknowledge the character and history of the town area. They express a wish to keep its charm and individuality. But then goes on to promote new build or renovated and extended (upwards in some cases) old build. This would lead to a claustrophobic feel to the town centre.	Providing scope for new development does not go against the principle of respecting heritage and charm. Both can be achieved.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
27	Enfield Town Residents Assoc	Opportunity Sites	Four floors should be a maximum height.	<p>The appropriate height of new development will need to be justified through detailed design as required by the planning process.</p> <p>Amend text to recognise location of tall buildings and harmful effect on setting of CA. Reiterate DMD Policy 43 on CAs being inappropriate location for tall buildings.</p>
27	Enfield Town Residents Assoc	Character Area Enfield Town	Proposals to build (in the longer term) on the Tesco, Royal Mail, Genotin Road car park and St Anne's school and playing field if undertaken as planned would fundamentally alter the whole Eastern approach to the central area, and not for the better. Such high density developments would lead to a closed-in feeling to this part of town.	Noted, however the justification for considering a detailed design response will be at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for certain sites is appropriate for town centre and transport hub locations and is consistent with policy.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
27	Enfield Town Residents Assoc	Transport Parking	<p>If the shops are to be brought back to life there will be a need for more loading spaces, not fewer. It is difficult to see what rationale there can be for continuing with the plan to reduce on-street loading and parking areas. The proposal to end all kerbside parking (except in five parking bays for disabled people) as proposed in the Cycle Enfield plans (but not mentioned in the Masterplan) will cause real problems for the many elderly and disabled people who shop in Enfield Town.</p> <p>If LBE is serious about developing an evening economy – and we would hope they are – then the Genotin Road and Sydney Road open air car parks must be retained. These car parks are also the only fully accessible car parks in the town centre; if parking kerbside is to be reduced then retention of these two car parks will be essential to support disabled access.</p>	<p>The service and access requirements of business are important and needs to be balanced with the needs of a range of users and a pleasant environment in which to spend time.</p> <p>Future Cycle Enfield proposals will need to recognise the key principles for improved public realm opportunities, and particular attention to enhancing the pedestrian experience and environment. The Framework will help guide how these proposals may come forward.</p> <p>Concerns re. loss of surface are noted and to be addressed in a town-wide parking strategy for public parking coupled with alternative and more sustainable travel options.</p> <p>Whilst not users first choice, the town centre does currently have capacity within existing multi-storey car parks.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
27	Enfield Town Residents Assoc	Market Square	Difficult to justify ending the parking on 'non-market' days when The Old Charitable Trust rely on the income.	Noted. The need to support the OECT to enable them to uplift and provide a more intense and consistent offer is highlighted in the Framework.
28	Resident L Miller	Business /Retail	<p>Vacancies have contributed disproportionately to the reduction in retail activity in our main shopping area we desperately need action to:</p> <ul style="list-style-type: none"> •attract footfall to both the western end of Church Street and to the shops on London Road •attract small (probably independent) enterprises to the vacant units •encourage landlords to view lowered rental income as preferable to leaving properties empty •ensure owners of empty business premises maintain them in a fit and attractive condition. <p>Masterplan is vague on action required.</p> <p>Cycle Enfield won't bring the environmental or regeneration investments the Masterplan sets out. Masterplan fails to acknowledge the reduction in on-street parking and loading facilities and this will not attract new business to the town centre.</p>	<p>Review the delivery and implementation section of the document.</p> <p>The service and access requirements of businesses are important and this needs to be balanced with the needs of a range of users and a pleasant environment in which to spend time.</p> <p>Future Cycle Enfield proposals will need to recognise the key principles for improved public realm opportunities, and particular attention to enhancing the pedestrian experience and environment. The Framework will help guide how these proposals may come forward.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
28	Resident L Miller	Opportunity Sites	It is distressing then that new high-rise flats have recently been allowed to be built alongside Enfield Town station. They are ugly, completely out of keeping with the area and now dominate the skyline. I absolutely cannot support the suggestion contained within the draft plan that 8 story buildings would be acceptable. They are completely out of keeping with the area. A limit of 4 stories should be the maximum.	<p>Noted, however the justification for considering a detailed design response on building heights will be at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for certain sites is appropriate for town centre and transport hub locations and is consistent with policy.</p> <p>A blanket limit of 4 storeys across the town centre on all new development would not be a sustainable or justified approach and would lead to development by the appeal process.</p>
28	Resident L Miller	Genotin Rd Car Park	Loss of Genotin Road car park would be a further blow – this is the most popular car park in the Town. I myself avoid multi-story car parks – they present too much opportunity for muggings and theft – and for disabled people the frequent lift failures effectively make them ‘no go’ areas. It is hard to see how removing the most popular car park will support development of the ‘evening economy’.	<p>Concerns re. loss of surface are noted and will be looked to be addressed in a town-wide parking strategy for public car parking coupled with alternative and more sustainable travel options.</p> <p>Whilst not all users first choice, the town centre does currently have capacity within existing multi-storey car parks.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
28	Resident L Miller	Market Place	The proposal by Enfield to limit parking on the Market Square on non-market days is difficult to understand. The proposals for alternative activities – pop up cinemas and the like – seem unlikely to generate the same levels of income	The Framework does not propose a limit on parking but advocates a better and more appropriate uses and functions for the traditional market square.
29	Resident Mr Webb	Site 2 St Anne's & 52 London Road	<ul style="list-style-type: none"> • No Access from Chalkwell Park Avenue. • The well-used footpath through the site should be retained. • Object to the loss of school and playing field facilities. • There are several trees on the playing field land that should be protected. 	<p>Additional clarity re. access is noted and will be clarified.</p> <p>The decision to relocate the St Anne's School would be by agreement between the Diocese of Westminster and the Secretary of State for Education.</p> <p>No decision on this has been made. The opportunity site sets out proposal options should this happen. An option to look at new education will be explored.</p> <p>No decision on this has been made and</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
				<p>therefore no decision on whether the playing field is required for education use. A tree survey of all school sites in the borough is being undertaken which may result in Tree Preservation Orders.</p> <p>Detailed height considerations will be subject to any forthcoming planning applications.</p>
29	Resident Mr Webb	Enfield Town Station	<p>TfL may have no plans to in the near medium term to reconfigure or move the Town station. Assuming that moving the lines is the issue (and cost) there still remains an opportunity in my view to improve this area.</p> <p>The Station forecourt and ticket office is relocated to the west side of the station. There is ample room to the side and the abandoned space of the Enfield Arms pub. This would widen the corner and much could be done to fix the bottle neck and the pedestrian chaos.</p>	Agree. Options for Enfield Town Station are to be refined to look at both short and longer term improvement opportunities.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
29	Resident Mr Webb	Retail	Opportunity to reconfigure the retail offer, The north western side of Church Street could be redeveloped and retail could move and be condensed closer to the Market. Increase the evening offer and make more of the Dugdale Centre.	Noted and to be explored.
30	Chalkwell Park Residents Association (Chair Mr Snellgrove)	Site 2 St Anne's & 52 London Road	<p>Comments are unique due to our proximity and access to St Anne's School and the town. Our resident's positivity towards the town and love of its historic charm. We all recognise the need for some revitalisation.</p> <p>1. To build 450 homes on a designated school site is very short sighted, when this plan is meant to be visionary looking ahead to the next 15-20 years. Building homes on a school site is especially unwise when we already have a shortage of school places. The demand for Chase Farm is generated from new housing in that area.</p> <p>2. We need to give the same consideration of projected need to Enfield Town, recognizing that St Anne's site is very well served by public transport and already designated as a school site by the Sec of State for Education.</p>	<p>Points 1 & 2 Opportunities and principles in the Framework are subject to any decision on the relocation of St Anne's School and this would be in agreement between the Diocese of Westminster and the Secretary of State for Education.</p> <p>The need to provide new homes is just as pressing as the need to bring forward infrastructure to support new communities.</p> <p>No formal decision on education land release has been made. Therefore the opportunity site (s) for St Anne's sets out a number of principles to guide development options should the site</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>3. The Master plan admits there was not time to do detailed work on school places. We believe that this is a very important piece of work that should be done before the plan goes any further.</p> <p>4. Retain our footpath. This is a 'straight as the crow flies' route to walk into town from Bush Hill Park and the other side of the railway. There are many flats with elderly and disabled near Lincoln road that use it a lot.</p> <p>5. Loss of green space. The building of high density housing on the school field will remove the one small patch of greenness on the east side of Enfield Town.</p> <p>6. Oppose High-density housing proposed on the whole site. Raises many issues for Chalkwell Park residents, but the main one that would affect ALL residents is use of Chalkwell Park Ave as access to the site. Chalkwell park Ave is unadopted from No 25.</p> <p>7. Height of buildings proposed. In earlier drafts</p>	<p>come forward for future development. A further option for a new education use will be explored as part of a co-location strategy.</p> <p>3. The formal position on school places is set out in the Councils Pupil Places Strategy. Through the consultation process the indicative growth numbers presented in the Masterplan may place particular pressure on primary provision and this will have implications for pupil places planning in the future. The existing education land or land associated with it (playing fields) may therefore need to fulfil this requirement.</p> <p>4. Further clarity on the retention of the public footpath will be forthcoming.</p> <p>5. Noted and any loss will need to be offset through appropriate re-provision if the playing fields are to no longer serve a secondary school.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>the definition of high density was clear (up to 8 storeys) that has been removed from most references but still appears. We find this to be a cynical attempt to hide the impact of the project. Proposed heights are consistent with precedents set near to low level residential housing and will be resisted.</p>	<p>6. The justification for considering a detailed design response on building heights will be at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for certain sites is appropriate for town centre and transport hub locations and is consistent with policy.</p> <p>7. As point 6 above.</p>
		Retail & Business	<p>We also think that engagement with business has been poor. Only one local business man came to the consultation on 27th and each person we have spoken to in our own research, think that the key to revitalizing business in our town is to meet demands for parking within a proximity to shops.</p>	<p>The consultation process has involved consultation with a wide audience including stakeholders and businesses in the town centre.</p>
		Site 1 Genotin Road & Parking	<p>To remove 135 spaces at Genotin, many of which are especially reserved for disabled and elderly and two electric charging points seems counter-</p>	<p>Concerns re. loss of surface are noted and will be looked to be addressed in a town-wide parking strategy for public</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			intuitive.	car parking coupled with alternative and more sustainable travel options. Whilst not all users first choice, the town centre does currently have capacity within existing multi-storey car parks.
		Evening Economy	Support more restaurants and cafes in the town, particularly appealing to younger clientele. There are some good examples of this Aksular, which combines the restaurant with a small club and is always popular.	Noted.
		Market Square	We welcome more development of the market but caution eradication of all parking spaces when disabled people need them to shop in town.	The Framework does not propose a limit on parking but advocates a better and more appropriate uses and functions for the traditional market square.
		General	We are all committed to this town and have lived here many years and want it to prosper. We believe that a more partnered approach with distinctive businesses in the town like Waitrose, Pearson's and Tesco plus full consideration of the needs of smaller businesses like MEAT EN2, Holtwhite's, Berndes and Market Stall holders would indicate that rents are too high,	Noted, the approach of collective partnership working is welcome and requires active involvement from residents and businesses alike to make Enfield Town successful. There are a number of factors contributing to the challenges the town

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			responsibility for maintenance of shops-especially empty ones is too low, but all would welcome help with business rates and parking to stimulate the local economy.	centre is facing and parking and reducing business rates would not in isolation deliver the Masterplan's vision and objectives.
31	The Conservative Group	General / Vision	The Town would benefit from a stronger social and leisure focus, it needs a reinvigorated retail offering with a much stronger percentage of small independent shops both sustain it and help it grow in popularity.	Noted. The Masterplan seeks to identify opportunities for greater mix and balance of uses within the town centre.
31	The Conservative Group	Heritage & Market Character	<p>1. The character of the market place should be extended into other areas of the town. The market is Enfield's unique selling point and an aspect which is both attractive to visitors and not so easily replicated by other shopping areas.</p> <p>2. There are existing standards for shop design which need to be improved and be better enforced.</p> <p>3. More consideration should be given to finding space to support the holding of significantly</p>	<p>1. The character of Market Place is very unique to its location; the square; the principle buildings and church courtyard that juxtaposition themselves around it.</p> <p>2. Shopfront initiatives through Enforcement can and should be explored.</p> <p>3. Opportunities for more pop-up activity is promoted at Library Green, Improving the existing offer and</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			larger market days to increase the market place offering and boost the local economy.	supporting the OECT is a key objective.
31	The Conservative Group	Building Heights	New building heights should be restricted to a maximum of five stories or less, including the ground floor commercial level.	The justification for considering a detailed design response on building heights will be at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for certain sites is appropriate for town centre and transport hub locations and is consistent with policy.
31	The Conservative Group	Transport & Parking	<p>Free parking is required in order for the Town to be able to compete with out of town offerings. Its needs to have its car parking enhanced and 7 day a week free parking introduced.</p> <p>Causes of congestion along routes to the Town need to be reduced.</p>	<p>7 day a week free parking is not considered a sustainable approach nor would it enhance the town centre offer or bring empty properties back into viable uses.</p> <p>Securing enhanced and sustainable alternative modes of movement and transport to car based traffic would help ease congestion.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
31	The Conservative Group	Economy	Where possible the Council (particularly as a landlord) should be looking to reduce costs for independent start-up businesses in Enfield Town and those longstanding local businesses like Metaswitch who continue to provide employment in the borough and act as a beacon for other similar businesses.	Noted and where possible the Council looks to support new business start-ups and retain existing business in the town centre.
31	The Conservative Group	Retail	Emphasis on allowing change of use in Church Street to permit more cafe's restaurants bars developing that area of the Town's evening economy.	The Masterplans advocates a review of existing policies to allow for more flexibility.
31	The Conservative Group	Gateways	Enhancing the entry gateway points into Town with a view to re-enforcing its market based identity. For example, it would be desirable to improve the western entrance to the Town by creating a pocket park to match library green in front of a landscaped bus terminus and removing the toilets. Facilities for bus staff can still be provided nearby.	Noted and is supported.
32	Resident J Badger	General	Acknowledge that the Town should be improved but feel that it should retain the character of an historic market town. Infrastructure should be fully addressed. Assurance needed that no access from Chalkwell Park Avenue into the St Anne's site and retention	The Masterplan establishes a clear objective to preserve and enhance the historic character of Enfield Town. Access from Chalkwell Park Avenue and the retention of the public right of way

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			of public right of way.	will be clarified.
33	Resident J Weenan	General	Concerns over developing St Anne's School site without adequate infrastructure. Development over retail will bight skyline. Object to the loss of Genotin Road car park More outlets for youngsters either at the Dugdale or elsewhere in the town.	Comments are welcome and noted. Concerns re. loss of surface are noted and will looked to be to be addressed in a town-wide parking strategy for public car parking coupled with alternative and more sustainable travel options. The Masterplan supports the need for a more diverse leisure and evening economy.
34	Standard Life Investments Palace Gardens (Indigo Planning)	Vision & Objectives	Strong Support	Noted.
34	Standard Life Investments Palace Gardens (Indigo Planning)	Future Growth	Enfield Town Centre is a highly accessible and sustainable location for residential development, and SLI believes that every opportunity to promote growth should be taken.	Noted.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
34	Standard Life Investments Palace Gardens (Indigo Planning)		<p>The consultation on this Supplementary Planning Document (SPD) is running alongside the New Plan for Enfield, which plans for the period 2017-2032.</p> <p>Whilst there is no active consultation on the emerging local plan at present, the Council will soon be consulting on the issues and options and have yet to agree a plan for future growth across the borough.</p> <p>The decision on where future growth will be directed within the borough will have a direct impact upon future development in the town centre.</p>	Noted.
34	Standard Life Investments Palace Gardens (Indigo Planning)	Tall Buildings	The growth of the town centre will inevitably require new buildings and increased height where appropriate. The Masterplan identify specific areas in which taller buildings may be acceptable.	The justification for considering a detailed design response on building heights will be at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for certain sites is appropriate for town centre and transport hub locations and is consistent with policy.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
34	Standard Life Investments Palace Gardens (Indigo Planning)	Town Centre management	<ul style="list-style-type: none"> • SLI supports investment into the western end of the Town Centre, and links to Enfield Chase station. • SLI supports proposals for more leisure uses across the town centre. 	Noted.
34	Standard Life Investments Palace Gardens (Indigo Planning)	Evening Economy	SLI supports improvements to the evening economy. To enable this growth, the masterplan should support the creation of larger, more flexible commercial units, and an increase in the overall quality of Enfield's restaurant offer.	Noted.
34	Standard Life Investments Palace Gardens (Indigo Planning)	Market Square	<p>Supports further investment into the Market Square. More intensive management of the space will improve the quality of daytime markets with the added benefit of evening uses such as bars and cafes. The Council should be mindful, however, not to set a presumption against such uses being provided elsewhere in the town centre.</p> <p>There are only a limited number of public squares and spaces within Enfield Town Centre. In addition to the Market Square, the masterplan should identify each of these spaces and set out a vision for their future use.</p>	Noted. The Masterplan does identify key areas of public realm and opportunities for improvements. Opportunities for more pop-up activity is promoted at Library Green, Improving the existing offer at Market Place and supporting the OECT is a key objective. Working with the existing shopping centres to explore further opportunities is also a key move within the Plan.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
34	Standard Life Investments Palace Gardens (Indigo Planning)	Retail / Economy	Supports proposals to extend operating hours and to introduce uses which would support this (eg residential). An environment in which retail units can feasibly trade for longer hours will offer a significant boost to the local economy.	Noted and is to be supported, the existing shopping centres Palace Exchange and Palace Gardens are opportunities for extended hours as would be introducing more of an evening economy.
35	Education & Skills Funding Agency	Education	<p>Ensuring there is an adequate supply of sites for schools is essential and will ensure that LB Enfield can swiftly and flexibly respond to the existing and future need for school places to meet the needs of the borough over the plan period.</p> <p>The ESFA support reference in Section 6.5 to the requirement for new residential development to contribute to the cost of social infrastructure, consistent with the Council's s106 SPD and Core Policy 8 'Education Facilities'. While it is important to provide clarity and certainty to developers, retaining a degree of flexibility about site specific requirements for schools is also necessary given that the need for school places can vary over time due to the many variables affecting it. The council might therefore consider highlighting in the next draft of the document that:</p>	<p>Noted, securing contributions for future education provision is adopted plan policy and would be applied as and when development comes forward.</p> <p>Retaining flexibility over all opportunity sites is also important and the Masterplan provides flexible principles alongside land uses for this without being overly prescriptive.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<ul style="list-style-type: none"> - specific requirements for developer contributions to enlargements to existing schools and the provision of new schools for any particular site will be confirmed at application stage to ensure the latest data on identified need informs delivery; and - requirements to deliver schools on some sites could change in future if it were demonstrated and agreed that the site had become surplus to requirements, and is therefore no longer required for school use. 	
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House (ATP Agents)	How do you picture the Town in 20 years?	Enfield Town will evolve over this generational period (20 years), but must (in part) be the result of careful planning to reflect the emerging needs of local residents and businesses, and to reflect the ambitions of the Council and other key stakeholders.	Noted. The Framework Masterplan is a step towards providing planning context.
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House	Vision	Whilst it will be important to note the historic character and form of the built environment, it is important that substantive weight be afforded to the opportunities to deliver high quality modern development that can create new landmarks and provide a step-change in people's perceptions of	The Masterplan is not incompatible with these objectives and seeks to preserve and enhance the historic town centre while also providing new opportunities for change and growth.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
	(ATP Agents)		the area and then on the level of investment and subsequent economic performance of Enfield Town.	
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House (ATP Agents)	Heritage / Market Town	The crucial driver for a successful market town is to drive up footfall on a regular basis within and through the central areas. As such, it is important that opportunities be harnessed to secure more town centre living and more footfall generating uses to the town centre.	Noted and the Masterplan supports this approach.
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House (ATP Agents)	Character Area Chase	We specifically welcome and support the proposals to investigate the intensification of the area around Enfield Chase Station as well as what is later identified as the area east of Enfield Town.	Noted. The Masterplan identifies opportunities to strengthen the attraction in Centre West to take advantage of good public transport links and the attractive setting of open spaces.
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House	Tall Buildings	We do not agree that it should be “likely” that a taller building would be inappropriate adjacent to a Conservation Area. Each building should be judged on its own merits, and the potential for high quality design should mean that new	The detailed policy guidance for considering appropriateness of tall buildings is not provided in the SPD but in adopted DMD Policy 43.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
	(ATP Agents)		additions to the street-scene could contribute positively to townscape and it should not be pre-judged.	The justification for considering a detailed design response on building heights will be at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for certain sites is appropriate for town centre and transport hub locations and is consistent with policy.
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House (ATP Agents)	Key Move 2	Support proposals to bring forward opportunity sites in this area. Agree that the potential footbridge link would unlock regenerative benefits, and should be identified as a regeneration ambition (rather than a requirement) wherein proposals that could deliver it should be afforded substantial positive weight.	Key Move 2 identifies the potential long term opportunity for a new footbridge and not a requirement. A long terms ambition that is predicated on a future feasibility and continued discussions with key partners and landowners.
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House (ATP Agents)	Key move 4	Support these ambitions and most specifically in relation to Ross House. This provides an opportunity for a landmark development to bring more vitality to the Enfield Chase area, and as such it would provide opportunities for intensification to deliver town centre living alongside B1 offices and other commercial and	Noted.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			leisure uses which could include active ground floor uses and hotelling.	
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House (ATP Agents)	Site 16 Ross House	<p>Support principles, the site provides landmark opportunity. Note that it is suggested that these taller elements could be appropriate in the northern part of the site, but we would suggest that a high-quality design solution could provide for taller elements in the site generally and still providing appropriate context for existing neighbouring properties.</p> <p>Note a need for a flexible approach be adopted to ensure that the design solution can properly respond to end occupier requirements.</p> <p>Premature to state any ambition for retention of TPO trees at this point as that may ultimately impede what can be delivered in terms of the taller elements of any redevelopment of this prominent site that has the potential to deliver a landmark scheme.</p>	<p>The justification for considering a detailed design response for the site will be determined through the detailed planning process.</p> <p>Landscape qualities are a significant factor in the CA and it is premature to suggest that they are in any way expendable. Such loss would have to be justified through the planning application process.</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
36	King & Co Eversleigh Investment and Property Co Ltd Owners: Ross House (ATP Agents)	Delivery & Implementation Ross House	We would suggest that the deliverability of Ross House is such that it should be capable of being implemented and completed within years 0-5. We would also separately note that there is potential for a number of other sites to be accelerated subject to detailed feasibility planning.	Phasing is noted and can be reviewed. The phasing schedule does not however prejudice sites coming forward sooner.
37	Resident Mr Gibbs	General	Plan offers few viable solutions to the necessary upgrading of the town centre itself, and relies heavily on contentious or destructive residential developments at opposite ends of the planned area to generate commercial revenues in the centre.	The Masterplan's purpose is to set out in the document's introduction. As a planning document the Framework seeks to co-ordinate regeneration of the town centre.
37	Resident Mr Gibbs	Heritage	The heritage and character of Enfield Town are essentially that of a market town. However much of its architecture is either dilapidated or severely aged, and the centre lacks focus; it presents today a mediocre shadow of its true social and economic potential.	The Masterplan's vision is to preserve and the conservation area and where opportunities present to enhance the historic character of Enfield Town. Securing new investment in the Centre is an important step towards this.
37	Resident Mr Gibbs	Retail	ETC is not the go-to smaller shopping centre for most people, so fails the basic requirements of a successful venue and destination. Palace Gardens / Exchange are arguably beyond	The Masterplan acknowledges the existing offer is modest and equally recognises the competition of the retail park on the A10.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			<p>hope in their current form. Conceived to house a wider retail offering, they have been eclipsed by the major development on the A10 offering larger units, a wider range of merchandise, free parking and easy access.</p> <p>ETC substantially under-performs its commercial potential by not leveraging its heritage as a quality social centre and artisanal retailer for the borough. Unless this is rectified, residential developers will avoid bidding for sites in the shadow of a decaying retail centre.</p>	<p>Further work through a Retail Health Check will provide recommendations to be incorporated in the final Masterplan.</p> <p>Town centre initiatives could focus on heritage assets as catalyst for renewal.</p>
37	Resident Mr Gibbs	Character Area Enfield Town Station	To the east, the area round Enfield Town station is run down here is no character or endearing quality about this whole area – it is a drag on the rest of the town, and requires deep reconfiguring.	The Plan does identify this character area ‘Enfield Town’ as a major opportunity for change.
37	Resident Mr Gibbs	Transport	The greatest burden born by ETC is that it has no convenient bypass road network; congestion on the M25 or A406 spills huge volumes of traffic into the town centre.	Noted.
37	Resident Mr Gibbs	Market Square	ETC’s signature feature is the market which should be encouraged – much more than in the Plan - broadened in content and frequency to include more fresh goods, continental stall	Securing enhanced and sustainable alternative modes of movement and transport to car based traffic would help ease congestion.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			holders, and allowed to spread across Church St to Palace Exchange.	
38	Transport for London	Transport & Movement	<p>Mayors Transport Strategy - Central to this is changing the way people choose to travel so that on average, by 2041, 80 per cent of all Londoners' trips will be made on foot, by cycle or by public transport.</p> <p>TfL welcomes the principles set out within the Masterplan.</p> <p>TfL recommends that the Masterplan incorporates and utilises the Healthy Streets Approach, as set out within the draft MTS and Healthy Streets for London.</p> <p>Parts of the town centre are also part of the Strategic Road Network (SRN) which acts as a key east – west artery for the movement of vehicles, including the bus network and servicing of the centre. In looking to deliver healthier streets in this area, these important functions need to continue to be supported to ensure the vitality of</p>	The Masterplan promotes these objectives.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			the area.	
38	Transport for London	Cycle Enfield	Incorporation of the Cycle Enfield is welcomed and TfL would welcome further discussion around further implementation and how it will incorporate in terms of reconfiguration of the public realm, provision of new routes, east – west connectivity, legibility and improving the environment around the town centre.	Noted.
38	Transport for London	Parking	In general, outer London town centres are often traffic dominated, noisy and polluted, which impacts the local economy and residents' quality of life. The Masterplan represents an opportunity to address the dominance of motorised Transport.	Noted.
38	Transport for London	Enfield Chase & Enfield Town Stations	Potential interventions in and around Enfield Chase and Enfield Town stations. TfL welcomes further discussion and clarification with the borough and Network Rail around the potential for improvements (including the potential for a new bridge) to support good Growth.	Further discussion with TfL's aspirations for both Train Stations is supported and is on-going.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
38	Transport for London	Site Little Park Gardens	<p>TfL recognise the ambition to explore alternative arrangements. This bus station, which TfL leases from the borough freeholder, is a key part of the bus network and forms part of what gives the town centre its accessibility and connection. Well located, convenient bus standing is essential to provide the services to the town centre and needs to be safeguarded.</p> <p>The borough will need to demonstrate feasibility of any proposals, including mitigating impacts on the Cycle Enfield programme in line with Healthy Streets. Any measures should not impact on bus services, bus standing and facilities and will need to be agreed with TfL.</p>	Continued discussion with TfL buses is welcome and is on-going.
39	Enfield Town Business Association (Chair Erdal Mehmet)	General	It is essential that businesses are consulted regarding their needs to run a successful business in Enfield Town, particularly regarding access for not only deliveries, but also for our customers to access our businesses.	The consultation process has involved consultation with a wide audience including stakeholders and businesses in the town centre.
39	Enfield Town Business Association (Chair Erdal Mehmet)	Site 1 Genotin Road	Removing this car park there will be nowhere to park for restaurants and take-aways in London Road once on-street parking is removed and replaced by cycle lanes. The proposed removal of on-street parking on Cecil Road and Church	Concerns re. loss of surface are noted and will be looked to be addressed in a town-wide parking strategy for public car parking coupled with alternative and more sustainable travel options.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			Street will also add to the problem, particularly for disabled blue badge holders who presently park on yellow lines throughout the Town.	Whilst not all users first choice, the town centre does currently have capacity within existing multi-storey car parks.
39	Enfield Town Business Association (Chair Erdal Mehmet)	Retail	Concerns that the construction of additional businesses around Genotin Road could draw valuable custom from existing businesses. There are already too many vacant units in the western end of Church Street and Palace Gardens.	Review of retail phasing with a re-focus on the existing high street and shopping centres.
39	Enfield Town Business Association (Chair Erdal Mehmet)	Transport & Parking	The reduction in delivery bays will cause problems for many businesses in Church Street and London Road.	Noted and will be subject to detailed proposals.
39	Enfield Town Business Association (Chair Erdal Mehmet)	Sites 1 and 2	New residential development will add to severe traffic congestion. London Road and Genotin Road are already congested at peak times and will be made worse because the single line of traffic in each direction because of cycle lanes. If customers find driving into The Town a problem, coupled with insufficient parking spaces once they reach it, they will find alternative places to shop, or perhaps buy on-line.	Promoting new residential growth Enfield town centre is policy compliant and appropriate. In particular Sites 1 & 2 are located around good public transport links and should achieve sustainable development objectives.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
40	Resident Janice Lillis	Transport & Movement	Appose Cycle Enfield Plans. Until we really see the impact of the extremely controversial Cycle Enfield, put the Masterplan on hold.	Noted.
40	Resident Janice Lillis	Housing & Infrastructure	Additional housing imposed in this area would create an even more serious shortage of school places, doctors surgeries are full, there are no proposals I believe from the council to address this.	Acknowledge the priorities to provide new homes alongside supporting infrastructure.
41	Resident Mendola and Frangiamore	Site 2 St Anne's & 52 London Road	<p>It does not seem wise to build 450 homes on a school site for the following reasons</p> <ul style="list-style-type: none"> • we need more school places • the homes built will increase the schooling needs dramatically • the report admits it hasn't looked into this carefully so it's imperative that this needs to be researched in detail. <p>Also, we believe this is a decision for the Secretary of State for Education to make, not Enfield Council.</p>	<p>Opportunities and principles in the Framework are subject to any decision on the relocation of St Anne's School and this would be in agreement between the Diocese of Westminster and the Secretary of State for Education.</p> <p>The need to provide new homes is just as pressing as the need to bring forward infrastructure to support new communities.</p> <p>No formal decision on education land release has been made. Therefore the</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
				<p>opportunity site (s) for St Anne’s sets out a number of principles to guide development options should the site come forward for future development. A further option for a new education use will be explored as part of a co-location strategy.</p>
42	Diocese of Westminster	Site 2 St Anne’s & 52 London Road	<p>Site’s identification is welcomed. The draft plan will assist in the relocation of the School if other factors also permit this to happen.</p> <p>Main barrier to this happening are the density assumptions used for the site which appear to be based on the adopted Core strategy target of 500 dwellings needed in the town centre.</p> <p>The masterplan needs to push beyond the adopted figure and reflect more recent targets set out in the Mayor’s housing strategy and early SHMA indications.</p> <p>It is our opinion the school site and associated land could accommodate development scheme of greater density.</p>	<p>The Masterplan provides an assumption on site capacity based on a number of factors including location, environmental constraints and surrounding context.</p> <p>The Masterplan site capacities go beyond the adopted Core Strategy target of 500 and will now be subject to review in the emerging new local plan.</p> <p>The justification for considering appropriate density is also subject to detailed design response that will come forward at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for</p>

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
				certain sites is appropriate for town centre and transport hub locations and is consistent with policy.
43	Cllr Terry Neville Grange Ward	General	Draft Plan is lacking in ambition for solving current issues. The sad fact is that Enfield Town, the designated Major Town Centre in the borough, has been in decline now for the past five years.	To be reviewed with both short and longer term ambitions for Enfield Town Station.
43	Cllr Terry Neville Grange Ward	Retail	Church Street there were at least fourteen empty units and some of these have been vacant for almost three years. Many are visually in a decrepit condition, but there has been no sense of urgency in using powers to require landlords to at least keep the shopfronts in a clean and tidy condition, and I detect no such sense in the draft Plan.	Vacancy clusters in Church Street have been identified in the Plan, as have opportunities to secure renewed investment. This includes a review of existing retail policies and opportunities for additional development at upper floors and or reconfiguring units at ground to provide attractive floorplates.
43	Cllr Terry Neville Grange Ward	Site 2 St Anne's & 52 London Road	This high-density housing will substantially overlook properties in adjoining residential roads, e.g. Chalkwell Park Avenue, causing intense overshadowing and destroying what is presently a beautiful and small oasis in an already built up area.	The justification for considering appropriate density is also subject to detailed design response that will come forward at a later stage in the planning process. In terms of Local and London Plan policy the Masterplan opportunities for higher densities for

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			Whilst recognising housing pressures development should be restricted to four storeys.	certain sites is appropriate for town centre and transport hub locations and is consistent with policy.
43	Cllr Terry Neville Grange Ward	St Anne's School	The Catholic Church, have for some time now expressed a willingness to sell and depart that site. That is of course a decision they are entirely free to make. The problem for Enfield however is that in seeking to approve the principle as part of the draft Plan, it will bring about a significant reduction in secondary school places at a time when such places are already under pressure.	No formal decision on education land release has been made. Therefore the opportunity site (s) for St Anne's sets out a number of principles to guide development options should the site come forward for future development. A further option for a new education use will be explored as part of a co-location strategy.
43	Cllr Terry Neville Grange Ward	Enfield Town Station	I have been a passionate advocate for many years going back to when the Conservatives were in control of the council, of completely remodelling the area around Enfield Town Station. Ten years on, that seems to have received only a passing nod in the plan and very little in the way of firm proposals. Given that Enfield Town Station is now part of London Overground and therefore owned by TfL, I should have thought that if anything it would be easier to negotiate	Ambitions for transformation have been tested previously be subject to feasibility and viability testing and are the subject of investment decisions of Network rail and now TfL. Discussions between parties and the council remain on-going.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
			something along the lines I have discussed for that area.	
43	Cllr Terry Neville Grange Ward	Economy	The draft Plan contains very few proposals designed to attract well paid jobs into the area. Has any thought been given to developing the proposal set out above, to include the provision of offices above a relocated station which, given the location, and the link with the City and West End that the station provides, would be suitable for satellite offices for one or more of the major employers in those locations, to say nothing of companies headquartered out of London requiring regional offices.	Encouraging economic growth remains a key objective of the Plan. However key offices within the town centre have been lost to residential uses through permitted development which has undermined the office market of the town centre. The Masterplan promotes the introduction of new office expansion at both Enfield and Chase Station's and further looking at policy review to allow flexible workspaces along the Church Street.
43	Cllr Terry Neville Grange Ward	Evening Economy	While the plan contains proposals said to be aimed at developing a night time economy, the details are thin. In any event there needs to be a new stance in relation to on-street parking and much more serious thought about how to replace surface car parking.	Concerns re. parking to support the evening economy will be investigated through a town-wide parking strategy for public car parking coupled with alternative and more sustainable travel options.

Rep No.	Organisation	Chapter, Section, Site, Paragraph, Diagram, Tables, Figures	Summary of Comments	Council Response / Suggested Change
43	Cllr Terry Neville Grange Ward	Retail	<p>Council needs to exercise the powers it has to require landlords of vacant commercial premises to keep such premises clean, tidy and free from billposting.</p> <p>More thought needs to be given to the north side of Church Street and ask the question, are these fit for purpose in a 21st century "Major Town Centre". The answer need not affect the Market Town feel that we want to retain, and would in my view give us the opportunity to equip the Town for business for the foreseeable future.</p>	<p>Noted, the Council can use enforcement powers under S215 to hold owners accountable to the condition of some of these units.</p> <p>Re. Church Street, the Plan recognises a proactive approach to occupy these units is required.</p>

APPENDIX 3: Summary of Online Survey Responses

Q1 How do you picture Enfield Town in 20 years? Do you see it staying the same as it is today or needing to evolve? If it is to evolve how should it do so?

Top Responses

- Needs to evolve into a more vibrant centre with more to offer
- Must retain Market Town character
- Attractive and safe environment
- Quality of shopping offer needs to expand, adapt and modernise
- More restaurants and entertainment
- Fill empty units especially west end of Church Street
- If more housing is introduced it needs to be affordable
- Historical character and Conservation area status means the quality of the town needs to be preserved including the historic buildings
- Cut traffic through the town centre
- Additional residential would definitely add to the viability and vibrancy of the Town and are a good idea as long as they don't jeopardise its character.

Some interesting responses

- Needs to adapt to change in shopping styles, may need less rather than more. More online collection
- Embrace modernist architecture alongside historic buildings
- Needs to change but fear of losing leafy suburb
- Community activities to be increased; coordinated and promoted using central facilities -- such as the Dugdale, Civic centre or church halls.
- Town centre needs to keep up with technical advances
- New developments should be mixed use wherever possible and seek to utilise existing properties and land, which will mitigate the potential social and environmental impacts, and retain the character of the area (as opposed to say, building a high-rise block of flats).

Q2 How can we celebrate Enfield Town's heritage and identity as a Market Town?

Top Responses

- Market Place represents the market character of Enfield it is the heart of the town centre
- Need to invest / remodel the Market offer and support the OECT, more variety of stall holders.
- More themed markets, arts & crafts, international cultures,
- More events, special market days,
- Invest in historic fabric

Some interesting Responses

- Make the market more accessible, pedestrianize area at front of market, more people-friendly and less car-centric.
- Remove ugly and unnecessary street furniture: metal poles, signs and railings that impede pedestrians and wheelchair users.
- Remove cars and allow traders to spread out

Q3. What do you consider are the most unique and valuable qualities of Enfield Town?

Top Responses

- Perfect spot between inner London and countryside
- Market Place and Conservation Area
- Historic Assets, Gentlemen's Row, Forty Hall, Town Park, Market Place, New River and Enfield Library
- Market town feel
- Green Spaces
- Proximity to central London
- Easy walking distance and a compact centre

Q4 To what extent do you agree or disagree that Enfield Town needs to change and adapt its offer?

- 44.3% Strongly agree
- 28.5% Tend to agree
- 10.1% Neither agree nor disagree
- 8.2% Tend to disagree
- 7.0% Strongly disagree
- 1.9% Don't know / unsure

Q 4a Why do you disagree?

- Plan is biased towards high rise living
- Develop and improve what we already have not introduce the need for new sites and infrastructure
- Too many people too many empty shops
- Cars must be permitted, especially for blue badge owners

Q5 To what extent do you agree or disagree with a new green pedestrian bridge across Enfield Town Station (as mentioned in Key Move 2 on page 68 of the Draft Framework)?

- 13.9% Strongly agree
- 28.5% Tend to agree
- 24.7% Neither agree nor disagree
- 7.6% Tend to disagree
- 17.1% Strongly disagree

- 18.2% Don't know / unsure

Q6 If you have any other comments or suggestions, let us know.

Top Responses

- Concerns of proposals for new residential development particularly St Anne's proposals and Genotin Rd carpark
- Concern over the pressure to build at high densities which is out of character with the Enfield Town.
- Careful consideration of the design of new buildings
- Need to consider social and community infrastructure
- The needs of the existing business community need to be met in order to retain those retailers we have.
- Reconsider the need for more retail around Enfield Town Station and focus back on Church Street with more shops and restaurant offer.
- Old section of palace shopping, Palace Parade is in serious need of redevelopment, it's dated and very dull to walk through.
- Concerned that the Cycle Enfield proposals will mean that there will be less parking especially when coupled with the loss of surface parking.
- Multi-storey car parks are not always popular.

Some interesting Responses

- More artistic spaces (music and art) in the town. This creative hub is really missing from the town centre.
- 3 hrs free parking would have an amazing effect on the amount of visitors plus would encourage new shops, and would encourage present shops to stay.
- Enfield needs to provide areas for the teenagers where they can be supervised and they can learn skills like DJing, dance, art etc. but it needs to be acceptable for the kids not somewhere like the library as the kids do won't go there.
- Quality over quantity. There is a lot on offer in Enfield, but nothing particularly special.

