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SOUTHGATE GREEN WARD FORUM

**Tuesday, 7th October, 2014 at 7.00 pm in the Southgate Beaumont
Care Community, 15 Cannon Hill, Old Southgate, N14 7DJ**

Membership:

co : Daniel Anderson, Alessandro Georgiou and Claire Stewart (Labour Group Whip)

AGENDA – PART 1

- 1. AGENDA** (Pages 1 - 2)
- 2. HANDOUTS** (Pages 3 - 20)

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Southgate Green WARD FORUM
Tuesday 7th October 2014

Beaumont Home, 15 Cannon Hill, London N14 7DJ
7.15pm-8.45pm

In attendance:

Cllr Daniel Anderson (Chair); Cllr Alessandro Georgiou, Cllr Claire Stewart and Cllr Bambos Charalambous (Associate Cabinet Member for Enfield West)

AGENDA

1. Welcome
2. Councillor introductions
3. Community policing issues - PCSO Stuart Juffs
4. Ritz Parade development plans (See attached)
5. School admissions (See attached)
6. Arnos Grove car park (See attached)
7. Broomfield House (See attached)
8. Air Quality (See attached)
9. Brief updates:
 - Quieter neighbourhoods/Fox Lane consultation
 - Pinkham Way/Flood risks
 - Environmental crime/waste enforcement changes
10. Councillor updates
11. Any other business
12. Date/venue of next meeting:
 - Tuesday 18th November, 7.15pm
 - Bowes Primary School, Bowes Road, London N11 2HL

Ward Councillor contact details:

Cllr Daniel Anderson (**Labour**) 020 8379 2842

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Cllr Alessandro Georgiou (**Conservative**) 020 8379 2849

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Cllr Claire Stewart (**Labour**) 020 8379 2852

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Associate Cabinet Member for Enfield West contact details:

Cllr Bambos Charalambous (**Labour**) 020 8379 2653

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Southgate Green WARD FORUM 7th October 2014**Air Quality Update****Primary concerns in the borough**

Nitrogen dioxide and **PM10** are the 2 pollutants which exceed the objectives set out in the Air Quality Objectives 2000 & (Amendment) Regulations 2002. The objectives are set at a level by medical experts at a point below which they believe even the most sensitive individual should not feel any adverse health effects.

Monitoring

We have been monitoring these pollutants since 1996 and currently have 4 real-time monitoring sites; of these 1 is at Bowes Primary 6 meters from the A406 and 1 is at Derby Road N18 approximately 30 metres from the A406.

Nitrogen dioxide levels

Looking back as far as 2008 the levels of nitrogen dioxide along the A406 at both stations have remained level and have neither worsened, nor improved. The level at both sites has remained around the 45 ug/m³ mark; this is just above the annual mean objective for nitrogen dioxide of 40 ug/m³.

PM 10 Levels

PM10 is a different situation where we have now not exceeded the objective levels since 2008. We have been monitoring at Bowes Primary since 2003 for PM10 as this should be the worst site in the borough with relevant public exposure. As mentioned above the monitoring site is 6 metres from the carriageway where all the traffic blocks-up. We have never exceeded the objective levels for this pollutant at Bowes Primary. At Derby Road we had the last exceedance in 2008; this site is more prone to PM10 as it is close to the Kenninghall scrap yards. Since 2008 PM10 levels have also remained relatively stable along the A406 but consistently below the Air Quality Objective levels. We will very soon have to undertake a detailed air quality assessment to decide whether to de-declare the PM10 air quality management area.

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Arnos Grove Car Park Briefing

The car parks at Arnos Grove Station are owned by TfL but have been identified as potential sites for residential development in both the **New Southgate Master Plan** and the **North Circular Road Area Action Plan**. This is in support of the objective to deliver approximately 1,300 homes within the area. Options as to how this could be achieved have been carefully evaluated with regards to establishing sustainable and viable communities.

The extract from the Master Plan in respect of Arnos Grove Local Centre and Arnos Grove Station states:

We want to improve and enhance the retail offer and identity of the shopping centre by making the shopping area more attractive. We could build on the heritage value of the station by creating a new public square at the front to improve its setting along with sensitive residential development of the station car park (provided that it will not increase commuter car parking on local streets). The Arnos Resource Centre will also be relocated to Edmonton and this site could be used to build new homes. Improve the walking links to Arnos Swimming Pool and Bowes Road Library, other important Listed Buildings and community assets.

I attach an extract from the Masterplan which relates to this area.

Matters relating to the loss of car parking/effect on the surrounding area would be a strong consideration in any assessment.

There are no pre application discussions regarding this.

Both the New Southgate Master Plan and the North Circular Road Area Action Plan have been subject to extensive public consultation as part of their adoption process.

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NOTIFICATION OF DECISION TAKEN – FOR PUBLICATION

PLEASE NOTE: THIS FORM MUST BE HAND DELIVERED TO THE DEMOCRATIC SERVICES TEAM WITHIN 1 WORKING DAY OF THE DECISION BEING TAKEN.

FOR USE WITH ALL PORTFOLIO AND OFFICER KEY DECISIONS

See checklist below and Guidance Note 4 – Guidance Notes for Individual Member/officer Decision-making.

Decision taken by: Cabinet Member for Economic Development and Director of Regeneration and Environment.

Summary of Decision Taken including reasons (If appropriate, please specify relevant paragraphs within the report)

Decision

That the Cabinet Member for Economic Development:

- Authorise the commencement of the process to appoint consultants to prepare a Conservation Management Plan (CMP) and Options Appraisal for Broomfield House, stable block and park, which are required to support the development of a Stage 1 bid to the Heritage Lottery Fund's Heritage Enterprise Programme (HLF / HEP);
- Approve the Brief, and note the timetable, for the production of the Conservation Management Plan and Options Appraisal set out in Appendix 3;
- Authorise the commencement of background work on an appropriate course of action in regard to the covenant relating to the use of the house and park to enable a HLF / HEP scheme to be developed;
- Approve the establishment of the Broomfield House Partnership Board and associated Terms of Reference.

Reasons

- The options overview has made clear that to do nothing is not sustainable due to the ongoing costs of ensuring site security and safety. In its current condition Broomfield House continues to blight the local environment. HLF and EH representatives have indicated that the Heritage Enterprise Programme may be appropriate for the house.
- The community vision scheme was not supported by the HLF, who are steering the Council towards the HLF / HEP programme. A fully commercially led scheme has not found full support from the local community in the past. The House was considered to remain of listable quality when assessed in 2012.
- It is considered that undertaking studies and reviewing the existing covenant to support the preparation of a HLF-HEP Stage 1 application is the best option as it has the potential to deliver community interests with economically sustainable management.

PLEASE SPECIFY CATEGORY OF DECISION: Non-Key Delete as appropriate
If Key, please quote Forward Plan reference. Reference No. _____

Any alternative options considered and rejected:

- An outline of the current options is included at paragraphs 6.1 – 6.6 of the report.
- Do nothing. This is not a sustainable option and with the passage of time since the first fire in 1984, becomes increasing less so.
- Pursue the community vision scheme. The Heritage Lottery Fund bid for the Community Vision scheme was not approved.
- Consider a commercially led alternative scheme. Over the years, the appetite amongst the community has been for a community led solution rather than a commercial one and therefore is unlikely to enjoy full support from all interest groups within the local community.
- Apply for de-listing Apply to DCMS for de listing. In 2012 the House was considered to still warrant listed status, albeit at Grade II, rather than II*.
- It is considered that submitting a HLF-HEP application is the best option as it has the potential to deliver community interests with economically sustainable management.

Was the decision made in Part 1 or Part 2 ? If Part 2 please give the relevant paragraph of the Access to Information Act.

Part 1

Interests Declared in Respect of the Decision (and by who):

None

NOTE: This form must be signed and dated by the decision taker(s) – see below:

The date specified will be taken as the date that the decision was made.

Signed 

Cabinet Member for Economic Regeneration

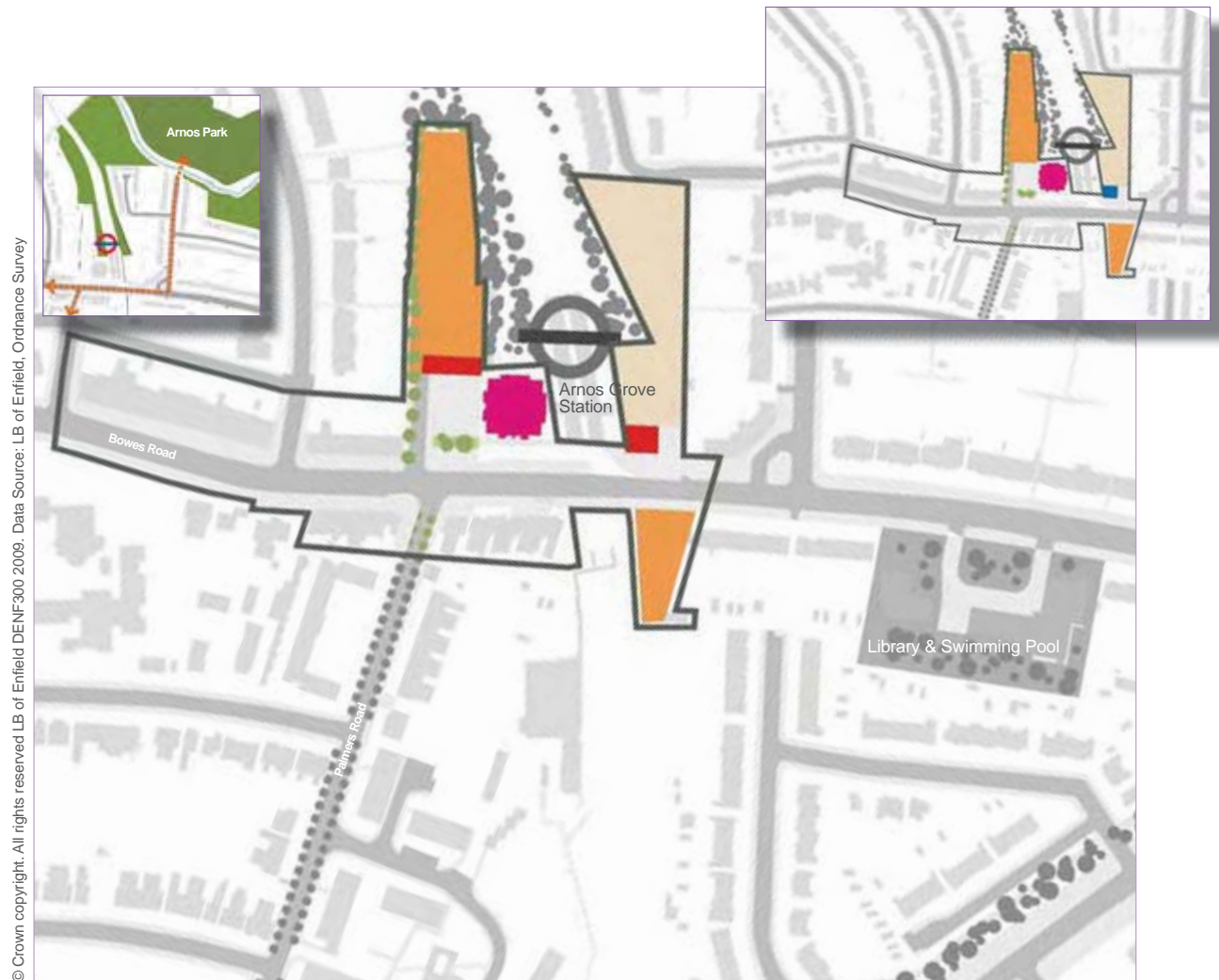
ALAN SITKIN
PLEASE PRINT NAME

Signed 

Director of Regeneration and Environment

IAN DAVIS
PLEASE PRINT NAME

Date 19 / 9 / 2014



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Figure 5.4.1 Ground and upper floor (inset) land uses: Arnos Grove Local Centre and Arnos Grove Station
This diagram show how different land uses on different sites could come forward.

- Existing station car parking spaces could be consolidated to the car park east of the station to allow development on the western car park.
- New housing on part of the station car park and the Arnos Resource Centre site
- New development helps to improve the arrival experience at Arnos Grove Station and complement the proposed station square
- New retail units, such as a café, could front onto the car park to provide an attractive frontage to the station square

- residential
- retail, cafe & restaurants
- station
- employment
- off-street parking
- Boroughs boundary
- Regeneration site boundary

REGENERATION SITE 6: ARNOS GROVE LOCAL CENTRE AND STATION



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Figure 5.4.2 Building heights: Arnos Grove Local Centre and Arnos Grove Station
 This diagram shows how high buildings could be in different places and will be subject to more de+tail design and planning permission, including consideration of heritage and local context.

- In keeping with the local character and to respect the heritage asset of Arnos Grove Station, development in this location should be around 2-3 storeys in height



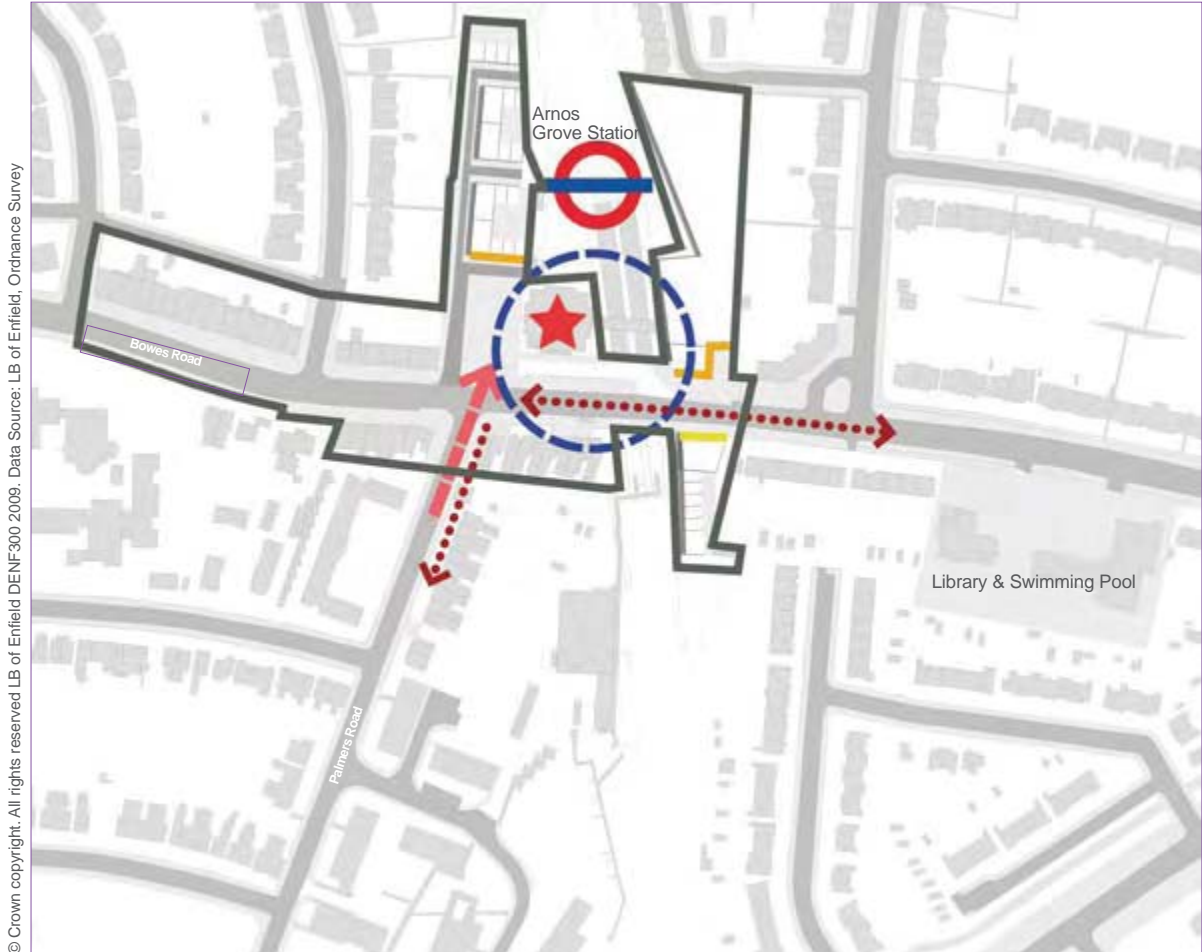


Figure 5.4.3 Urban design framework: Arnos Grove Local Centre and Arnos Grove Station
 This diagram shows our urban design ideas.

- Views along Palmers Road promoted to link the station to new development in the south
- Arnos Grove Station will be protected and promoted as a key landmark historic building
- Active ground floor uses promoted within new development along Station Road to make this area feel more vibrant and safer
- Routes along Palmers Road improved to promote walking and cycling

- Improved walking route
- New active uses at ground floor level
- New residential frontage
- Gateway
- Landmark
- Views
- Regeneration site boundary

REGENERATION SITE 6: ARNOS GROVE LOCAL CENTRE AND STATION



Regeneration Site 6 Arnos Grove Local Centre and Arnos Grove Station

- Regeneration Site 6
- Other Regeneration Sites



Examples of new public squares that could be suited to the station area



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Figure 5.4.4 Public realm: Arnos Grove Local Centre and Arnos Grove Station
This plan shows the ideas for streets and public spaces.

- Improved paving, lighting, planting and signage should be provided along Boves Road to celebrate this area as a key local gateway and shopping area
- New signage and tree plantings will promote connections to Arnos Park
- A high quality station square should create an inviting entrance to New Southgate.
- Local bus services should be accessible from the proposed square, but not dominate the area in front of the station
- Existing trees north of Arnos Grove Station should be retained

- • • local green network
- streetscape improvement
- new station square
- landscape improvement
- private open spaces/gardens
- existing trees
- Regeneration site boundary

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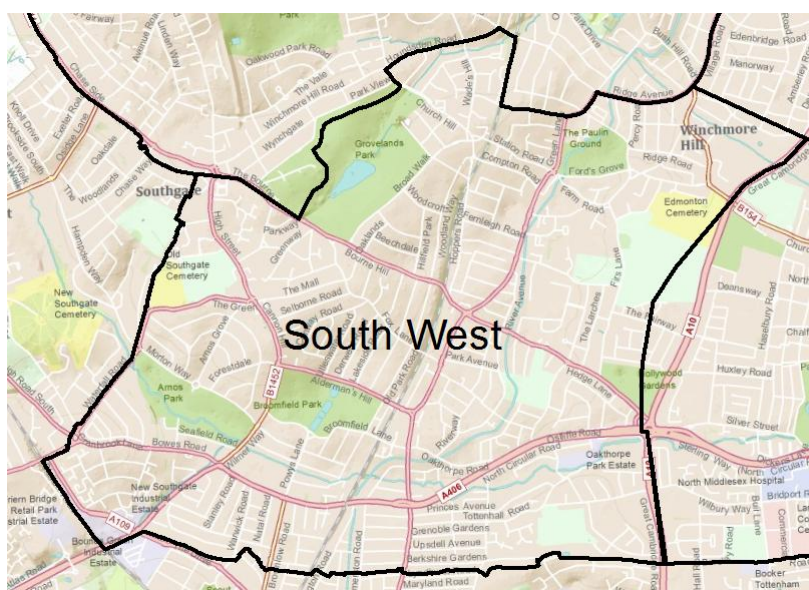
Primary School Places in the South West Area Update

Background

The Council assesses the demand and supply of places using “pupil place planning areas”. For the primary age range there are six areas used. The areas do not necessarily equate to resident’s understanding of an “area”, they are linked to areas that we receive population statistics for and report to the Department for Education on the capacity our schools provide.

Boundary lines on maps are to some extent always arbitrary and most people will have a different perception of the boundary of any area they experience in their lives, especially in 21st Century London where everyone travels increasingly further to access job, leisure and services.

The South West pupil place planning is shown below



Assessment of pupil places is based on the supply of places (capacity in current schools in each pupil place planning area) and the demand for places (the Greater London Authority school roll projections modified to allow for fluctuations in the projects). The most recent report was to Cabinet in July 2014.

The main challenges in providing primary pupil places are as follows:

- Aligning plans that are based on projections, which can fluctuate each year, with delivery timescales that can take between 18 months and three years from feasibility to completion.
- There is not always a suitable school to expand, or a site to support an expansion, in areas of demand;
- Popular schools attract parents from longer distances which creates an imbalance in demand through the admissions process;
- The straightforward school expansions have already been done – every expansion project is now more challenging and therefore more costly;
- There is not enough Government funding for even the most basic expansion project and delivery timescales mean construction inflation can significantly increase costs throughout a project;
- Councils have no influence or control over free school expansions, which affects strategic planning.

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Primary School Places in the South West Area Update

The current assessment of primary places in the South West pupil place planning area

The April 2014 school roll projections released by the GLA were compared with current school capacity by Council officers. This supply and demand assessment showed that whilst the South West pupil place planning area still required the most extra places by 2018 there was less than expected immediate pressure for September 2014.

For this pupil place planning area, a project to deliver a temporary primary partner school located at Broomfield Secondary and managed by Bowes Primary School was instigated. That partner school has been delivered and currently has capacity to provide one extra form of entry (30 places) for up to three years.

On the eastern edge of this pupil place planning area, Edmonton County provided one extra form of entry (30 places), in addition to the first class in Jan 2014, as part of its phased primary expansion. For the capacity calculation 30 places are considered to provide for the SW area and 30 for the SE pupil place planning areas.

With these extra places surplus capacity is expected to be around 6% for the SW area in 2014. However with the number of late admissions and in-year admissions increasing, the admissions team continuously monitor the situation and may request that temporary provision be put in place if capacity is stretched.

Currently the school roll projections suggest that new higher capacity for the area can still provide a small degree of parental choice in September 2016 but the aim is to deliver two forms of permanent primary capacity by then to both replace the temporary partner school and provide further extra places. The projections suggest that permanent capacity will definitely need to be in place by September 2017.

For September 2018 the projections suggest that a further two forms of primary entry will be required in this pupil place planning area.

Delivering extra places in the area

The permanent expansion of Highfield was delivered for September 2014 which provided new classrooms, new group rooms, a new nursery and a new entrance. Funding has been put aside to allow the school to convert two temporary classrooms back into a small hall.

Garfield school has already been expanded (in terms of pupil capacity) but a new school will be provided during the September 2015-16 academic year. The Council has invested £12.4 million, a significant sum, in this commitment to the local community and to support the wider Ladderswood redevelopment.

The temporary primary partner school at Broomfield provides some flexibility for September 2015 and beyond. If necessary, this could take in two-forms of entry and with some minor refurbishment to create more primary teaching space and could still take in another one or two forms in September 2016 if permanent capacity cannot be delivered for then.

The proposal for a two form of entry primary facility at Grovelands is the preferred option to provide permanent places by September 2016. This project is at feasibility stage and whilst it is in a good location in the area to provide extra places, particular consideration will have to be given to the site context and the historic park to deliver the required buildings. It should also be noted that the school will provide extra capacity to the West Central pupil place planning area in addition to the South West area.

The second proposal for providing extra primary places in this area is to expand Broomfield into an all-through school. If there are significant problems with the feasibility for Grovelands then there is the

Southgate Green WARD FORUM 7th October 2014

Primary School Places in the South West Area Update

option, in consultation with the school, to bring forward further investigation into the feasibility of Broomfield as an all-through school. Currently it is not expected that a permanent primary facility at Broomfield will be needed until September 2018.

The need for Enfield Council to deliver places will be kept under review. This is relevant for some of the pupil place planning area given proposals to create primary provision at Ashmole Academy. This would only affect our delivery plans if the suggestion that a specific catchment area for Enfield residents is implemented so that it is guaranteed that the school provides capacity for Enfield residents every year.

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Briefing on future plans for Ritz Parade

Ritz Parade is identified in the North Circular Area Action Plan (NCAAP), as Opportunity Site 12 and is recognised as the principal Parade that sits on the northern side of the North Circular Road (A406) and within the wider Bowes Road Large Local Centre.

NC Policy 23 envisages that the site would accommodate a ground floor retail use, possibly including a small foodstore, community uses and new homes. It is recognised that the existing auditorium, currently used as a Jehovah's Witnesses Assembly Hall, is considered to be a local landmark by some members of the local community.

Development Brief

Officers have recently commenced the preparation of a detailed Development Brief for Ritz Parade that, with the benefit of community consultation, will clearly guide the site's future and fulfil the vision and objectives established through the adopted NCAAP. The scope of work will identify a clear development boundary for Ritz Parade and its function as a Neighbourhood Place. This work will also investigate a viable land use mix, density and capacity for the Parade and test a minimum of three development options that include:

1. The comprehensive redevelopment of the site, including the demolition of the Ritz Parade building;
2. Comprehensive redevelopment of the site, maintaining the existing Ritz Parade façade; and
3. The partial redevelopment of the site retaining the existing Ritz Parade building and developing the areas to the east, west and north.

Community Consultation

The preparation of the development brief will involve collaborative working with organisations that have an interest in the land, including Notting Hill Housing Trust and key leasehold interests, such as the Jehovah's witnesses, other stakeholders and the wider community. It will also be important to ensure efforts are made to engage with relevant and appropriate Members and officers throughout the process. Officers are working towards undertaking early engagement in November, with a draft development brief ready for wider public consultation in January 2015.

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