APPENDIX 1

Edmonton Green Masterplan

Draft Issues & Options Report

March 2012

Area Action Plan
Local Development Framework
**IMPORTANT INFORMATION FOR YOU**

This document is the first round of consultation for the Edmonton Green Masterplan. It asks questions on what you think Edmonton Green should be like in the future and what the masterplan should include but it does not set out any plans at this stage.

A Masterplan is a planning document which sets out a framework for an area where regeneration is expected. The Masterplan will be prepared in partnership with the community and other stakeholders so that everyone feels part of Edmonton Green’s future and the plans to change it for the better.

The purpose of this consultation is to find out from you what the key issues are in Edmonton Green and what the masterplan should focus on improving to make Edmonton Green a better place to live and spend time in.

This Issues and Options document is the first consultation document we will ask you to comment on. The process is designed to make sure that at every stage, you are given the chance to view and comment on the plans for the future of Edmonton Green. We will work with residents, business, community groups and other stakeholders to make sure everyone affected can find out about the plan and have their say. The different stages of consultation are set out below:

<table>
<thead>
<tr>
<th>Stages</th>
<th>Timeframes</th>
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<tr>
<td>THIS STAGE</td>
<td></td>
</tr>
<tr>
<td>Issues and Options consultation</td>
<td>8 weeks- May – June 2012</td>
</tr>
<tr>
<td>Consultation on Draft Masterplan</td>
<td>12 weeks- Autumn/Winter 2012</td>
</tr>
<tr>
<td>Consultation on final Masterplan before it is submitted to the Secretary of State</td>
<td>6 weeks- 2013</td>
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</tbody>
</table>
Adoption of masterplan
2013 - No consultation at this stage

2013 onwards
Delivery of masterplan in partnership with residents, the community and other stakeholders.
HOW TO COMMENT ON THIS DOCUMENT

The table below sets out how and when local residents and businesses will be consulted on the masterplan and provides information on how you can comment. For more information please view the Consultation Plan at www.enfield.gov.uk/edmontongreenplan

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date and venue</th>
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<tbody>
<tr>
<td>Masterplan consultation starts</td>
<td>10th April 2012</td>
</tr>
<tr>
<td>Exhibitions /Events</td>
<td>TO ADD</td>
</tr>
</tbody>
</table>

Please check all event details on our website (www.enfield.gov.uk/edmontongreenplan) before attending or contact Karen Hale (contact details below)

The Issues and Options are available for consultation from 10th April to 8th June 2012. All comments must be received by 5pm on 8th June 2012.

Please contact us if you have any questions or would like a copy of this document: Karen Hale, Community Engagement Officer, Enfield Council, Tel: 0208 3791217, karen.hale@enfield.gov.uk

The document is available to view on-line at www.enfield.gov.uk/edmontongreenplan, at the Council Offices (Civic Centre, Silver Street, Enfield Town, normal office hours) or at Edmonton Green Leisure Centre, Community House, and Edmonton Green library.

Please fill in the questionnaire to give us your views and return it by freepost or email (details on the questionnaire)
Summary

What is a Masterplan?

A Masterplan is a document which sets out a planning and design framework for an area where regeneration or change is expected to take place. The plan sets out how the area will develop in the future and what type of development will be encouraged to make positive changes. It includes proposals for the future development of the area such as sites for new homes, shops and jobs and also identifies any improvements to community facilities, schools or local transport links that are needed to deal with development. A masterplan is not just about physical improvements; social and economic issues such as creating employment opportunities, reducing fear of crime will also be included in the masterplan to make sure we create an effective plan that delivers regeneration and a successful community.

The Core Strategy identifies Edmonton Green as one of our Regeneration Priority Areas. The approach taken for other priority areas (New Southgate, Ponders End, Meridian Water and Enfield Town) is to set out a planning framework to guide and deliver regeneration. A masterplan will be prepared for Edmonton Green (in the form of an Area Action Plan which will be part of our Local Development Framework). This will allow us to set specific planning policies and allocate sites for redevelopment in Edmonton Green, as well as ensure that new development will be supported by the transport network, community facilities, socio-economic interventions and improvements to the public realm.

Why are we preparing a Masterplan for Edmonton Green?

All of Enfield’s other regeneration priority areas have planning documents in preparation to guide future development and encourage investment and regeneration. At the moment, Edmonton Green does not have a plan and given it is one of Enfield’s largest town centres we have decided that a plan should be prepared for the area.

The plan will look at development opportunities, social and economic improvements required (such as training and creation of new jobs), transport improvements and places where we should be focusing improvement to public spaces to make the area look better.

What can a Masterplan do (and can’t do)?

The Masterplan will put forward plans for improving Edmonton Green through development and regeneration. This may include:

- identify sites for development or a different use
- addressing traffic and transport issues
- requirements for services and community facilities to serve the area and any new development within it
- Considering opportunities for funding and investment to improve the area
- identifying improvements to the town centre and other places and spaces
• identifying conservation and public realm improvements to make sure that development and change fits in with the history of the area and enhances important places and buildings.

Will it affect me?

If you live around the centre of Edmonton Green, work or do your shopping in or around the centre it is likely you will be affected in some way by the plan. In future there may be new shops, new developments or improvements to the every day services you use. We want you to tell us what needs to be kept as it is, what you are not happy with and also what needs to change to make Edmonton Green a better place to live, work and shop in. We will keep you informed of the whole process from start to finish so that you know what is going on.
When will things start to happen?

The regeneration of Edmonton Green is continuing. South Mall has recently been refurbished by St Modwen (owners of the Edmonton Green shopping centre) and the refurbishment of the Green Towers Community Centre is nearly complete which will provide a multipurpose facility for all members of the community. Work will also get underway this year to improve the physical appearance of North Square along with a new national store planned to open.

Improvements are planned to Salmons Brook and Montague Recreation Ground to reduce the risk of flooding. The work by the Environment Agency will also include environmental and wildlife improvements to Montagu recreation ground. Planning permission will need to be approved by the Council before work starts, the planning application will be submitted in spring 2012.

The Council are working on a project to improve The Crescent Conservation Area; a row of houses along Hertford Road, between Bounces and Monmouth Road. The work will improve the physical appearance of the buildings and their front gardens to create a much more attractive environment.

We have recently received funding from the Department for Transport to install two new lifts at Edmonton Green station. This will provide step-free access for both platforms as well as improving the environment outside and inside the station and creating a step-free interchange between the train station, bus station and shopping centre. This will make the area totally accessible for disabled people and the mobility impaired as well as people with prams and pushchairs. Work will start later in 2012 and the lifts will be installed by 2014.

We were successful in securing money from the Mayor’s Outer London Fund to make improvements to Edmonton Green town centre; works include lighting the trees next to Edmonton Green station, planting new trees next to the Asda car park, better signage for the library, and lighting up the railway bridge tunnels at Bridge Road and Church Street.

Craig Park Youth Centre is being redeveloped to provide better facilities and services for young people. The newly refurbished centre will be open later this year with opportunities for training, volunteering and social enterprise.

As part of the Big Lottery Fund, the Bounces Road/Montagu Road area has recently been awarded funding to set up a community improvement project. While this is a separate project from the masterplan we will ensure we link up with the community in this area to hear their views and ensure the masterplan reflects their priorities.

The masterplan will build upon all of this positive change and guide future development for the next 10 to 15 years.

Why do we need your views?

Without your points of view and ideas we will not be able to capture what the main issues are in Edmonton and suggest ways of improving the area. Everyone will have a different experience, living, working or even visiting the area which they feel can be improved, protected or just left alone. Please let us know what you think.

How can I get involved?
If you want to comment on this consultation document, you can do so in the following ways. You can also join the Neighbourhood Panel and get involved in more detail with the masterplan, just contact us.

Write to us at:
Edmonton Green Masterplan
FREEPOST NW 5036
Neighbourhood Regeneration Team
PO BOX 61
Silver Street
Enfield
EN1 3BR

Email: neighbourhoodregeneration@enfield.gov.uk
Online form: www.enfield.gov.uk/edmontongreenplan
Facebook: www.facebook.com/regeneratingenfield

Telephone: 020 8379 1217 or 020 8379 3885
The closing date for sending your comments to us is 5pm on 8th June 2012.
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1. Introduction

1.1 The Issues & Options

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

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

1.2 The masterplan area

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

Most of the masterplan area is in Edmonton Green Ward but parts of it are also in Haselbury and Lower Edmonton wards. The northern boundary is Bounces Road, to the east it is Montagu Road, the south by the A406 North Circular Road and to the west by Haselbury Road. The masterplan has a Core Area which is the A1010 Fore
Street and Hertford Road and along Church Street. This core area includes the shopping centre, shopping parades, Edmonton Green and Silver Street train stations as well as the Church Street and Fore Street Conservation Areas and council owned housing estates. This was selected as the core masterplan area as it is where most of the masterplan improvements will be concentrated. However we also have a wider masterplan boundary which was selected to include all of the communities who use the facilities in the core area as well as important open spaces and facilities such as Pymmes and Craig Park.

**Do you agree with the masterplan boundary?**

Yes/ No

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

**Other plans being prepared**

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

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

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

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

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

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

- **Northumberland Park ward/ Tottenham Hotspurs stadium redevelopment:** Creation of a new football stadium as well as a 150 room hotel, 200 homes and a supermarket.
• Tottenham Hale: This is an Opportunity Area in the London Plan; 2500 new homes as well as new jobs, business and retail uses will be created near to Tottenham Hale tube and rail station as well as an improved transport interchange.

• Tottenham High Road corridor/ Tottenham town centre- Identifying potential redevelopment sites and areas for physical improvement along the A10 and A1010 corridor including improvements to historic buildings.
1.3 What is Edmonton Green like now?

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

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

There are lots of green open spaces including Pymmes Park, Craig Park and the Green as well as nearby Jubilee Park. Schools in the area include Fleecefield and Brettenham primary schools. There are a large number of community services and facilities in the area including Community House, Artzone, Craig Park Youth Centre, and Green Towers.
The A1010 is the main transport route and while it does not experience significant traffic congestion compared to other parts of the borough, some residents have told us it creates a barrier and separates communities, facilities and services either side of the road. The railway line also acts as a barrier.

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

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

It is essential that the masterplan is prepared with the help of local residents, community groups and other stakeholders so that it identifies what local priorities are, where changes are needed, and identifies opportunities for joined up delivery. The community has a central role in the preparation and delivery of the masterplan, we have set up a Neighbourhood Panel to help us prepare the plan and anyone is welcome to join.

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

Consultation so far

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

- In July 2011 a flyer was distributed at the Edmonton Carnival. The flyer advised that a masterplan is being prepared for Edmonton Green and asked people to write down what they like and dislike about the area, what needs to be improved and invite them to get involves in the plan. We have used the information gathered to prepare this document.

- A Masterplan Neighbourhood Panel has been formed with local residents. Anyone can attend. The panel works with the Council to prepare the masterplan. Three meetings have been held so far and between 15 and 40 people attended each meeting.

- The Masterplan and Neighbourhood Panel have been promoted in the following ways: posters and flyers in public spaces, letters sent to all community groups who in the area asking them to make their members aware of the masterplan and Neighbourhood Panel, letters sent to local residents who have told us they want to get involved in the masterplan, article in Our Enfield magazine, mailing to all members of Enfield Voluntary Action and Edmonton members of Enfield Volunteers Organisers Network.

- Presentations and meetings have been held with: the Edmonton Partnership, Edmonton Leeside Partnership, Enfield Volunteers Organisers Network, Enfield Faith Forum, Over 50’s Forum, Edmonton Community Board, Enfield Business and Retailers Association and CAPE (Community and Police in Enfield).
**Issues raised by the community**

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

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

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

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

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

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

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

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

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

- Provide more schools, especially a secondary school.

- The market could be improved.

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

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

- The new hotel is very positive and creates jobs.

- The area could be made to look more attractive with less litter, better lighting, planting and enhancements to public spaces.
2. How to use this document

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

We describe what the particular issue is for Edmonton Green that we will deal with in the plan.

The issues and options have not been written from a blank sheet of paper. There are already a number of plans that set out the priorities for Edmonton Green and we have used these to help prepare the issues and options.

We have set out some options to deal with each issue. You can choose to agree or you may have a better option. A box is provided at the end of the list of options so that you can add your own comments.
3. Vision for Edmonton Green

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

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

<table>
<thead>
<tr>
<th>Draft Vision</th>
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<tbody>
<tr>
<td>Edmonton Green will be a place where people want to live, visit and shop because of its excellent transport links to central London, affordable house prices and wide range of shopping, leisure and community facilities. Businesses will want to locate in the area because of available workspace and affordable premises.</td>
</tr>
<tr>
<td>The town centre will be attractive and safe and provide a wide range of shops and services, restaurants, cafes, community and leisure uses. Streets and spaces will be enhanced to create a more welcoming place. Edmonton Green will be the main town centre for the new Meridian Water community and Meridian Water will provide new local jobs for Edmonton residents.</td>
</tr>
<tr>
<td>Edmonton Green will have an attractive, clean environment which reflects the areas history and heritage. There will be natural and civic open spaces that are easily accessible for all members of the community through improved walking and cycling links across the A1010 corridor.</td>
</tr>
<tr>
<td>New housing and jobs will be encouraged to deliver high quality homes and wider regeneration benefits for the area. There will be more opportunities for the community to come together and positive activities for young people.</td>
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**Masterplan aims**

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

**Questions**

a. Do you agree with the vision?

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

If you ticked no, please explain your reasons for this.

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

d. Is there anything else you would like to add?
4. The Issues and Options

4.1. The town centre

The London Plan identifies Edmonton Green as a district town centre in need of regeneration. The Upper Lea Valley Opportunity Area Planning Framework also identifies the A1010 corridor as having potential for new mixed used developments to deliver regeneration. The Core Strategy states that Edmonton Green town centre should have more of a wide range of uses and identifies space for additional shops in Edmonton Green but does not say where these should go. The masterplan provides the opportunity to be clear about what type of new shops and services are needed, and where these should go or.

If you don’t think new shops are required, please tell us what other kinds of uses and facilities should be encouraged in the town centre and where these should go.

ISSUE 1. WHAT WOULD ENCOURAGE MORE PEOPLE TO SHOP IN EDMONTON GREEN?

1a. Please add your comments here

ISSUE 2. SHOULD THERE BE MORE SHOPS AND SERVICES IN EDMONTON GREEN AND IF SO WHAT TYPE?

Options

2a. More of the same type of shops that are there already.

2b. More stores like clothes shops, chemists, book shops.

2c. No more shops are needed, instead concentrate on other uses in the town centre like cafes, restaurants, leisure facilities and/or other services like hairdressers, banks, florists, and dry cleaners. Please write in if you have a specific use in mind.

2d. Please write in any other type of shops or services you would like to see in Edmonton Green town centre.

2e. Please write in any uses you would like to see less of in the town centre.

Please use this box to make further comments
(TO BE ADDED BELOW ALL ISSUES AND OPTIONS QUESTIONS)

ISSUE 3. WHERE SHOULD NEW SHOPS GO?

The Council has town centre boundaries; Edmonton Green is one of our district town centres (add map). The centre is quite a large area and we would like to find out where you think new shops should be located in the town centre.

Options

3a. In the shopping centre
3b. Along Fore Street
3c. Along Church Street
3d. Provide shops in other places, please tell us where.

**ISSUE 4. EVENING ECONOMY E.G. RESTAURANTS, BARS AND EVENING LEISURE USES (SUCH AS CINEMA, BOWLING ALLEY ETC).**

*Options*

4a. What would encourage you to visit Edmonton Green in the evening (for example more bars, restaurants, entertainment venues, arts and cultural uses)?

4b. Should there be more bars and restaurants or other evening facilities in Edmonton Green?

4c. If you agree what types of uses would you like to see?

4d. Where should these uses be provided e.g. Fore Street, Church Street, in the shopping centre?

**ISSUE 5. THE MARKET**

5a. How can the market be improved?

(e.g. different location, range of stalls, size of market, different layout, different opening times)

**ISSUE 6. EVENTS SPACE**

6a. Is there enough space in the area for parties, functions, celebrations and events? If you answer no please tell us what type of space is required and where it should be located.

**ISSUE 7. WHERE YOU SHOP**

It would be helpful if you told us where you go for:

a. Weekly supermarket shop
b. Day to day ‘top-up’ shopping like milk and bread
c. Clothes shopping and larger items
d. Social activities like restaurants, bars and cafes
e. Leisure uses like the cinema, bowling, music venues, theatre.

**ISSUE 8. THE SHOPPING CENTRE**

The shopping centre is a major feature of the area because of its size and height of the buildings. The masterplan will consider if we should make changes to the shopping centre to improve its appearance and make sure it is better connected to the surrounding area.
a. Include specific requirements in the masterplan to ensure quality design of any future changes to the shopping centre (to create a more outward looking centre that relates better to surrounding areas and a more attractive centre).

b. Make the entrances to the shopping centre more attractive and safer and improve existing routes through the shopping centre.

c. Consider parts of the shopping centre for redevelopment/improvement. If you agree please tell us which parts of the shopping centre we should focus on.

d. All of the above
4.2. Arts, culture and tourism

Edmonton Green has a number of arts and cultural facilities and events such as the Art Zone in the shopping centre and Millfield Theatre on Silver Street, the Gallery Fore in Angel Edmonton and the Edmonton Carnival. The masterplan offers the chance to build upon the existing facilities and improve access to these, as well as provide new facilities. The Core Strategy identifies town centres and regeneration area as the best location for new arts, cultural and tourist facilities.

There is also a need to improve connections to the Lee Valley Park and the facilities there such as the sports centre, walks and other sports and leisure activities.

ISSUE 9. ARE THERE ENOUGH ARTS AND CULTURAL FACILITIES IN EDMONTON GREEN?

ISSUE 10. IF YOU SAID NO, WHAT TYPE OF FACILITIES SHOULD BE PROVIDED AND WHERE SHOULD THESE GO?

ISSUE 11. SHOULD MORE HOTELS BE PROVIDED IN EDMONTON GREEN? IF YOU ANSWERED YES, WHERE IS THE BEST PLACE FOR THESE?

ISSUE 12. WHAT WOULD ENCOURAGE YOU TO VISIT THE LEE VALLEY PARK?
4.3. Jobs, skills and education

Enfield has a very strong business base and a large amount of employment and industrial land in the Lee Valley. There are several industrial sites just outside Edmonton Green that provide employment opportunities including the Claverings Industrial Estate, Eley Estate, Montagu Industrial area, Aztec, Edmonton Eco-Park as well as smaller industrial sites. There is also potential to provide new local jobs through new uses in the town centre.

Our Local Economic Assessment (2011) indicates low rates of new business start-ups so there is a need to increase the numbers of new businesses, maintain the survival rate of existing businesses and help them grow and expand.

The planned redevelopment of Meridian Water is expected to create thousands of new jobs which residents of Edmonton will be able to access easily.

**ISSUE 13: HOW CAN MORE EMPLOYMENT AND JOBS BE PROVIDED IN THE AREA?**

11a. Protect business premises even if the building has been left empty for some time (this will mean it can’t be turned into another use like a shop or a community use).

11b. Create a link between the skills taught at schools and colleges with local employers.

11c. Include policies in the masterplan which seek flexible low rent business units for small and medium sized business to be provided as part of new developments.

11d. Allow vacant offices to be converted to other uses that will provide jobs like a shop, estate agents or workshops.

11e. Require new developments that are built in the area to train and employ local people in their construction and also provide local jobs in the final use of the site (for example in a hotel or shop).

11f. Require new developments to fund local education and training courses (like ESOL) through Section 106 agreements.

11g. Provide more wi-fi hotspots and affordable meeting places so that people can work in a more flexible way.

**ISSUE 14: INDUSTRIAL SITES**

There are no protected industrial sites in the masterplan area (this is where the Council designates land for industrial uses like factories and warehouses and any other use of the land is not allowed). However there are a number of industrial sites in Edmonton Green which are not protected (such as the Brettenham Road Industrial Estate and some sites along the Edmonton Green railway line). The masterplan is an opportunity to take a pro-active approach to the future of these sites, particularly those which are not best located or suited to their current use, and encourage a better mix of uses and the creation of more jobs.

(ADD MAP OF INDUSTRIAL LAND USES)
a. Do nothing/ keep things as they are.

b. Keep the sites in industrial use but try to improve their appearance and the range of uses and jobs they offer.

c. Identify industrial sites which can be converted to other uses such as housing, or other types of employment space like accommodation for new businesses.

**ISSUE 15. WHAT LOCAL TRAINING OPPORTUNITIES WOULD YOU LIKE TO SEE (OR SEE MORE OF)?**

**ISSUE 16. WHAT TYPE OF LOCAL JOBS WOULD YOU LIKE TO SEE CREATED? (FOR EXAMPLE RETAIL, INDUSTRIAL, CATERING, CONSTRUCTION)**

**ISSUE 17. CREATIVE INDUSTRIES (FOR EXAMPLE ARTS, MEDIA, FASHION)**

a. Should more creative industries be encouraged in Edmonton Green?
4.4. Housing

There is a need to provide more homes in London to meet the demand of the growing population. The draft Upper Lee Valley Opportunity Area Planning Framework (2011) identifies the A1010 corridor, including Edmonton Green, as a Growth Area for new homes and jobs. The masterplan is an opportunity to plan for housing growth in a co-ordinated way and we can make sure that there are enough community facilities and capacity in transport to cope with housing growth. The delivery of good quality new housing is a major factor in regeneration and helps to bring other uses (such as retail, leisure and community buildings) into an area.

Our Draft Housing Strategy (2011-2026) aims to increase housing supply and improve the quality of homes and neighbourhoods and contribute to strong communities as well as improving management and quality of homes in the private rented sector. The Core Strategy identifies specific areas for housing growth as Central Leeside, North East Enfield (Ponders End), Enfield Town, the North Circular Road and town centres. The Council is preparing an Estate Renewal Strategy which will identify Council owned housing estates for improvement and redevelopment.

The London Plan sets out the need to provide more homes, a better mix of homes, and create mixed communities. A more balanced mix of tenures should be sought in all parts of London, particularly in some neighbourhoods where social renting is high. This applies to Edmonton Green.

The Core Strategy (2011) sets out targets for the type of housing to be delivered in Enfield including: 40% affordable housing, the need to deliver larger family houses, and a requirement for affordable housing to be made up of 70% social rented homes and 30% shared ownership (intermediate) housing. The evidence shows that there are a large amount of social and private rented homes in Edmonton Green, and some are poor quality. The large amount of rented accommodation leads to a high numbers of people moving in and out of the area.

Despite investment, land values and house prices in Edmonton Green are low compared to other parts of the borough. This presents a good opportunity to attract first time buyers but some local residents still find it difficult to buy a home of their own.

ISSUE 18: NEW HOUSING

Options

a. Identify sites in the masterplan area where new homes can be built.

b. Identify Edmonton Green as a Growth Area for new homes and jobs and set a target for the amount of new homes to be built over the next 10-15 years (we have done this in the other regeneration areas).

c. Encourage new homes to be delivered on all sites that come forward for development (known as mixed use schemes).

d. All of the above.

e. None of the above.
ISSUE 19: WHAT KIND OF HOUSING SHOULD BE PROVIDED IN EDMONTON GREEN?

a. Apply the Core Strategy policies to all new housing developments (40% affordable housing to be provided on all sites with a mix of 70% social housing and 30% shared ownership/intermediate units).

b. Deliver more intermediate (shared ownership) and private (houses to buy on the open market) housing than required in the Core Strategy, rather than affordable housing, to create more of a balanced community.

c. What kind of housing (e.g. 1 and 2 bedroom flats or large family homes) should be provided and should different sized homes be located in different places? Please tell us where.

d. Provide housing especially for specific groups such as older people or other people with specific housing needs. Please tell us what groups you think we should provide housing for.

e. Please tell us about what kind of housing, or anything else, that would encourage you to stay in Edmonton Green rather than moving to live somewhere else.

ISSUE 20: HOMES FOR RENT THROUGH PRIVATE LANDLORDS

Edmonton Green has a high proportion of homes that are rented through private landlords. These homes play an important role in meeting housing need; however there is a need to improve the quality and make sure it is properly regulated. High levels of private rented homes in an area do not create a settled and stable community. The masterplan can’t control the sale of private homes on the open market and who buys them but there are measures that can affect this.

a. Work with developers to discourage buy to let in the marketing materials for new housing.

b. When the Council owns the site that is being developed for housing we can include a requirement in the agreement with the housing developer that buy to let units will not be promoted and will be avoided where possible.

c. We can write into the planning permission on all new housing developments that the sub-letting of leases will not be allowed.

d. All of the above.
4.5. Transport

ISSUE 21. HOW COULD MORE PEOPLE BE ENCOURAGED TO WALK AND CYCLE IN EDMONTON GREEN?

The draft Upper Lee Valley Opportunity Area Planning Framework (2011) identifies a lack of east-west connectivity in the Upper Lee Valley corridor, including in Edmonton Green. The A1010 road is the main north-south traffic route running through Edmonton Green and, despite the number of pedestrian crossings, is a barrier for pedestrians and cyclists.

Edmonton residents must be able to easily access jobs in the Lee Valley industrial corridor, including those planned at Meridian Water. Walking and cycling provides a sustainable, low cost and healthy way to access these opportunities.

A number of things are already in place or planned, including:

- An improved walking route from the back of the shopping centre along Salmons Brook to Montagu Recreation Centre as part of the Environment Agency flood alleviation scheme.
- Pymmes Brook and Salmons Brook are part of the Green Chain walk.
- A new Greenway route for pedestrian and cyclists in the heart of Edmonton Green from west of the A1010 to Meridian Water via Cemetery Walk. An additional east-west Greenway route is also planned to link Pymmes Park and Craig Park.

Map shows existing and proposed green way routes; Blue line (national cycle network), Green line (existing greenway cycle routes), Dotted green line (Proposed greenway cycle routes).
Options

TO ADD: DIAGRAM OF PROPOSED ROUTES FOR IMPROVEMENT

1. Improve key walking and cycling routes:
   a. Church Street under the railway bridge and through to the shopping centre
   b. Extend the existing pedestrian/cycle route along Cemetery Path across Montagu Road to Meridian Water to Edmonton Green along the old railway line (a new guided bus route is also being considered here)
   c. Consider opportunities to improve the Green Chain Walk through the shopping centre.
   d. Focus on the completing the two Greenways cycle routes.
   e. All of the above
   f. Please identify any other routes you think should be improved or created for walking and cycling, cycling and public transport).

2. Provide more cycle parking – please suggest locations where it is needed.

3. Provide more pedestrian crossing points across the A1010 – please suggest where they are needed.

4. Reduce the amount of road space for traffic and give more space for pedestrians/streetscape improvements.

ISSUE 22. HOW CAN WE IMPROVE PUBLIC TRANSPORT?

The area has good public transport links and a high Public Transport Accessibility score along the A1010 road.

Edmonton Green is the busiest station in Enfield, used by over 3 million passengers per year. Although Silver Street is less busy than Edmonton Green it is provides access to the southern end of the masterplan area and to key destinations, such as Angel town centre and North Middlesex Hospital. The new rail franchise that came into operation in February 2012 is expected to deliver improvements to the cleanliness and security of the stations.

At Edmonton Green station, tickets barriers have recently been installed and lifts are planned to be installed by March 2014 to create step free access to the station platforms. Improvements are also being made to the environment around Silver Street station and to the walking routes between the station and the North Middlesex Hospital.

Options

a. Try to improve the stations at Edmonton Green and Silver Street by installing better lighting and security

b. Improve the pedestrian link between the bus station and the rail station in Edmonton Green to make interchange easier.
c. Provide step free access at Silver Street station (this is already being provided at Edmonton Green).

d. Review the existing bus routes serving Edmonton Green. Please give us suggestions on changes to routes or new routes and where these could go.

e. Please give us any other suggestions you have.

ISSUE 23: CAR PARKING

The London Plan (2011) aims to reduce car use and promote walking, cycling and public transport. In locations with high public transport accessibility, car-free developments should be promoted (while still providing parking for disabled people).

The Core Strategy sets out the objective to promote sustainable transport in Enfield and reduce the need to travel by concentrating development in areas with good public transport links. Core Strategy, Core Policy 39 sets out the need to promote create better connections from Edmonton Green to nearby centres including Angel Edmonton and Enfield Town and the new community at Meridian Water, and to create safer, streets for walking and cycling.

Edmonton Green shopping centre has multi storey and surface car parking with a total of 900 spaces and a short stay car park with 32 spaces. Anecdotal evidence suggests that not all of these spaces are used on a daily basis. However, on-street parking on street is heavy in many parts of Edmonton Green, with residents, commuters and local workers competing for spaces. An initial consultation has taken place on a possible controlled parking zone (CPZ) and further consultation is planned.

Options

a. As the area has very good public transport links we could take an approach that minimises car parking in all new development and promote car free developments next to the train stations and near to the A1010 road.

b. Determine car parking requirements for individual planning applications based on the borough wide approach to parking set out in the Development Management Document (this is a planning document that sets out borough-wide standards for new development such as house extensions, parking, affordable housing etc).

c. Consider reducing the amount of car parks in Edmonton Green (probably in conjunction with the introduction of an on-street residents’ parking scheme) and using some car parks to provide development such as housing and jobs and help to regenerate the area.

d. It would be helpful if you can tell us if you think there is enough car parking for the shopping centre and any comments you have on the shopping centre car parks.
ISSUE 24. THE ROADS

The Core Strategy Policy 24 sets out proposed improvements to the road network in Enfield. The priority road improvements for Edmonton Green are:

- The A1010 Hertford road (North-South link)
- Improving accessibility to the Upper Lee Valley, particularly east-west connections, linking areas on either side of the West Anglia Rail line.

The Local Implementation Plan also identifies Edmonton Green as being in need of improvements to allow for better movement of pedestrians and vehicles. Work is being carried out with Transport for London to look at the operation of the A1010 and its parallel route, the A10 and the A1055 (Meridian Way/Mollison Avenue). However, there is also some feeling that too much road space is given over to the movement of traffic through Edmonton Green and that this takes away from the attractiveness and success of the town centre.

Large parts of the masterplan area are either already within a 20 mph zone or in an area where a 20mph zone is being put in place. These zones are aimed at making the area safer for residents, deterring through traffic and encouraging more people to walk and cycle.

Options

a. Keep the road layout in Edmonton Green as it is now.

b. Consider options to reduce the amount of space given to vehicles, particularly around the roundabout in front of Edmonton Green station, to create a more attractive town centre environment for pedestrians and cyclists and a better gateway to the area.

c. Reduce traffic congestion on the A1010 and improve traffic movement through the area.
4.6. A more attractive Edmonton Green

Pymmes and Salmons Brook flow through the area but the river environment and quality of the water could be improved. There are several listed buildings in the area including All Saints Church and Lambs Cottage. The Church Street and Fore Street Conservation Areas are not in good condition and could be enhanced. The Crescent Conservation Area is being enhanced as part of a Council initiative.

The green spaces in the area could be enhanced and made to feel safer so that they are better used and link with healthier lifestyles. The Enfield Landscape Character Study (2010) identifies the A1010 as a strong physical route that characterises the area, creating a harsh urban environment. The buildings in and around the shopping centre and along Fore Street are much taller and larger in scale than the residential areas. Gateways into the area are the A1010, Church Street and North Square/Mall and the train stations; the environment of all these areas could be improved.

The draft Upper Lee Valley Opportunity Area Planning Framework states that in the A1010 growth corridor heritage assets and civic buildings, such as squares and green spaces, should be enhanced. East-west connections in the corridor should be improved, particularly to the Lee Valley park.

The Core Strategy (2011) states that physical changes should focus on improving the function and appearance of Edmonton Green town centre and create a more attractive environment. Further housing, shops and employment will also be needed to reinforce and enhance the identity of the area, its role as a District Centre and to help bring about socio-economic change through the provision of training facilities, employment opportunities and to create a better mix of housing.

The open spaces in Edmonton provide an opportunity in playing a greater role in community cohesion, cultural diversity, health and reducing fear of crime. The Parks and Open Spaces strategy (2010) sets out the following for Edmonton Green:

- Improvements could be made to the quality of the following sites: Church Street Recreation Ground, Montague Recreation Ground and Craig Park.
- Opportunities should be taken to provide more children's play space (Montague Recreation Ground has just had new play equipment installed).
- Green links should be improved between open spaces.
- The Green also has opportunities to improve recreational provision in order to upgrade its status to a small local park. The site has basic landscaped and seating areas but these could be improved.

ISSUE 25. WHERE SHOULD WE FOCUS IMPROVEMENTS TO PUBLIC SPACES?

a. Please write in your suggestions here and explain what specific improvements are needed and why:

(e.g. train stations, parks and green spaces, river paths such as Salmons and Pymmes Brook or gateways into the area at the North Circular Road and/or Church Street)
ISSUE 26. HERITAGE AND CONSERVATION

a. Improving the existing Conservation Areas through planning guidance in the masterplan such as shop front design measures, signage controls, improved lighting and street decluttering.

b. Identify Conservation Areas and listed buildings to be enhanced. Please tell us which ones.

c. All of the above.
ISSUE 27. TALL BUILDINGS

Edmonton Green has a number of tall buildings. The Development Management Document will set a borough-wide approach to locations for new tall buildings. The masterplan will also consider where tall buildings are appropriate in Edmonton Green by taking a more local approach.

a. The masterplan should identify specific locations for tall buildings, based on the existing built form, conservation areas, public transport links and the need for regeneration.

b. The masterplan should not identify specific locations for tall buildings and instead individual planning applications for tall buildings should be determined based on Enfield-wide planning guidance set out in the Development Management Document.

ISSUE 28. OPEN SPACES

The Parks and Open Spaces Strategy (2010) identifies the parks and open space improvements for the area including: Church Street Recreation Ground could have improved planting and pathways, Craig Park could have improved pathways and improved maintenance of tennis courts, and Montagu Recreation Ground could have improved tree and shrub planting. The new equipment recently installed in Craig Park will improve access to children’s playspace in Edmonton Green.

a. Do you agree with the above improvements?

b. As well as the improvements set out above, what type of things could improve the open spaces? Please tell us which parks and open spaces in particular should be improved.
4.7. Community facilities

There are a number of community facilities in or near to Edmonton Green such as Arts Zone, Community House, Green Towers, Millfield House and Theatre, Craig Park and Youth Centre, Pymmes Park and Edmonton Green Library to name a few. However in some cases they are not very well advertised and can be difficult to find.

The masterplan is an opportunity to make sure that community facilities are well used and that they meet residents needs now and in the future. Examples of community facilities include:

- Recreation and leisure facilities
- Sports facilities
- Nurseries
- Health facilities
- Day centres
- Community halls and centres
- Places of worship
- Emergency services and policing
ISSUE 29 SPACES FOR COMMUNITY FACILITIES

a. Combine existing community buildings to create larger multi-use community spaces.

b. Keep existing community facilities where they are now.

c. Work with other organisations and groups to provide new community facilities as well as the ones that are available now (subject to funding). If you answer yes to this, please tell us what kind of community facilities should be created.

d. Improve on-line information, signage, routes and directions to existing community facilities and buildings.

e. Please tell us if there is anything that stops or discourages you from using the community facilities in Edmonton Green.

ISSUE 30. SCHOOL PLACES

Like the rest of Enfield and London, Edmonton Green has seen increased demand for primary school places in recent years. The latest figures suggest that this is likely to continue in Edmonton Green. More places have been provided in response to this demand. The Council is considering providing additional places at existing schools but the options to do this are becoming limited.

Additional primary and secondary school places are included in the Meridian Water Masterplan through the provision of a primary school and an academy that will offer both primary and secondary places. It is anticipated that the secondary school places will help to also meet demand from the wider Edmonton area as well as from the new community at Meridian Water.

The Council recently revised its strategies for the provision of primary and secondary places. **Further primary school places will be required in Edmonton and options are being explored to provide these. The draft masterplan will need to be clear about plans and places for additional school places.**

**Options**

a. Does Edmonton Green need more choice of primary schools?

b. Do you think there should be more choice of secondary schools in the area?

c. I would prefer to send my child to a school outside of the Edmonton Green Ward.
4.8. Clean and green

ISSUE 31. ENERGY (HEAT AND POWER)

The London Plan requires major developments to explore area/district wide heating and energy networks to create more efficient energy sources. A study is being carried out to demonstrate whether there is an opportunity to deliver a Decentralised Energy Network (DEN) in the Upper Lea Valley which development in Edmonton Green could be connected to.

a. Require all new development in the masterplan area to have the ability to connect to a district wide energy network in the Upper Lea Valley.

b. Explore a smaller, more local heat and power plant to serve development in the Edmonton Green area.

ISSUE 32. WATER QUALITY

Pymmes and Salmons Brook flow through the area; both rivers have been identified as having poor water quality. The Council is currently working with Thames 21 (a water charity) and community volunteers to organise clean-up events. Other opportunities include working with Thames 21 to increase awareness of water pollution and its impact on the environment and wildlife.

a. Continue working with Thames 21 to organise river clean-up events and recruit community volunteers to raise awareness of the impacts of water pollution.

b. As well as the above, work with other partners and landowners to help clean up the rivers and improve water quality.

ISSUE 33. ENVIRONMENTAL STANDARDS IN NEW DEVELOPMENTS

Sustainable design and construction is a priority for all new developments to reduce carbon dioxide emissions and limit the impact on the environment. Environmental standards for new buildings are set out in the London Plan, Core Strategy, and Development Management Document. The standards can often impact on the costs of construction and development.

a. Require all new development to meet the environmental standards set out in the Development Management Document.

b. Consider introducing environmental standards specific to Edmonton Green in order to take a more area-based approach to environmental standards, while also encouraging development and regeneration.

ISSUE 34. THE STREET SCENE AND ENVIRONMENT

Residents have commented on the need to clean up the environment in the area, reduce litter, and create a more attractive street scene and public realm.

a. Please tell us which areas you think we should focus clean-up operations and improvements on.
b. Please write in any other ideas you have to improve the cleanliness and appearance of the area.
4.9 Safer Edmonton Green

Edmonton Green has a high level of crime and anti-social behaviour compared to other parts of Enfield. The highest amount of crime in Edmonton Green takes place around the railway station, the shopping centre, the housing estates, and along Fore Street. The crime rate in the area has fallen slightly since 2008 along with the falling crime rates in Enfield. Violence against the person, residential burglary and theft from motor vehicles make up the majority of the crimes. Residents are concerned about young people being involved in crime.

ISSUE 35. PLACES TO FOCUS SAFETY IMPROVEMENTS

The masterplan can identify spaces and places where improvements to the environment can make places safer by opening up spaces, improving lighting, and closing alleyways.

Please tell us if there is anywhere in particular you think we should focus these improvements and what improvements are needed.

ISSUE 36. DESIGNING OUT CRIME IN NEW DEVELOPMENTS

Secure by Design is a set of standards for new development which make sure that any new building or spaces created make the area safer by creating opportunities for overlooking and public space, and reducing alleyways and enclosed spaces.

a. Require all new development to be built to Secure by Design standards.

b. Please give us any other suggestions you have.
4.10 Health and well-being

The health of residents in Edmonton Green is worse than in Enfield as a whole with more people reporting health problems, long term illnesses and a lower life expectancy. Particular health issues affecting the area are heart disease, cancer and mental health issues.

Obesity rates in children are a concern; obesity rates in local schools are higher than the Enfield-wide average. The teenage pregnancy rate in Edmonton Green is also one of the highest in the borough.

Consultation with residents has resulted in concerns expressed regarding the amount of fast food takeaways in the area and their impact on the health of residents, particularly children.

Evidence also suggests there is less participation in sports and physical activity in Edmonton Green compared to other parts of the borough. As well as the Edmonton Leisure Centre, the Council runs a number of Everybody Active sessions in the area including Street Soccer, Street Dance and Self Defence.

ISSUE 37: HEALTHIER LIFESTYLES

a. Do you feel there are enough facilities and places to keep fit and exercise in Edmonton Green? If not please tell us what you like to see e.g. outdoor sports, green gyms, running track, indoor classes.

b. Are there enough doctors and dentists in Edmonton Green? If not what additional facilities would you like to see and where should these be located.

c. What could be changed about Edmonton Green to encourage healthier lifestyles?

d. Should the Masterplan restrict the amount of new fast food takeaways in the area?
5. Development Sites

Part of the masterplan is about improving the area as it is now (such as existing green spaces) but the plan also gives us the opportunity to change the use of some sites, deliver new development and regenerate the area. A list of proposed development sites will be included in the draft masterplan along with proposed uses, designs and layouts. The masterplan will then plan for the level of development to make sure that transport, open spaces, community uses and school places can cope with the amount of growth planned.

a. Are there any particular sites or places which should be allocated for development or considered for a different use or uses?

b. If you identify any sites please tell us what alternative of new uses you would like to see developed in Edmonton Green e.g. shops, businesses, houses, hotels etc
6. Other comments

Are there any other issues which should be addressed by the Masterplan that are not included in the paper? Please write these below.
7. Appendixes

7.1. Glossary and key contacts - TO BE ADDED

7.2. The Planning System and Local Development Framework - TO BE ADDED

Enfield Core Strategy 2010

Core Strategy Policy 39 Edmonton

In the Edmonton area existing and new socio-economic programmes will be complemented by visible physical and public realm enhancements aimed to improve the function and reputation of the area. Physical change is likely to focus on reorganising the existing urban fabric of the Edmonton Green town centre to improve its function and appearance and create a more liveable environment.

Further housing, shops and employment will also be needed to reinforce and enhance the identity of the area, its role as a District Centre and to help implement socio-economic change through the provision of training facilities, employment opportunities and to create a better mix of tenures. In the wider context, interventions will promote better connections to nearby centres including Angel Edmonton and Enfield Town and the new community at Meridian Water, and help to create safer, more accessible streets for walking and cycling.

The Council will work with other members of the Enfield Strategic Partnership to develop a Single Implementation Plan to coordinate place shaping in the wider Edmonton/Central Leeside area. The Plan will focus on liveability as well as physical change in accordance with six overarching strands which together constitute the Partnership’s ambitions for the area:

- Improving travel and infrastructure;
- Supporting the young and the vulnerable;
- Pathways to prosperity;
- Delivering quality neighbourhoods;
- Ensuring stronger and cohesive communities; and
- Reducing health inequalities.