

**MINUTES OF THE MEETING OF THE GREEN BELT FORUM  
HELD ON TUESDAY, 9 JULY 2019**

**COUNCILLORS**

**PRESENT** Dinah Barry, Anne Brown, Dino Lemonides (Chair), Lindsay Rawlings and Alessandro Georgiou

**ABSENT** Tolga Aramaz

**OFFICERS:** Vincent Lacovara, Head of Planning  
May Hope, Local Plan Lead  
Harriet Bell, Heritage Officer  
Jessie Lea, Head of Strategic Property Services  
Stacey Gilmour. Governance & Scrutiny Officer

**Also Attending:** Approximately 22 members of the public

**1  
ELECTION OF CHAIR AND VICE CHAIR**

Councillor Dino Lemonides was appointed as Chair for the municipal year 2019-20. Councillor Lindsay Rawlings was appointed Vice-Chair for the municipal year 2019-20.

**2  
WELCOME AND APOLOGIES**

Councillor Lemonides welcomed everyone to the meeting and introductions were made.

He advised the audience that he was a Ward Councillor for Chase Ward and a lot of the green belt space in the borough sits within this ward. He also said that there appeared to be more planning enforcement issues in Chase Ward than the rest of the borough, and these were two of the reasons why he had put himself forward as Chair of the Green Belt Forum and he looked forward to future meetings.

Apologies for absence were received from Councillor Tolga Aramaz as he was required to attend tonight's meeting of the Overview & Scrutiny Committee. Councillor Dinah Barry was substituting for Councillor Aramaz.

**3  
UPDATE ON THE HERITAGE STRATEGY SPD AND THE LOCAL PLAN  
REGULATION 18 PUBLIC CONSULTATION**

**RECEIVED** an update from Vincent Lacovara, Head of Planning May Hope, Local Plan Lead on the Local Plan Regulation 18 Public Consultation.

**NOTED:**

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- (i) May Hope introduced herself and her colleagues and thanked the Forum for the invitation to attend the meeting to provide an update on the Local Plan Consultation as well as the Heritage Strategy.
- (ii) May reminded everyone what the Local Plan is and the journey so far.
- (iii) The public consultation for the draft new Local Plan and Heritage Strategy commenced for a period of 12 weeks from the 5<sup>th</sup> December 2018 to 28 February 2019.
- (iv) From March to June this year analysis of the consultation responses took place and informal engagement continued.
- (v) In parallel to analysing the responses, technical evidence base is also required to inform the Local Plan with Local Housing Needs Assessment and Gypsy and Travellers Needs Assessment underway.
- (vi) Projecting forward July- December 2019 preparation of the evidence base will continue. There will also be an interim stage of consultation on Infrastructure Projects and Priorities and Integrated Impact Assessment- scoping stage.
- (vii) Vincent explained what these technical pieces of work would entail.
- (viii) Some further details were provided on the consultation which included: a mailout to over 2,500 organisations and groups, launch of an engagement platform called Commonplace, Member sessions, briefings and 1:1s, 5 special area ward forums, 20 special meetings including Green Belt Forum, EREC, CAG and Residents' Associations, 6 drop-in sessions, 2 Duty to Co-operate sessions as well as bespoke consultation with the Enfield Youth Parliament and colleges.
- (ix) Extensive marketing had taken place before and during the consultation including posters and flyers in libraries, shop windows, GP surgeries and Council buildings. Flyers were handed out, adverts placed in local papers including the ethnic press and other local media publications and platforms. There had been an outdoor poster campaign and an E-Newsletter.
- (x) Catchment had extended to 400,000 people and in total 1,700 were received.
- (xi) Key themes from the consultation included housing growth, affordability, roads, public transport and community infrastructure.
- (xii) Evidence base coming forward will include: Local Housing Needs Assessment (which will define our target for new homes, types and tenures), Strategic Land Availability Assessment (where will homes and jobs go?), Small Sites Capacity Work, SIL Intensification, Colocation and Relocation, Burial and Crematorium needs, Integrated Impact Assessment, CIL review and Reg-123 List Review (to be broader once HIF is announced). May mentioned that this list is not exhaustive and other pieces of work could arise when we analyse the consultation responses.
- (xiii) The next steps of the Local Plan preparation process will be moving towards the next version for 2020.

Following May's update, the following questions/comments were raised:

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- Q. Please explain the Infrastructure Projects and Integrated Impact Assessment?
- A. The Local Plan is a planning framework for the Borough over the next fifteen years. As well as growth, infrastructure needs to sit alongside this. A list of Infrastructure Projects will eventually sit alongside the Local Plan and there will be an Infrastructure Delivery Plan. The Integrated Impact Assessment also sits alongside the Local Plan. There is a requirement to test the policies/options as they emerge against the impact on the environment, public health, equalities etc. An interim consultation will be defining the scope of this piece of work.
- Q. Will the infrastructure be completed first before any new housing development takes place?
- A. The Infrastructure Delivery Plan will set out when the infrastructure should be delivered. It will set out the phasing and when the triggers are for the different types of infrastructure to be delivered.
- Q. These plans are all well and good but who is going to enforce these delivery plans as building more housing before the necessary infrastructure is in place would be disastrous.
- A. Infrastructure Delivery Plans are updated regularly and used to agree funding for projects. Multiple delivery bodies deliver the infrastructure, therefore the purpose of implementing this plan is to talk to these other agencies to discuss what is needed and when.
- Q. Can Enfield Council include the local free newspaper 'Enfield Dispatch' in future marketing communications?
- A. Yes, we will ensure this is included when we consult on the next version of the Local Plan.

**Action: May Hope**

The Chair thanked May and Vincent for their updates. He concluded by saying that the consultation is ongoing, the Local Plan is not yet final and is still only a draft version. He added that it is real balancing act, the Mayor of London wants more homes but also wants to safeguard the Green Belt (which makes up approximately 30% of Enfield) as well as Strategic Industrial Land (SIL). Residents added that Enfield has plenty of brownfield land that could be used for.

**RECEIVED** an update from Harriet Bell, Heritage Officer on the Heritage Strategy SPD.

### **NOTED:**

- (i) Harriet thanked everyone for their responses to the consultation and said that heritage is more than just bricks and mortar and is about the heritage of the communities in Enfield.
- (ii) A new Heritage Strategy is needed to embed a new strategy within mainstream thinking, safeguard heritage, for funding and investment, engagement and participation and it also provides and opportunity to

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drive good place making as part of the growth agenda. It will also be a Supplementary Planning Document (SPD) to the Local Plan.

- (iii) The key messages for the Enfield Heritage Strategy 2019-24 are:
- Heritage informing the Borough's growth;
  - Design quality and underpinning placemaking;
  - Making museum and archive collections more accessible;
  - Increasing museum audience development;
  - Recognising the heritage of different cultural groups.
  - Opportunities for inward investment and partnership working.
- (iv) The public consultation had run from 5<sup>th</sup> December 2018 to 28 February 2019 alongside the Local Plan. There had been 35 responses to the consultation. 40 responses had also been received to the Heritage Strategy question on the digital engagement platform as well as 100 responses to the heritage question that had been included in the Local Plan consultation.
- (v) Some of the key themes from the consultation responses included:
- balance between conserving heritage and pressure for growth, including heritage-led regeneration & a heritage champion;
  - Design quality in heritage conservation;
  - Importance of green spaces and waterways;
  - Greenbelt as heritage;
  - Trees- parks, private and street trees;
  - Significance of under designated heritage assets;
  - Importance of local heritage groups;
  - Funding;
  - The future of Broomfield House and Park
- (vi) Following consultation changes were made to the draft document. It was then approved for adoption by the Local Plan Cabinet Sub-Committee on 27<sup>th</sup> June 2019 and will soon be available on the Council's website.
- (vii) Harriet concluded by thanking everyone for their engagement. Responses and comments had been listened to and she hoped this was evident in the revised document. Vincent thanked Harriet and her team for their hard work and commitment and said that the new document had been very well received by Historic England and the GLA had also stated that it is a pioneering piece of work.

Following Harriet's update the following questions/comments were made:

- Q. What is happening with regards to the Heritage Champion?
- A. As far as we know the Council Administration is keen to appoint a Heritage Champion. However, the approach that will be taken to do so is not yet known so it is too early to confirm who or when this will be. The Chair said that this needed to be brought to the attention of the Cabinet Member for Environment and Sustainability so that this matter could be progressed.

**Action: Harriet Bell**

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- Q. Does the Heritage Champion have to be a Councillor or part of the Administration?
- A. The national convention has been that the post has been part of the Administration. Harriet said that her concern would be that if the post wasn't filled by a member of the Administration, would anyone else really hold any clout? She agreed to take this matter away for further discussion.
- Action: Harriet Bell**
- Q. What steps can be taken to taken to secure Lodge house in Ponders end on the local list? This building is 300 years old and a real gem for the borough.
- A. We have in place a six-monthly review for new inclusions to be put forward, using the same criteria as the initial Review. Residents were therefore encouraged to put this forward and it was agreed that this had now been formally done as part of this meeting. Harriet advised that supporting information would still need to be submitted as for the initial Review.
- Action: Harriet Bell**
- Q. Can we have any faith in planning? For instance, you have just built a block of flats in the middle of Forty Hall conservation area which are totally out of character with the area. There is no point in residents completing consultations/questionnaires if their views are not listened to.
- A. Conservation areas are not about stifling change. However, Planning will continue to carefully evaluate heritage issues to ensure that they reflect the character of the area. Enfield is well placed to take on what is being suggested in the London Plan regarding change of character. We already have a good understanding of the area's character and heritage as reflected in documents such as conservation area appraisals. We have the commitment to using good design and it is hoped that the Heritage Strategy is going to help inform and manage growth. This document will help protect against some of the concerns regarding change of character which it is recognised that many residents may have.
- Q. What is currently happening at Broomfield Park?
- A. Councillors Barry and Rawlings noted that another wetland has been implemented to increase the biodiversity in the park. Huge support has been received from the Friends of Broomfield Park and further work has taken place to remove the algae from the boating lake. Residents can be assured that wildlife is not being destroyed.

General discussions then took place relating to various developments/ planning applications in the Borough for example Southgate Office Village and the TFL car park at Cockfosters. Vincent advised that as these discussions referred to 'live planning applications' he was not in a position to comment on these individually. He did however add that any proposals coming forward would be subject to the usual planning process.

Residents also expressed their concerns about the size of elevations in proposed future developments. Vincent explained that in the period since the Core Strategy was adopted the London Plan has been revised. That is why we absolutely need to have an up to date plan in place. Developers won't just be looking at our Local Plan but also the London Plan and this will give them the comfort to come forward with planning proposals. Our Local Plan must be in general conformity with the London Plan, which states that any tall building proposals should ideally follow a plan-led approach. If we have a sound up to date local plan in place this gives us the strength to identify where tall buildings are more appropriate, reject or support proposals and support our decisions at appeal if necessary. These discussions reinforce the importance of the Heritage Strategy and Local Plan Review.

The Chair thanked Harriet, Vincent and May for attending the meeting and for their interesting and informative updates. It was agreed that further updates on the Local Plan would be provided to the Green Belt Forum as it progressed.

#### **4**

#### **UPDATE ON THE PROPOSED PLANS FOR WHITEWEBBS PARK**

RECEIVED an update from Jessie Lea, Head of Strategic Property Services.

NOTED:

- (i) Whitewebbs Park Golf Course is located at the northern border of Enfield and is a 103 acres, 18 hole golf course with club house and pro shop. The golf course, which does not recover its operating costs, is laid out over undulating parkland, but requires significant investment to bring it back to modern standards. The course has two basic club houses, one of which is dilapidated, a pro shop and a mobile catering concession. There is significant competition, with 19 golf courses within a 20 minutes' drive from Whitewebbs Park.
- (ii) In 2017, Property Services undertook a marketing exercise to award a lease for Whitewebbs Golf Course. It was stipulated within the marketing offer, that a part golfing use of the site was to be retained.
- (iii) Following a review of the terms of the proposed lease for Whitewebbs Park Golf Course in November 2018, the award of the lease was halted due to identification of key issues. The key issues which were considered not to be in the Council's best interests were:
  - The length of the proposed lease;
  - The type of use proposed in terms of long-term viability;
  - Likelihood of planning consent being granted.
- (iv) In view of the above a new marketing exercise has been undertaken to award a lease for Whitewebbs Park Gold Course. To maximise the level of commercial interest in Whitewebbs, the Council will not restrict bidders to golfing use only of the site but will encourage a creative response to the opportunity, which will provide both a financial outcome for the Council and be beneficial for the local community.

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- (v) Evaluation of the bids received will be undertaken by the internal team comprising of officers from Commercial, Property and Planning, to optimise the delivery against wider Corporate Objectives and in compliance with s.123 of the Local Government Act 1972.
- (vi) The evaluation criteria will take into account financial returns as well as economic, social and environmental well-being criteria, to obtain the optimum result for the Council and the local community.
- (vii) The key aim is to ensure public access is maintained as well as increasing use. The Council is therefore looking for a partner to take on the lease and invest in the site thereby helping to keep this green space sustainable and open for public use.
- (viii) The Council are consulting with the Friends of Whitewebbs Park throughout this project, to ensure that park users views are represented and the best outcomes for local people are achieved. Some great ideas for the site have been put forward. These include adventure golf, zorbing, archery, climbing and target shooting to name but a few.

Following Jessie's update the following questions/issues were raised:

Q. Given that the roads around Whitewebbs are narrow and rural, is it not foolish to encourage any extra traffic?

A. Any plans that come forward will have to go through the full strategy planning process. Therefore, issues such as this would be addressed at this stage.

Q. Would a good solution for Whitewebbs Park not be greening?

A. This is something that can be investigated further.

**Action: Jessie Lea**

Q. What will the Council do to safeguard the biodiversity with any future investment?

A. We are currently in the process of finalising the evaluation criteria. We can therefore score bidders on how they will look after the biodiversity of the park and increase it.

**Action: Jessie Lea**

Q. Such a large area of this green space has been 'let go' by the Council. How do you therefore intend to promote investment to ultimately sustain the park?

A. There is a recognition that there has been a lack of investment over the years. It is challenging to find people/businesses who will pay rent to enable us as a Council to sustain the park. Anyone interested in bidding is welcome to get in touch with us. The tender offer will be on the market in a few weeks' time.

Q. Why will this marketing exercise be any more successful than the previous one which was halted in November 2018?

A. The original marketing exercise had been restricted to golf use. Going forward it has been about understanding that there are a lot of other diverse uses for the site therefore this new marketing exercise has not

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restricted bidders to golfing use only of the site but has encouraged a creative response to the opportunity. We are open to any bidder who wants to talk to us who meets the Council's objectives.

The Chair thanked Jessie for her informative update, and it was agreed that this item would come back to the Green Belt Forum in six-months' time for a progress report.

**Action: Stacey Gilmour/Jessie Lea**

**5**

### **MINUTES OF THE MEETING HELD ON 29 JANUARY 2019**

AGREED the minutes of the meeting held on the 29<sup>th</sup> January 2019.

**6**

### **ANY OTHER BUSINESS**

#### Informal Footpath from Rammey Marsh Open Space to New Ford Road (Waltham Cross)

A resident asked for an update on the latest position with the above item. He said that he had suggested a meeting with Council Officers, The Lea Valley Regional Park Authority and Hertfordshire Countryside Management to progress matters, but to date this had not occurred.

#### **\*Post Meeting Note\***

#### **Response received from Dominic Millen, Group Leader, Transport, Planning & Policy:**

'The Rammey Marsh – New Ford footpath already has surface material but is not signed. Given this is an informal path, which the Council is not responsible for signing or mapping, and there are currently other priorities to be addressed, this is a low priority. However, given that there is some interest in this link, the Council will look at this as resources allow, which realistically means late 2019 at the earliest.

#### Provision of Pavement along Cattlegate Road between Crews Hill Golf Club and M25 over bridge by Cattlegate Farm

A resident raised the above item and felt that this is a missing link in Enfield's footpaths network. The public footpath across Crews Hill Gold Course deposits pedestrians on Cattlegate Road without a pavement. For those heading out further into the countryside a half mile walk along Cattlegate Road to the M25 over bridge is necessary. Cattlegate Road is nowadays busy with fast moving traffic. This is fraught with danger and the provision of a pavement along half a mile of Cattlegate Road would greatly improve pedestrian safety.

It was understood that the Mayor for London has some funding, 'Green Capital Grants' specifically to improve public access to green space across



the capital. It was therefore asked if Officers could explore the possibility of securing some funding to bring about the necessary improvements.

**\*Post Meeting Note\***

**Response received from Dominic Millen, Group Leader, Transport, Planning & Policy:**

'Providing a footpath along Cattlegate Road will require additional investigation, although it is likely to be costly because of the length of footway required and challenging due to the presence of a drainage ditch. There would also need to be a crossing point provided because the only available public highway is on the north of Cattlegate Road. Whilst the Council does not have funding to undertake feasibility work at this time, assuming this is a well-used route, it can be added to our schemes for further development.

**7  
SUGGESTIONS FOR FUTURE MEETINGS**

Suggestions for future meetings were agreed as follows:

- Environmental Enforcement Action in the Green Belt.
- Update on Strategic Review of and disposal of Council land and assets.
- Ivy presentation.
- Terms of Reference of the Green Belt Forum – to review the TOR to include quarterly meeting dates and to widen the remit of the Forum to include environmental issues.

**8  
DATES OF FUTURE MEETINGS**

**NOTED** that the date of the next meeting was scheduled in the Council calendar for Wednesday 15 January 2020.

However, Members and residents requested quarterly meetings of this Forum as had previously been the case. It was therefore agreed that the next meeting would take place in October 2019. A date would be notified as soon as possible.

**Action: Stacey Gilmour, Governance & Scrutiny Officer**