

London Borough of Enfield
Development Management
PO box 53
Civic Centre
Silver Street
Enfield, EN1 3XE

Dear Sirs,

Objection to Planning Applications P12-02858PLA and P12-02859PLA

I wish to call upon London Borough of Enfield to reject these planning applications and to require Notting Hill Housing Trust to propose a scheme more in sympathy with the local area.

I object on the following grounds:

1. There is no evidence that previous wide-spread objections by local residents have been taken into account. The scale of the development, with its four and five storey blocks is visually overwhelming and oppressive to the residents of properties adjacent to the development, particularly in Pymmes Close, Broomfield Road and Westminster Drive.
2. The architecture is totally out of keeping with the area, which is mainly traditional terraced and semi-detached homes of no more than two storeys.
3. The unique semi-rural of Broomfield Road, which includes a row of farm workers' cottages (Broomfield Cottages) dating from 1850, will be destroyed and local distinctiveness will be lost.
4. The development will see the destruction of large mature trees, the disappearance of the wildlife they support and reduction of air quality.
5. There is inadequate parking provision. This was one of the principal public complaints voiced at public meetings yet only 81 car parking spaces are planned for 125 housing units, which is only 64%. Parking earmarked for the development sites 6A and 6B will actually encroach on existing parking spaces used by residents of Broomfield Road, and parking for the development will inevitably spill out into the adjacent streets, which are already full to capacity.
6. The already hazardous junction of Broomfield Road and Bowes Road will become even more dangerous with the increased volume of traffic unless traffic lights are installed. Risk assessments undertaken on 18th June 2013 indicate that both vehicular accesses proposed to/from the A406 are very hazardous.
7. Pedestrian Access is poorly planned and a better solution is required. Pedestrians have three choices when crossing to the south of the A406:
 - a) Walk to the crossing at Powys Lane (about 125 yards away)
 - b) Walk to the crossing by the New River (about 172 yards away)
 - c) Take a chance and cross both flows of traffic via the central reservation.Clearly option c) is very dangerous, but a) and b) involve taking an indirect and inconvenient route to amenities or rail stations.

A better solution is to move the New River crossing either to the eastern end of Lynton Court (opposite the existing eastbound bus stop), or to provide a crossing from Site 6 to Livingstone Road. This would then allow direct routes to amenities and the rail stations.

8. The Council's presumption against back-land development means that there is no justification for the mews development at all. The justification used on Site 11 was that the development backed on to the Broomfield School playing field. Here it doesn't so there is no justification at all.
9. The population on Site 6 is set to rise by about 300%, which indicates that people are being crammed on this site in a ward where housing density is already higher than the borough average.

Yours faithfully,

NAME:

ADDRESS:

CONTACT DETAILS (EMAIL/PHONE):

DATE: