

## **Broomfield Home-owners and Residents Association (BHORA) response to the North Circular Area Action Plan (NCAAP). Towards the Pre-submission Stage. February 2012**

Bhora covers the section within the AAP zone from Green Lanes heading west up to the railway line. Bhora was established in 1929 and holds 2 public meetings a year.

Q01. What is your image of the area?

The area our association covers includes homes, shops and empty sites along the A406. Over the past 40 years this stretch has had no investment and looks more than shabby. However we work with and consult with our members and at present we have a very positive feel and hope that the Enfield Council and Notting Hill will work with residents to bring about good quality family homes, shops that fulfil our needs, restaurants, cafes, community centres and leisure facilities. We look forward to a greener and softer environment that makes the most of the interesting and historical buildings we have ie Ritz Parade, Bowes Library, Arnos Pool, Arnos Grove tube station.

Q02. Do you agree with the position on future A406 improvements?

Paragraph 2.3 states “.. significantly increasing the road capacity of this part of the A406...” This TfL road scheme does not aim to increase road capacity but to improve safety and the environment. The aim is for traffic not to rat run off the A406 onto side roads but to stay on the A406 so it will naturally have to absorb more traffic. Traffic flow will be limited by the railway line that crosses the Telford Rd, it is not possible to widen the road at this point do to supporting columns of the railway bridge.

Q03 Do you agree with the vision for the area?

The statement on page 20 reads very well but why does the council think that ‘high quality housing’ will be built here. At time of writing this response Notting Hill Housing Trust have submitted 2 planning applications, the first of many. Their proposal is no so ‘high quality’ but ‘high density’. It is hard for us to take seriously words in a document when housing developers have different plans. Whilst the councils aim may be ‘sustainable communities’ NHHT aim to make huge profits. What is meant by ‘sustainable communities’?

Q04. Is there anything missing from the vision?

As said above, this vision is words on paper and there is little true consultation. It very much feels to the local community that consultation means the council and their various consultants ‘tell us’ what they are going to do rather than a proper discussion. We have attended many public meetings, written our ideas on pink sheets of paper, on post it notes, on large white panels, we have watched films of our area but still Notting Hill, and others, seem to be able to do what they want. NHHT consultation process includes only their tenants and not the wider community.

Q05. Have we got the right objectives for the area?

The objectives section reads like consultant twaddle, using current fashionable terminology but with no specifics. This section is written in broad and bland terms. It may be useful to have a workshop with local people and ask for specific objectives that we can all aim towards.

Q06. Do you think more school places are required?

Obviously. An extra form at Garfield will absorb the extra children on the Ladderswood Estate but it will not provide places for the children who will live in the new refurbished NHHT or the brand new homes that NHHT and others plan to build along the A406. Bowes school is already over subscribed, Bounds Green school some time ago contracted from a 3 to a 2 form intake and the two local catholic schools are also over subscribed by children who live very close by. A new primary school is needed and NHHT should be expected to fund the building of a new primary school with the profits they raise through rent and sale of their new homes.

Q07. If so where is the best place to increase provision?

A new local site is needed.

Q08. Are there any other locations that would be suitable for new or improved health facilities?

If NHHT and others plan to bring so many more people into the area, an area where local hospital services are contracting a quality 7 day a week walk-in centre would be needed.

Q09. What kind of health facilities are needed?

7 day a week walk-in centre.

Q10. Do you think existing local centres are the best and most appropriate locations for new community facilities?

A very broad question. What 'new community facilities'? Leisure centre? Community centre? Maybe a new leisure centre could be build on the Broomfield School site and shared by pupils and community?

Q11. Are these the right spaces to improve if the opportunity arises?

'If the opportunity arises'? we thought it was going to happen! We thought that at last the council planned to invest in our area and encourage the private sector to invest here.

Q12. Are there other spaces we should be looking to improve or provide access to?

Q13. Do the local rivers and water courses present opportunities?

The options are to either open them up, encourage the local community to use them which in turn prevents crime or close them off. It would be better to open them up and see them as a community facility.

Q14. What sort of improvements would you like to see?

Q15. Are there enough play areas for children or playing fields in the area?  
With 2000 new dwellings anticipated it is vital that play areas, playing fields and places for people to walk to and get out of their flats (mass of conversions in recent years plus all the new NHHT flats) are provided. However the empty plots along the NCR are not necessarily appropriate spaces to play and relax but they should be kept and planted up with trees and shrubs to absorb both noise and air pollution.

Q16. Do you agree with this approach to backland development.  
No

Q17. Do you agree that, where possible and practical, rear access yards should be controlled with gated access?  
Yes

Q18. Is air quality an issue for you?  
Obviously. Poor air quality leads to ill health and death! Plants and trees other than the TfL 'twigs' are vital if we are to improve the look of the area and the quality of the area. We need some oxygen.

Q19. Do you agree to the approach to improving air quality in the NCAAP?  
We assume that section c on page 28 is a joke and you are just testing to see if we have read this far. It doesn't matter where doors and windows are positioned on a building people need to open them and the air from outside will enter. There are a number of schools in the area, are you suggesting that they wear some sort of filter across nose and mouth when they walk to school or play outside?  
'Landscape and biodiversity proposals will also play an important role...' So where's the detail. If you have had time to think about where windows and doors will be positioned on developers schemes then surely the council have had time to think about where and what species of trees and shrubs will be planted.

Q20. Do you agree with the approach of locating taller buildings in local centres along the North  
Circular but not within areas of suburban character?  
We do not favour 'taller buildings'.

Q21. Are there any specific areas you think it would be appropriate for taller buildings?  
We do not favour 'taller buildings'.

Q22. Are there any specific areas you think are not suitable for tall buildings?  
We do not favour 'taller buildings'.

Q23. Do you agree with the Three 'Neighbourhood Places' approach?  
Does it actually mean anything? Have these 'Neighbourhood Places' come about thorough discussions with local people? We want some decent shops, health centre, leisure centre.....

Q24. Have we identified the right places?

Q25. What are your views on this draft guidance for the New Southgate/Arnos Grove area?

We are horrified that the council would consider the space in front of the library and swimming pool a development site. As one of the few open green spaces it should be left as is, it must not be built on. We are equally disappointed that the council would also think it good to build around Arnos Grove tube station. Amongst all the blight and mess we have less than a handful of interesting and historical buildings, they and the space around them need to be preserved.

Q26. Have we identified all the required improvements for this area?

Q27. What are your views on this draft guidance for the Bowes Road area?  
Great to hear trees will be planted, will they be maintained? TfL (or maybe the council) have planted along A406 hundreds of twigs, possibly periwinkle. They look incredibly ugly and municipal but are great at catching plastic bags and rubbish. Who is responsible for cleaning and maintaining the planted areas? Millennium Green looks pretty shoddy at the moment, lots of rubbish.

Q28. Have we identified all the required improvements for this area?

Q29 What are your views on this draft guidance for the Green Lanes area?

Q30. Have we identified all the required improvements for this area?

Gillian Yeung  
Chair  
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