



Part of the park and green space would be built on in 2023 (Credit: Better Homes Enfield)

The Demolition of Joyce Avenue & Snells Park

Enfield Council has submitted plans to demolish all 795 homes at Joyce Avenue and Snells Park (Joyce & Snells) in Upper Edmonton and build 1,983 new homes.

Summary

We reviewed the plans and note the following:

- Only around 39% of the current residents aged 16+ (i.e. 657 people) were eligible to vote in the ballot which decided the future of Joyce & Snells.
- The building and demolition work is predicted to take 22 years to complete. This is considerably longer than the 10-15 years Enfield Council previously estimated.
- The homes that will be demolished include flats built within the last 20 years, and a large number of houses and maisonettes.
- The plans estimate that 1000+ residents would leave their homes as a result of the building work and will not return to Joyce & Snells.
- The plans propose increasing the number of homes at Joyce & Snells from 795 to 1,983 (an additional 1,188 homes).
- There will be a small increase in the number of genuinely affordable Social Rent homes i.e. 15.6% (185) of the additional homes will be Social Rent.
- The total number of Social Rent homes proposed is significantly lower than the number Enfield Council previously claimed would be built (i.e. at least 81 fewer).
- None of the additional homes will be 'Discount Rent' (also called Intermediate Rent). This means the scheme will not help key worker households who are often struggling with private rental costs but are ineligible for Social Rent housing
- The Council has previously said that Discount Rent homes will be built at Joyce & Snells, so it is disappointing that the plans do not include any of these homes.

- Most of the additional homes (84%) would be for sale: either as 'private sale', 'shared ownership', or 'shared equity', all of which are likely to be beyond the budgets of local first-time buyers.
- Only 19% of the homes would be family homes with 3 or more bedrooms, which is less than a third of what is required according to the evidence and planning policy.
- Around 15 tower blocks would be built, ranging between 8 and 19 storeys tall.
- The tower blocks will have single escape stairs and would operate a "stay-put strategy" in the event of a fire, which is concerning.
- The number of people living at Joyce & Snells would almost double, increasing from 2,225 to 4,340 when the scheme is complete i.e. after 2045.
- There would be a reduction in the amount of public open space relative to the number of people.
- The number of car parking spaces would be reduced from 526 to 400. Instead, there would be 3,900 cycle parking spaces provided and improved access to Silver Street railway station.
- Heat and hot water for the new homes will be generated by the Edmonton Incinerator, a process which will cause significant damage to the environment.
- There are major discrepancies between what the Council has previously said the scheme will deliver and what is now being proposed. Notably there will be far fewer affordable homes than previously claimed and the scheme will take far longer to complete.
- The project has already been repeatedly delayed.

MAIN REPORT

Only around 39% of the current residents (aged 16+) were eligible to vote in the ballot which decided the future of the estates.

A ballot that decided the future of Joyce & Snells was conducted in November and December 2021. There are approximately 2,250 people currently living at Joyce & Snells, of which we estimate that around 1,668 are aged 16 or older. ^[1, 2] Of these, only 39% (657) were allowed to take part in the ballot that decided the future of the estates. ^[3]

The reasons why over a thousand residents were not eligible to take part in the vote are not entirely clear. It seems to be that residents were not eligible if they rented their home privately or if they had not lived on the estate for a long enough period.

The ballot that decided the future of Joyce & Snells was conducted in November and December 2021. The Council says that 78.5% of the residents **who were eligible to take part** voted to approve the plans for regeneration. ^[4]

It is worth noting the approach Enfield Council took towards the ballot. A November 2019 Cabinet report clearly shows the determination of the Council to 'win' the vote for regeneration:

“The Council will not undertake the ballot until it is reasonably certain that it will win.”

“The Leader will decide, subject to receipt of a positive test of opinion, the point where they are satisfied that enough consultation has been done to achieve a positive ballot outcome. This delegation will ensure sufficient flexibility over when the decision to ballot is taken.” ^[5]

The Council invested a significant amount of money in persuading residents to vote in favour of its plans. The cost of bringing the plans to ballot were estimated to [be £2.1 million](#) (this is the amount of money that would have been lost if the residents voted against the plans.) ^[6] To look at this another way, the Council invested well over £3,000 per eligible voter to win the vote.

The Leader of the Council (Nesil Caliskan) wrote to residents ahead of the ballot to ask that they vote in favour of the proposed redevelopment. An extract from this letter is below and the full letter is included in the appendix.

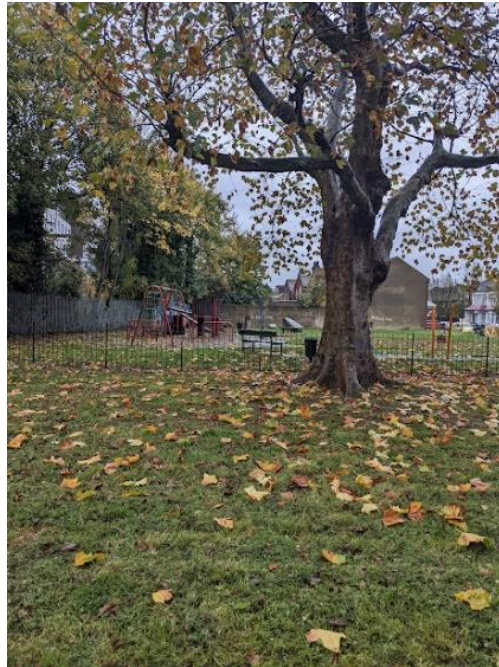
“Enfield Council has secured money from the Mayor of London and we have chosen to spend it on improving your homes and neighbourhood. If residents vote no we will lose this vital funding and we will not be able to progress this once in a generation opportunity. In the event of a no vote we will continue to work to manage problems on the estate, but we won't be able to make the big changes that will improve lives in your community.”

Council tenants who were eligible to vote were told that they would be entitled to £7,100 Statutory Home Loss Payment, as well as a £2,500 Disturbance Allowance payment if they voted in favour of the Council's plans. ^[7]

The demolition and building work are predicted to take around 22 years to complete. This is considerably longer than the 10-15 years Enfield Council previously claimed.

The Indicative Phasing Strategy submitted as part of the plans, predicts that the building work will begin in December 2023 and finish in October 2045. This means the work will take 22-years to complete. The Council has previously estimated that it would take 10-15 years. ^[1, 2]

The work is scheduled to begin in 2023 by building 32 homes on a local park and play area.



Part of the park and green space would be built on in 2023 (Credit: Better Homes Enfield)



The estate's play space would be built on in 2023 (Credit: Better Homes Enfield)

The demolition work is scheduled to take place over 17 years. The first building scheduled for demolition is Wadham House in 2025.



Wadham House – Scheduled for demolition in 2025 (Credit Google)

The last building to be demolished will be Boundary Court, in late 2042.



Boundary Court – Scheduled for demolition in 2042 (Credit Google)

A large number of houses and maisonettes are scheduled for demolition and some of the homes that will be demolished are less than 20 years old.

A large number of houses and maisonettes will be demolished. For example properties in Langhedge Lane (see images below) are earmarked to be demolished in 2032.

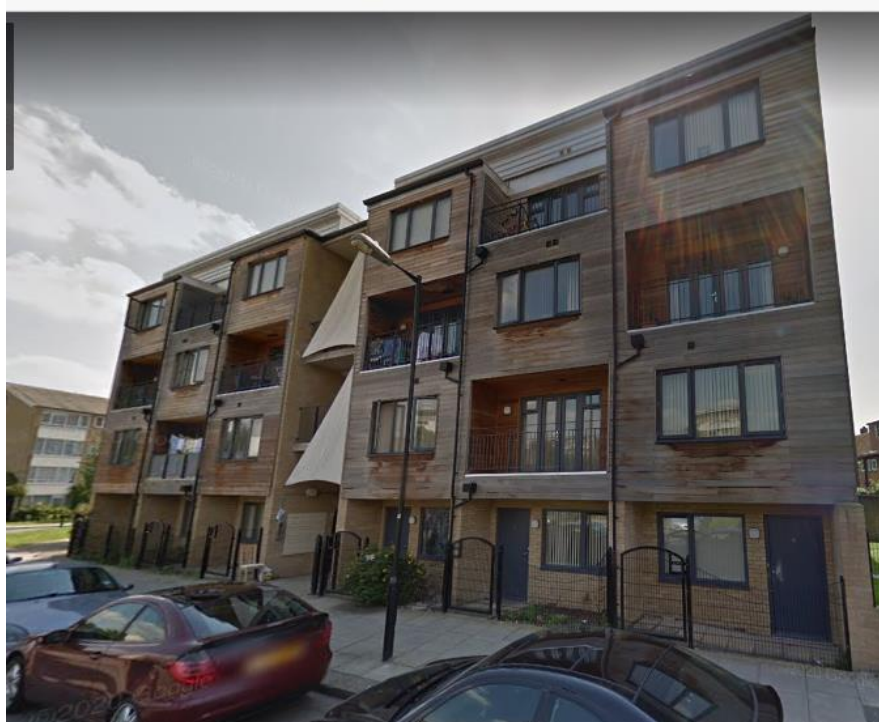


Langhedge Lane – Scheduled for demolition in 2032 (Credit Google)



Langhedge Lane – Scheduled for demolition in 2032 (Credit Google)

The plans predict that the flats at 1-24 Grove Street will be demolished in 2032. These homes were built less than 20-years ago in 2007.



1-24 Grove Street – Scheduled for demolition in 2032 (Credit Google)

Notably, the background paperwork for the scheme over the last few years rarely mentions the demolition of these types of homes, as it focusses mainly on the demolition of what the Council refers to as “the aging flat blocks.”

The plans estimate that over 1,000 residents will need to leave their homes as a result of the building work, and they are not expected to return to Joyce & Snells.

In the region of 2,225 people are currently living in the homes that would be demolished. Information submitted with the plans estimates that 45% of these residents (i.e. 1,015 people) will leave Joyce & Snells when their home is demolished and not return. ^[1]

There will be a small increase in the number of Social Rent homes.

There are currently 434 Social Rent homes across Joyce & Snells. This will increase to 619 if the building work is completed (i.e. an additional 185 Social Rent homes). ^[1]

To put this into context, there are currently around 4,600 households on the social housing waiting list in Enfield in 2021 and this is predicted to increase. ^[2]

The number of Social Rent homes proposed is significantly lower than the number estimated during the consultation and ballot.

The document distributed ahead of the ballot by Enfield Council said there would be “700+ social at Council rent levels [sic]”, however the plans now propose building 619 such homes. ^[1]

None of the homes will be ‘Discount Rent’ (also called Intermediate Rent).

A large number of private renters in Enfield are ineligible for Social Rent housing and cannot afford to buy a home. Furthermore, an increasing number are struggling with the cost of private rents. These households need Discount Rent or Intermediate Rent housing.

Discount Rent housing is particularly important for key worker households. This is because they are likely to have income levels which are too high to qualify for social housing but too low to purchase a property, or to afford costs in the private rental market.

The plans do not propose any Discount Rent homes at all. This means the scheme will not help key worker households. ^[1]

The Council previously said that Discount Rent homes will be built at Joyce & Snells, so it is disappointing that the plans no longer include these types of homes.

In September 2021, the Council said that the redevelopment of Joyce and Snells would deliver affordable Discount Rent housing. However, as already noted, the plans show that none of the new homes will be Discounted Rent. ^[1]

Most of the additional homes (i.e. 84%) will be private sale, or shared ownership or shared equity and are likely to be beyond the budgets of local first-time buyers and key workers.

The number of homes at the Joyce & Snells will increase from 795 homes to 1,983 homes in 2045 (an additional 1,188 homes).

But 84% of the additional homes will be ‘private sale’ (660 homes), ‘shared ownership’ (218), or ‘shared equity’ (125), all of which are likely to be beyond the budgets of local first-time buyers and key workers. * ^[1]

The average household income in Upper Edmonton is £25-£30k per annum (median average). This level of income would support mortgage borrowings of around £90-£135k. To put this into context, the cheapest two-bedroom flat at Meridian Water - a development close to and similar to Joyce & Snells - is priced at £460,500. ^[2, 3, 4]

Currently, 45% of the homes across Joyce & Snells are privately owned or privately rented and 55% are Social Rent. Once the work is complete 69% of the homes will be privately owned or privately rented and 31% will be Social Rent.

**Shared ownership is classed as affordable housing, but in reality, shared ownership homes are often not affordable to local people. Shared equity would only be available to households who already own a home at Joyce & Snells.*

There will not be enough homes for families.

Only 19% of the homes proposed will have 3 or more bedrooms, which is less than a third of what is required in Enfield according to the evidence and planning policy. ^[1, 2]

The evidence clearly shows that Enfield has an acute shortage of family housing and high levels of overcrowding, particularly in Edmonton. ^[3]

Small sites can often struggle to accommodate family sized housing, but this is not the case with Joyce & Snells, which is one of the largest development sites in Enfield.

Planning policy states that 60% of the homes on large scale schemes such as this should have three or more bedrooms, in order to deliver the housing the borough needs most. ^[4]

Failing to build the family housing Enfield (and London) needs will exacerbate the housing crisis; it is likely to lead to an increase in overcrowding, which is already a major concern in Edmonton, and families will be forced to look for suitable housing elsewhere.

Around 15 new tower blocks are proposed, ranging between 8 and 19 storeys tall.

Based on the information provided so far, the tower blocks proposed for Joyce & Snells will have a single escape stair and a 'stay-put' strategy would be used in the event of a fire. ^[1]

The tower blocks will operate a 'stay-put' strategy because it could be difficult and potentially dangerous for residents and firefighters to evacuate the buildings via a single staircase.

There are a number of problems with stay-put strategies, for example they rely on containing the fire and smoke to one place, and whilst most fires are contained, many are not. Furthermore, residents are increasingly unwilling to stay-put, especially since the Grenfell Tower fire. ^[2]

Since the Grenfell Tower fire, The Royal Institute of British Architects (RIBA) and others have campaigned for a change to building regulations which would require tall buildings to have at least two separate staircases. ^[3]

Notably, England is one of the few countries in the world that still allows tall buildings with single staircases. ^[4]

The number of people living in the area will almost double.

The number of people living at Joyce & Snells is expected to increase from 2,225 to 4,340 by 2045, when the building work will be completed. ^[1]

There will be a reduction in the amount of public open space at Joyce & Snells relative to the number of people living there.

The feedback from the public consultation in 2017 noted that residents “*enjoy the green feeling and openness of the estate*”. ^[1]



Residents say the estate currently has a green and open feeling (Credit Google)



Residents say the estate currently has a green and open feeling (Credit Google)

Although the amount of public open space would increase slightly (by 2.5%) as a result of the regeneration, the number of residents would almost double. This means the amount of public open space per resident would substantially decline as a result of the regeneration.

Further information and explanation is provided in the Appendix.

The number of car parking spaces will be reduced from 526 to 400

There are currently 526 car parking spaces for the existing 795 homes and the area currently suffers from “parking stress”. Feedback from current residents in 2017 noted a lack of car parking spaces and in December 2021, the Council said that an intention of the new scheme was to “*tackle parking issues*”. [1,2,3]

Part of the Council's approach to tackling the parking issues will be to reduce the number of car parking spaces from 526 to 400 (30% of the new spaces would be on street and 70% underground. 120 of the spaces would be set-aside for blue badge holders.) [4]

In other words, there will be significantly fewer car parking spaces for far more people.

The aim is that people living at the ‘regenerated’ Joyce & Snells estate will not own a car and will instead use public transport, cycle, or walk.

To help facilitate this, around 3,900 cycle-parking spaces will be provided, and improvements made to the access to the Silver Street railway station (i.e. a new pedestrian crossing on Sterling Way). [5]

Heat and hot water for the new homes will be generated by the Edmonton Incinerator, causing significant damage to the environment.

Heating and hot water for the new homes will be provided by the Council's energy company and District Heat Network (Energetik). The heat network uses heat from the nearby Edmonton Incinerator, which is generated by burning household waste, a process which it is reported will produce more than 700,000 tonnes of CO₂ every year and cause significant environmental damage.

The scale of the CO₂ release was recently put into perspective when it was reported that if the carbon produced by the incinerator could be captured (and that is a ‘big if’), then it would need to be loaded onto lorries and driven to the coast to be buried at sea. It was reported that transporting the amount of carbon the incinerator generates would require up to 100 lorries a day. [1]



The Edmonton Incinerator

There are major discrepancies between what the Council has previously said the scheme will deliver and what is now being proposed.

There will be far fewer affordable homes than previously claimed.

The Council previously claimed that the scheme “would create over 2000 new affordable homes”, however, far few affordable homes are now being proposed. ^[1]

The plans show that the scheme will deliver an *additional* 185 Social Rent homes.

Even if replacement Social Rent homes and shared ownership are included within the definition of “new affordable homes”, then the number will be, at best, 837.

Whichever way you look at it, the number of affordable homes is clearly not the “*over 2,000 new affordable homes*” that the Council previously claimed the scheme would deliver.

In November 2019 the Council also claimed the redevelopment would deliver around 2,900 homes in total, which is almost a thousand more than presented in the current proposal. It is disconcerting that the Council’s predictions and estimates were inaccurate by such a high margin. ^[2]

There will not be any Discount Rent homes for key workers despite the promises made to deliver these types of homes to help residents working in health, education, council services.

In November 2019, the Council said that Discount Rent homes would be delivered as part of the scheme and that these would provide high quality housing “*aimed principally at key workers in the health, education and police services as well as essential Council staff such as social workers*”. ^[3]

The Council published a letter from the Chief Executive of North Middlesex University Hospital which supported the rental options for key workers. ^[4]

It is concerning that NONE of these types of homes are now going to be included in the scheme, given the central role they played in getting support for the scheme back in 2019, and in approving the investment required to cover the cost of the scheme (in 2019 the total cost of the project was estimated to be £770 million with debt reaching £608 million by 2034). ^[5]

The proportion of private sale homes will be far higher than the Council previously claimed.

The plans submitted do not reflect the Council’s commitment to delivering a “predominately rented scheme”. ^[6]

The Council previously said that “up to 10%” of the homes would be private sale. The proportion of private sale homes now being proposed is at least 33% of all homes, or 51% if shared equity and shared ownership are included. ^[7]

The project will take around twice as long to complete as the Council has previously (repeatedly) claimed.

In November 2019, the Council said that “[the whole project would take 10-15 years](#)”. However, the phasing strategy submitted with the plans shows that building work is not scheduled to be completed until October 2045, which means the whole project will take around 26 years from the time the statement was made in 2019, not 10-15 years. ^[8]

Between December 2021 and March 2022, the Council repeatedly promoted the scheme across its social media platforms and once again claimed that the development would take 10-15 years to complete, despite the fact this claim had already been contradicted by the Council’s own draft Local Plan, which was consulted on only a few months earlier. The draft Local Plan estimated that the scheme would take over 20 years to complete. ^[9]

The project has already been repeatedly delayed.

In November 2019, the Council said that plans for the scheme would be submitted in January 2021, but this did not happen. In December 2021, the Council said the plans would be submitted in Spring 2022, but again this did not happen.

The plans for Joyce & Snells were eventually submitted on 27th September 2022.

APPENDIX A

References and additional information

Only around 39% of the current residents (aged 16+) were eligible to vote in the ballot which decided the future of Joyce and Snells.

1. Current population of Joyce and Snells
ES VOLUME FOUR TECHNICAL APPENDIX 13.2 Impact Assessment Methodology
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/042C72CBDF56C0621EB5B77791894262/pdf/22_03346_OUT-ES_VOLUME_FOUR_TECHNICAL_APPENDIX_13.2-2664883.pdf
2. Age profile calculated using Upper Edmonton (enfield.gov.uk)
https://www.enfield.gov.uk/_data/assets/pdf_file/0024/25719/Upper-Edmonton-ward-profile-2022-Your-council.pdf
3. 220923 JOYCE AND SNELLS STATEMENT OF COMMUNITY INVOLVEMENT
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/BE6E6DC986A5B3FDB5E2746399B89DD1/pdf/22_03346_OUT-220923_JOYCE_AND_SNELLS_STATEMENT_OF_COMMUNITY_INVOLVEMENT-2664976.pdf
4. Joyce Avenue and Snell's Park residents vote for new homes and a safer estate | Enfield Council
<https://www.enfield.gov.uk/news-and-events/joyce-avenue-and-snells-park-residents-vote-for-new-homes-and-a-safer-estate>
5. Council - 20 November 2019
<https://governance.enfield.gov.uk/documents/s78626/Joyce%20and%20Snells%20-%20Council%2020%20November%202019.pdf>
6. Council - 20 November 2019
<https://governance.enfield.gov.uk/documents/s78626/Joyce%20and%20Snells%20-%20Council%2020%20November%202019.pdf>
7. 19449_Joyce_Snells_FAQ_AW_SC.indd (givemyview.com)
<https://www.givemyview.com/resources/joyceandsnells/faq02.11.21.pdf>

The building and demolition work is predicted to take around 22 years to complete. This is considerably longer than the 10-15 years Enfield Council previously estimated.

1. INDICATIVE PHASING STRATEGY
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/41EEAC327CF03D179D85938F52A2B731/pdf/22_03346_OUT-INDICATIVE_PHASING_STRATEGY-2663177.pdf
2. Joyce Avenue and Snell's Park residents vote for new homes and a safer estate | Enfield Council
<https://www.enfield.gov.uk/news-and-events/joyce-avenue-and-snells-park-residents-vote-for-new-homes-and-a-safer-estate>

The plans estimate that over 1,000 residents will need to leave their homes as a result of the building work and are not expected to return to Joyce & Snells.

1. ES VOLUME FOUR TECHNICAL APPENDIX 13.2 Impact Assessment Methodology
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/042C72CBDF56C0621EB5B77791894262/pdf/22_03346_OUT-ES_VOLUME_FOUR_TECHNICAL_APPENDIX_13.2-2664883.pdf

There will be a small increase in the number of Social Rent homes.

1. 22_03346_OUT-Planning_Statement-2667207.pdf (enfield.gov.uk)
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/D6580251FD7311B8117F7049320BB9B1/pdf/22_03346_OUT-Planning_Statement-2667207.pdf
2. Total households on the housing waiting list at 31st March in Enfield | LG Inform (local.gov.uk)
https://lginform.local.gov.uk/reports/lgastandard?mod-metric=105&mod-area=E09000010&mod-group=AllSingleTierAndCountyLalnCountry_England&mod-type=namedComparisonGroup

The number of Social Rent homes that is proposed is significantly lower than the number claimed during the consultation and ballot.

1. Enfield Council - Joyce & Snells Landlord Offer
[https://governance.enfield.gov.uk/documents/s89036/DRAFT for Cabinet Landlord Offer Brochure.pdf](https://governance.enfield.gov.uk/documents/s89036/DRAFT%20for%20Cabinet%20Landlord%20Offer%20Brochure.pdf)

None of the homes will be 'Discount Rent' (also called Intermediate Rent).

1. 22_03346_OUT-Planning_Statement-2667207.pdf (enfield.gov.uk)
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/D6580251FD7311B8117F7049320BB9B1/pdf/22_03346_OUT-Planning_Statement-2667207.pdf

The Council previously said that Discount Rent homes will be built at Joyce & Snells, so it is disappointing that the plans no longer include these types of homes.

1. Cabinet 15th September 2021, Key Decision: 5343
<https://governance.enfield.gov.uk/documents/s89037/PL20.160%20Cabinet%20report%20for%20Joyce%20and%20Snells%20002%20002.pdf>

Most of the additional homes (i.e. 84%) will be private sale, or shared ownership or shared equity and are likely to be beyond the budgets of local first-time buyers and key workers.

1. 22_03346_OUT-Planning_Statement-2667207.pdf (enfield.gov.uk)
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/D6580251FD7311B8117F7049320BB9B1/pdf/22_03346_OUT-Planning_Statement-2667207.pdf
2. Upper Edmonton Ward Profile
https://www.enfield.gov.uk/_data/assets/pdf_file/0024/25719/Upper-Edmonton-ward-profile-2022-Your-council.pdf
3. <https://moneyfacts.co.uk/mortgages/mortgage-how-much-can-i-borrow-calculator/>
4. <https://www.vistryventures.co.uk/developments/london/meridian-one>

There will not be enough homes for families.

1. 22_03346_OUT-Planning_Statement-2667207.pdf (enfield.gov.uk)
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/D6580251FD7311B8117F7049320BB9B1/pdf/22_03346_OUT-Planning_Statement-2667207.pdf
2. Core Strategy Adoption November 2010 (enfield.gov.uk)
https://www.enfield.gov.uk/_data/assets/pdf_file/0015/4623/planning-policy-information-the-enfield-plan-core-strategy-november-2010.pdf

Enfield's Development Management Document Adopted (November 2014)

https://www.enfield.gov.uk/_data/assets/pdf_file/0021/2946/dmd-adopted-planning.pdf

3. enfield-local-housing-needs-assessment-full-report-2020-planning.pdf
https://www.enfield.gov.uk/_data/assets/pdf_file/0025/5569/enfield-local-housing-needs-assessment-full-report-2020-planning.pdf
 4. Core Strategy Adoption November 2010 (enfield.gov.uk)
https://www.enfield.gov.uk/_data/assets/pdf_file/0015/4623/planning-policy-information-the-enfield-plan-core-strategy-november-2010.pdf
- Enfield's Development Management Document Adopted (November 2014)
https://www.enfield.gov.uk/_data/assets/pdf_file/0021/2946/dmd-adopted-planning.pdf

Around 15 new tower blocks are proposed, ranging between 8 and 19 storeys tall.

1. FIRE STATEMENT - GATEWAY 1 FORM-220923
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/B842A65C5CAFF822A536FFF4309BFC44/pdf/22_03346_OUT-FIRE_STATEMENT_-_GATEWAY_1_FORM-220923-2664295.pdf
2. Where did the stay put policy come from and where do we go now?
<https://www.insidehousing.co.uk/insight/insight/where-did-the-stay-put-policy-come-from-and-where-do-we-go-now-63957>
3. RIBA submits evidence and recommendations to the Independent Review of Building Regulations and Fire Safety
<https://www.architecture.com/knowledge-and-resources/knowledge-landing-page/riba-submits-evidence-and-recommendations-to-review-of-building-regulations-and-fire-safety>
4. Ministers raise concern over design of single-stair skyscrapers
<https://www.architectsjournal.co.uk/news/ministers-raise-concern-over-design-of-single-stair-skyscrapers>

The number of people living in the area will almost double.

1. ES VOLUME FOUR TECHNICAL APPENDIX 13.2 Impact Assessment Methodology
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/042C72CBDF56C0621EB5B77791894262/pdf/22_03346_OUT-ES_VOLUME_FOUR_TECHNICAL_APPENDIX_13.2-2664883.pdf

There will be a reduction in the amount of public open space at Joyce & Snells relative to the number of people living there.

1. LBE Joyce & Snells Engagement 2017
<https://joyceandsnells.consultationonline.co.uk/wp-content/uploads/sites/132/2020/03/Joyce-and-Snells-December-Exhibition-display-boards.pdf>

Further information regarding open space:

Enfield's adopted target for public open space is 2.37 hectares per 1,000 residents.

(see <https://governance.enfield.gov.uk/documents/s48574/DMD%20Adoption%20Version%20for%20Council%202.pdf>)

Joyce & Snells is in Upper Edmonton which currently has a ratio of public open space of 0.28 hectares per 1,000 residents. This is the second lowest open space ratio in Enfield, and Upper Edmonton is defined as

having a deficiency of public open space. (https://www.enfield.gov.uk/_data/assets/pdf_file/0012/11910/Enfield-Blue-and-Green-Infrastructure-Audit-2020-Planning.pdf)

Local planning policy states that areas “within areas of deficiency all available opportunities should be taken to make new public park provision.”

(<https://governance.enfield.gov.uk/documents/s48574/DMD%20Adoption%20Version%20for%20Council%202.pdf>)

However, there is currently 1.3 hectares of public open space per 1,000 residents across Joyce & Snells, but this would be reduced to 0.75 if the work went ahead.

Furthermore, a considerable amount of the replacement public open space would not be accessible for many years, or fully delivered until 2044. (see https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/41EEAC327CF03D179D85938F52A2B731/pdf/22_03346_OUT-INDICATIVE PHASING STRATEGY-2663177.pdf)

The number of car parking spaces will be reduced from 526 to 400

1. 22_03346_OUT-Planning_Statement-2667207.pdf (enfield.gov.uk)
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/D6580251FD7311B8117F7049320BB9B1/pdf/22_03346_OUT-Planning_Statement-2667207.pdf
2. LBE Joyce & Snells Engagement 2017
<https://joyceandsnells.consultationonline.co.uk/wp-content/uploads/sites/132/2020/03/Joyce-and-Snells-December-Exhibition-display-boards.pdf>
3. Joyce Avenue and Snell's Park residents vote for new homes and a safer estate | Enfield Council
<https://www.enfield.gov.uk/news-and-events/joyce-avenue-and-snells-park-residents-vote-for-new-homes-and-a-safer-estate>
5. 22_03346_OUT-Planning_Statement-2667207.pdf (enfield.gov.uk)
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/D6580251FD7311B8117F7049320BB9B1/pdf/22_03346_OUT-Planning_Statement-2667207.pdf
6. 22_03346_OUT-Planning_Statement-2667207.pdf (enfield.gov.uk)
https://planningandbuildingcontrol.enfield.gov.uk/online-applications/files/D6580251FD7311B8117F7049320BB9B1/pdf/22_03346_OUT-Planning_Statement-2667207.pdf

Heat and hot water for the new homes will be generated by the Edmonton Incinerator, causing significant damage to the environment

1. Enfield Dispatch - Waste authority to spend £2.5m examining carbon capture plans
<https://enfielddispatch.co.uk/waste-authority-to-spend-2-5m-examining-carbon-capture-plans/>

There are major discrepancies between what the Council has previously said the scheme will deliver and what is now being proposed.

1. <https://governance.enfield.gov.uk/ielssueDetails.aspx?Ild=55498&Opt=3>
2. [https://governance.enfield.gov.uk/documents/s78411/Joyce and Snells - Cabinet 6 November 2019.pdf](https://governance.enfield.gov.uk/documents/s78411/Joyce%20and%20Snells%20-%20Cabinet%206%20November%202019.pdf)
3. [https://governance.enfield.gov.uk/documents/s78581/Letter of support for key worker housing 24ep19 06112019 Cabinet.pdf](https://governance.enfield.gov.uk/documents/s78581/Letter%20of%20support%20for%20key%20worker%20housing%2024ep19%2006112019%20Cabinet.pdf)
4. <https://governance.enfield.gov.uk/documents/s78626/Joyce%20and%20Snells%20-%20Council%2020%20November%202019.pdf>
5. [https://governance.enfield.gov.uk/documents/s78411/Joyce and Snells - Cabinet 6 November 2019.pdf](https://governance.enfield.gov.uk/documents/s78411/Joyce%20and%20Snells%20-%20Cabinet%206%20November%202019.pdf)
6. [https://governance.enfield.gov.uk/documents/s78411/Joyce and Snells - Cabinet 6 November 2019.pdf](https://governance.enfield.gov.uk/documents/s78411/Joyce%20and%20Snells%20-%20Cabinet%206%20November%202019.pdf)

7. <https://governance.enfield.gov.uk/documents/s78411/Joyce and Snells - Cabinet 6 November 2019.pdf>
8. <https://governance.enfield.gov.uk/mgAi.aspx?ID=47856>
9. <https://www.enfield.gov.uk/services/planning/evidence-base>

APPENDIX B

Letter To Residents

