

Station Interchange (Enfield Cycle Hubs)	16 (2 x cycle hubs)
Public Square	30 (15x Sheffield stands)
Adjacent to commercial unit	10 (5 x Sheffield stands)
<b>TOTAL SPACES</b>	<b>76 spaces (100% increase in spaces)</b>

<image002.jpg>

8. **Non-Standard Cycle Parking:** We have reviewed this following our discussion last week and we can commit to providing 4 non-standard public spaces (5% of total public cycles spaces)

Kind regards

Rebecca

Rebecca Crow  
Associate Director

<image003.jpg>

DDI [REDACTED] M [REDACTED] E [REDACTED] [graingerplc.co.uk](mailto:[REDACTED]@graingerplc.co.uk)  
T [REDACTED] W [www.graingerplc.co.uk](http://www.graingerplc.co.uk); Twitter [@graingerplc](https://twitter.com/graingerplc) Instagram [@graingerplc](https://www.instagram.com/graingerplc)

3rd Floor East, 1 London Bridge, London, SE1 9BG

Rent Well. Live Well.

Find out more about our new homes for rent at [Hawkins & George](#) in Bristol.

<image004.png>

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 27 November 2020 12:46  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

(CAUTION: External Email).

Thanks for meeting earlier.

**Timeframes:** As discussed we are targeting the 5<sup>th</sup> January committee. We will confirm the committee report publication date shortly – the report would need to be finalised this side of Christmas.

**s106:** Can you please re-provide your solicitors contact details – our legal team will then get in touch.

**Details / re-confirmation:** In terms of additional details, I have summarised the main points / requests below.

1. Please provide details of the EqIA completed earlier this year. Please provide a response to the matters raised in respect of potential impacts, as a result of the loss of public parking, on people within the relevant protected

**characteristic groups.** Please outline consideration undertaken in respect of all protected characteristics, including: age; disability; pregnancy and maternity; sex. Please break this into strategic level, and local level considerations.

2. Please re-confirm an average utilisation rate of 4/6 blue badge bays – typically in use. This indicates that exiting blue badge space use (pre-Covid) was under-subscribed. However, **please confirm TfL does not have information suggesting insufficient blue badge spaces?** For example, any complains about lack of blue badge parking space provision.
3. Further discussion may be required based on responses to point a + b. We discussed potential for any brown badge spaces, but reserve this based on further analysis once details above are shared.
4. In addition to assessing the scheme against the relevant provisions of the development plan and other material considerations (including emerging policies), Enfield Officers have considered the appropriateness of the station car park for redevelopment, taking into account the fact that it is not step-free and does not provide public facilities such as changing rooms or toilets. Officers have assessed it would not readily be a ‘station of choice’ for some groups (extracts from committee ppt presentation below). Subject to GDPR requirements **please consider whether TfL can provide any additional data that shows the profile of passengers using Arnos Grove tube station, compared with a stations with step-free access and facilities?** For example, Enfield Town (see options below).
5. **Are there site photos (pre-Covid) of the blue badge spaces, showing typical use.**
6. Please **confirm if blue badge survey took place after extension of the Blue Badge Scheme to those with hidden disabilities (appears to be 30 August 2019 – please confirm)?**
7. Please **confirm public cycle parking provision (including location).**
8. Please **commit to a % of public cycle parking spaces that can be used to park non-standard cycles.**

<image005.jpg>

<image006.jpg>

Kind regards,

Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [enfield.gov.uk](mailto:enfield.gov.uk)

W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[enfield.gov.uk](mailto:enfield.gov.uk)>

**Sent:** 27 November 2020 09:24

**To:** Allison De Marco <[enfield.gov.uk](mailto:enfield.gov.uk)>; Rebecca Crow <[graingerplc.co.uk](mailto:graingerplc.co.uk)>; Andy Higham <[enfield.gov.uk](mailto:enfield.gov.uk)>

**Cc:** Brown Mary <[tfl.gov.uk](mailto:tfl.gov.uk)>

**Subject:** RE: Arnos Next Steps

Allision

Key points we are hoping to discuss at 10am.

1. Timescales to new committee
2. Anything further you from us as applicant.
3. S106 Progression over the next month.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 26 November 2020 17:32  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee,

10am is fine.

Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 17:00  
**To:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Allision – does 10 am or 1.30pm work?

Lee

---

**From:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Sent:** 26 November 2020 16:53  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

I have a meeting 11-1, but I can do any time aside from that.

Many thanks

Rebecca

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 16:45  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

(CAUTION: External Email).

Allision – I am in meetings at the minute.

Lets put some time in tomorrow. I could do 11am – Rebecca does that work for you?

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 26 November 2020 16:34  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee,

I'm afraid there has been limited availability today, but I am able to speak now or tomorrow.

Should we speak now – and then you can escalate if you consider necessary?

Thanks,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 09:04  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Morning Allison

Yes – if you can send some times across that suit you and Andy later today/tomorrow we can find a slot and set something up.

Thanks

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 25 November 2020 20:00  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Good evening Lee,

We are looking at the forward programme / timescales at the moment.

Shall we discuss tomorrow or Friday?

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 25 November 2020 09:02  
**To:** Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** Arnos Next Steps

Morning Andy / Allison

We are around most of the day today to discuss next steps, timescales and anything you need from us as applicant.

Regards

Lee

---

**From:** Andy Higham <[REDACTED]@enfield.gov.uk>  
**Sent:** 24 November 2020 15:26  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116) [SEC=OFFICIAL]

Classification: OFFICIAL

Hi Lee,

[REDACTED]

[REDACTED]

[REDACTED]

Andy

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 24 November 2020 12:46  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Cc:** Andy Higham <[REDACTED]@enfield.gov.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Andy

Are you able to give me a quick call regarding the below ASAP?

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 24 November 2020 12:29  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>; Matthew Sharpe <[REDACTED]@quod.com>  
**Cc:** Andy Higham <[REDACTED]@enfield.gov.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Lee,

I understand we are proceeding due to a commitment to TfL to do so.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 24 November 2020 12:02  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>; Matthew Sharpe <[REDACTED]@quod.com>

Cc: Andy Higham <[REDACTED]@enfield.gov.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>

Subject: RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Allision,

Thanks for this. As far as we can see this hasn't made it into the main Committee Report or the Addendum published on Saturday. Is the council happy that all objections received have now been identified and addressed appropriately?

[REDACTED]

Happy to discuss as always.

Best

Lee

---

From: Allison De Marco <[REDACTED]@enfield.gov.uk>

Sent: 23 November 2020 21:45

To: Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow

<[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne

<[REDACTED]@quod.com>

Subject: FW: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

FYI – the objection below has been circulated to Members attending tomorrow.

The following update has been included:

*In respect of these objections, the concerns raised (e.g. parking, housing, affordability, design, density, infrastructure capacity and heritage matters) are addressed and assessed in the report. In addition however, the Rt Hon Theresa Villiers MP's objection states that the GLA have indicated that London's water supply is close to capacity and there are likely to be supply problems by 2025. Officers note that Thames Water were consulted and raised no objection to the proposals.*

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk

W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

From: Rt. Hon. Theresa Villiers MP <[REDACTED]@theresavilliers.co.uk>

Sent: 07 June 2020 12:18

To: Planning Decisions Team <[Planning.Decisions@Enfield.gov.uk](mailto:Planning.Decisions@Enfield.gov.uk)>

Subject: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Dear Ms Learman

**20/01049/FUL | Erection of 4 buildings between two to seven storeys high comprising 162 residential units (Class C3) and flexible use ground floor unit (A1/A3/A4) together with areas of public realm, hard and soft landscaping, access and servicing arrangements, plant and associated works. | Car Park Adjacent To Arnos Grove Station Bowes Road London N11 1AN**

I am writing to submit my views and objections to the plans by the Mayor of London and TfL to develop the Arnos Grove station car parks because of the impact they will have on the surrounding area. Although this station is not in my constituency, many of my constituents travel into central London and elsewhere from it. I strongly oppose TfL's application and would ask the planning committee to reject it.

### **Parking**

The loss of the passenger car park will cause huge inconvenience for commuters. Many suburban tube stations have car parks to reflect the fact that the network is more spaced out in the suburbs than it is in inner London and most people live beyond walking distance from their nearest station. These car parks are an important part of the public transport network and encourage people to take the tube into London rather than drive. Getting rid of 'park-and-ride' facilities at suburban stations will undermine efforts to encourage modal shift from car to train rather than encourage it.

I understand that the proposed development is a car free scheme, with the exception of 6 blue badge spaces and 10 LUL staff car parking spaces on site. There is no reliable way for TfL to stop the new residents from buying cars. The combined impact on the surrounding area of the loss of 297 commuter parking spaces and 162 new households with no off-street parking will be massive. There will be very serious problems with overspill parking in residential streets most of which are already under pressure from parked cars.

The loss of the car park will also cause great inconvenience for people using the station in the evenings and at weekends to head into the centre of London for shopping or leisure, or to visit friends and family. This will be felt particularly keenly by the elderly or others with limited mobility. The ability to drive to your local station and park has been an important part of life in the suburbs for decades and removing it will severely undermine quality of life. It will mean many residents, particularly the elderly, will find it harder to use the public transport network with the result that this application will cause greater social isolation.

I also understand that Arnos Grove already has a significant problem as a commuter drop-off point, the result of which is the blocking of buses seeking to enter the station forecourt and causing traffic jams along Bowes Road. This is likely to increase and so lead to more congestion in the area.

### **Housing**

I am deeply worried about the height and density of this development. I do not believe that the buildings proposed would be consistent with the character and housing density of the surrounding suburban neighbourhood. The height, density, scale, massing and bulk of this plan is far too great for the location. This is clearly and overdevelopment.

The plans also provide inadequate outdoor space. The greatest housing need in the suburbs is for family homes with gardens but none are provided in this flat-only development.

The visual impact of the buildings proposed would be very significant. Arnos Grove station is an iconic building, designed by the celebrated architect, Charles Holden. The blocks TfL want to build would do very serious damage to the visual setting of the station and undermine its Grade II Star Listed status. The circular ticket hall is described in Pevsner's Buildings of England as having "great repose and dignity" and the author commends its "simple geometric forms". One of the principal reasons for the listing on Historic England's website is because the station is of architectural interest with its striking design and prominent circular booking hall providing an effective landmark. Allowing TfL to go ahead with the blocks of flats proposed should be turned down on conservation grounds alone.

### **Infrastructure**

There would be a significant impact on local services and infrastructure if 162 new flats are built at Arnos Grove. TfL have not made any kind of convincing case that local roads and services could cope. Additionally, I have been informed that the GLA have indicated that London's water supply is close to capacity and there are likely to be supply problems by 2025 and serious shortages by 2040. I understand that at a recent planning meeting in Enfield, Thames Water opposed a planning application for Meridian Water on the basis of water capacity issues. Allowing dense developments of this kind could intensify pressures on a limited water supply.



I would be grateful if my objections and opposition to the application could be taken into account by the committee determining the application.

Yours sincerely  
Theresa Villiers

Office of the Rt Hon Theresa Villiers MP  
Member of Parliament for Chipping Barnet  
House of Commons  
London SW1A 0AA  
Tel [REDACTED]  
[theresavilliers.co.uk](http://theresavilliers.co.uk)  
[www.theresavilliers.co.uk](http://www.theresavilliers.co.uk) [www.facebook.com/theresavillierscb](https://www.facebook.com/theresavillierscb)

#### Reference when replying TV/CC

In line with GDPR data protection regulations, my office processes constituents' data for casework and policy query purposes under the lawful basis of 'public task' and democratic engagement. In instances where this lawful basis is not sufficient and explicit consent is required, a member of my staff will get in touch with you to establish your consent. We also use data from the open electoral register for reference and filing purposes.

As a data subject, you have the right to request access to all personal data that I hold on you by making a Subject Access Request using the contact details above. If the data my office has about you is no longer necessary for the casework or policy query purposes for which it was collected, you have the right to have it deleted. You also have the right of rectification if the data is no longer correct. I will not use your personal data in a way that I believe would go beyond your reasonable expectations in contacting me. You can find out more about my approach to privacy and data protection by visiting my website at [www.theresavilliers.co.uk](http://www.theresavilliers.co.uk).



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

#### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful**

place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

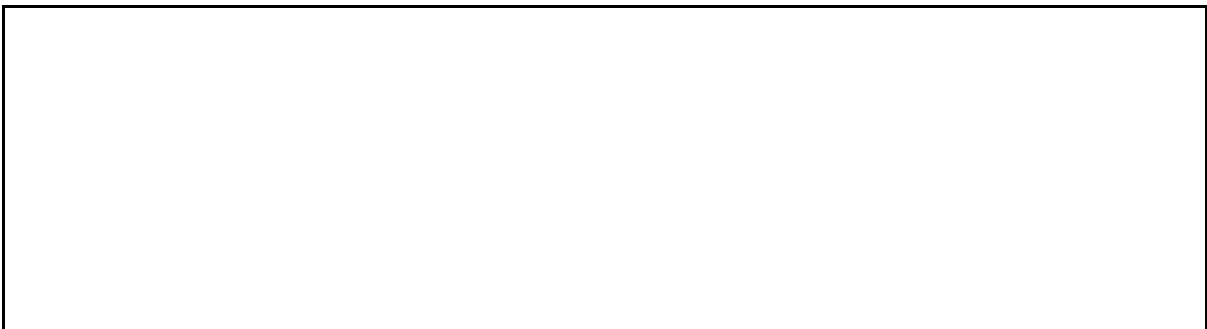
\*\*\*\*\*

The contents of this e-mail and any attached files are confidential. If you have received this email in error, please notify us immediately at [postmaster@tfl.gov.uk](mailto:postmaster@tfl.gov.uk) and remove it from your system. If received in error, please do not use, disseminate, forward, print or copy this email or its content. Transport for London excludes any warranty and any liability as to the quality or accuracy of the contents of this email and any attached files.

Transport for London is a statutory corporation whose principal office is at 5 Endeavour Square, London, E20 1JN. Further information about Transport for London's subsidiary companies can be found on the following link: <http://www.tfl.gov.uk/corporate/about-tfl/>

Although TfL have scanned this email (including attachments) for viruses, recipients are advised to carry out their own virus check before opening any attachments, as TfL accepts no liability for any loss, or damage which may be caused by viruses.

\*\*\*\*\*



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

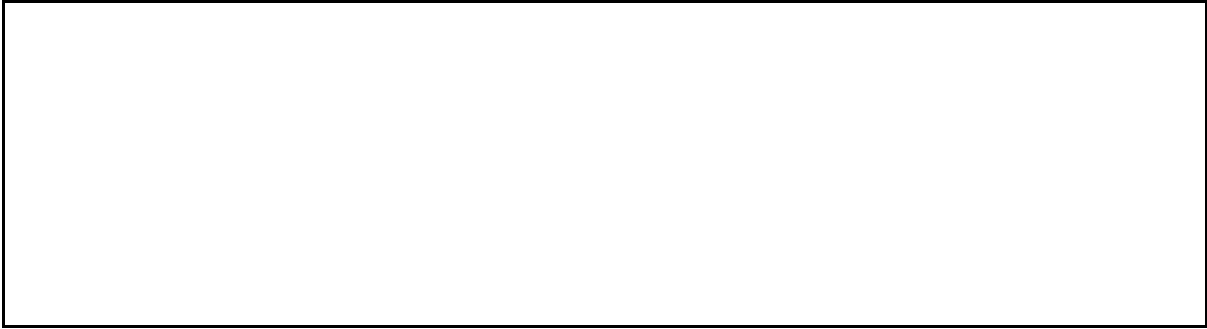
---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

Classification: OFFICIAL



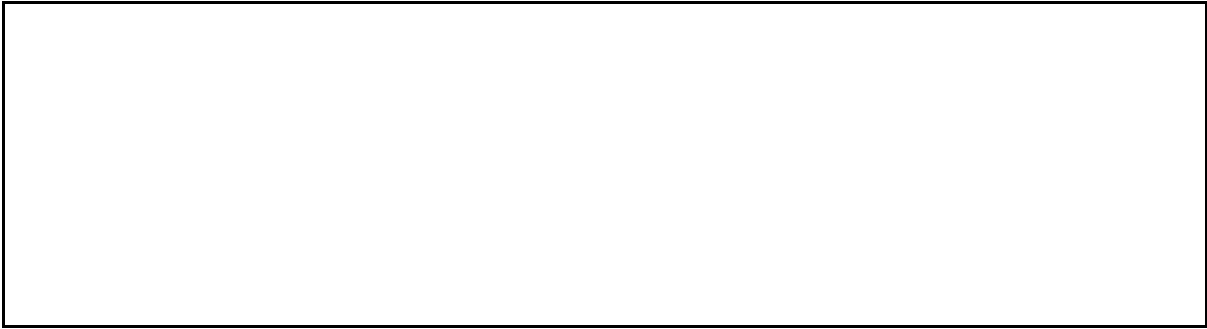
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



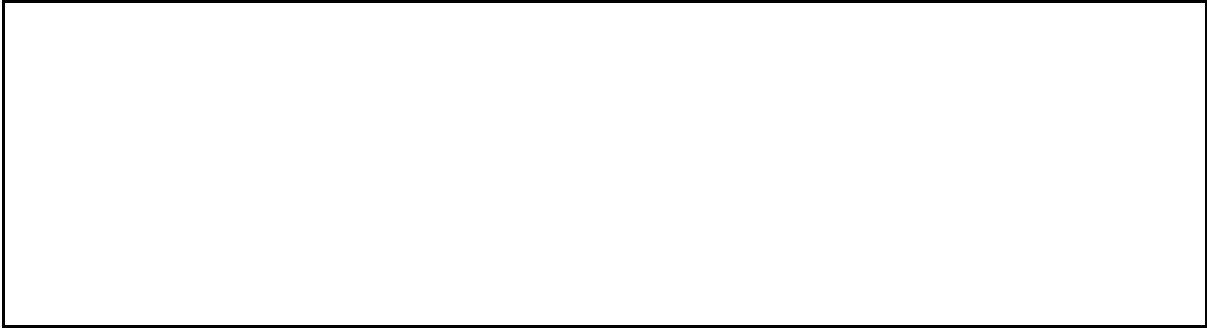
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

\*\*\*\*\*

This email and any attachments to it are strictly confidential and intended solely for the addressee. If you are not the intended addressee you must not disclose, forward, copy or take action in reliance of this email or any attachments.

If you have received this email in error please notify us as soon as possible.

The addressee[s] shall not forward, disclose or copy this email or attachments to any third party without the prior consent of the sender. Access to this email by anyone else is unauthorised.

This email and any attachments to it are not intended to create potential relations, or legal obligations binding on the company and no action may be taken in reliance of this email and any attachments to it unless the contents are confirmed by letter.

The views expressed in this email and any attachments to it are personal and unless stated explicitly do not represent the views of the company.

The company excludes all liability in respect of this email and the attachments to it to the fullest extent permitted by law.

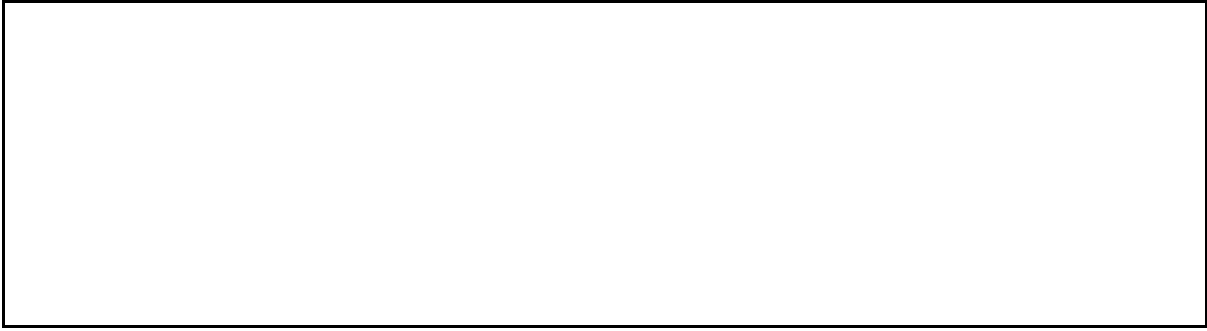
The addressee should check all attachments for viruses. The company makes no representation as regards the absence of viruses in attachments to this email.

Place of Registration : England and Wales

Reg No of Grainger plc : 00125575

Reg Office : Citygate, St. James' Boulevard, Newcastle NE1 4JE

\*\*\*\*\*



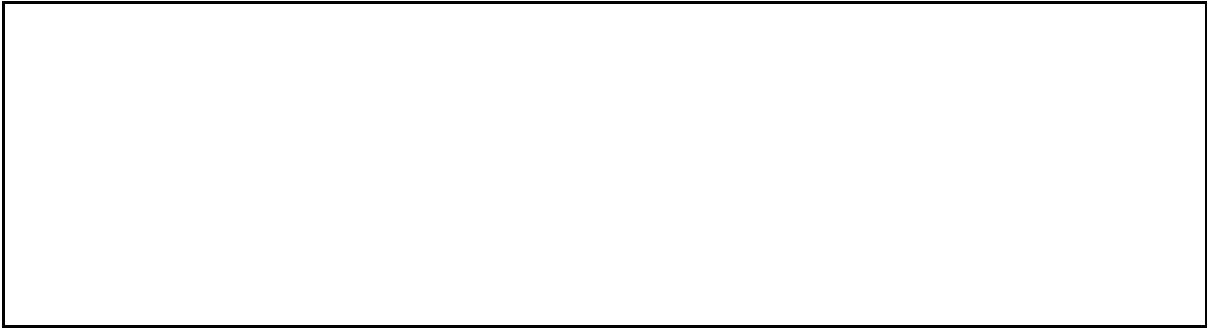
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



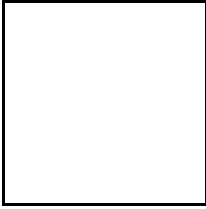
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



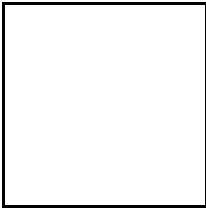
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



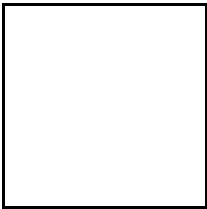
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy,

distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

## Jacob Gemma

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 08 December 2020 17:32  
**To:** Al Eggeling (Alan Baxter); Campbell Lee; Andy Higham  
**Cc:** Colin Wharry  
**Subject:** RE: Arnos Next Steps

Hi Alice and Colin,

Just to re-cap I spoke briefly **this morning at 10am** with Coco. I have let her know you are able to meet to discuss tomorrow morning if that would be helpful – and will let you know if / when she responds.

Colin, Were you able to send Coco links to the full documents requested?

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Alice Eggeling <[REDACTED]@alanbaxter.co.uk>  
**Sent:** 08 December 2020 16:39  
**To:** 'Campbell Lee' <[REDACTED]@tfl.gov.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** 'Colin Wharry' <[REDACTED]@ml-architects.com>  
**Subject:** RE: Arnos Next Steps

Our ref.:1870/60/AE

Date:08 December 2020

Lee Campbell  
TfL

Dear Lee

### Arnos Grove

I'm sorry about the late reply, I'd be happy to join tomorrow morning. I'm in a meeting between 0900 -1000 so if I do not respond beforehand, please don't worry.

Speak then

Al Eggeling  
for Alan Baxter Ltd



75 Cowcross Street  
London  
EC1M 6EL

Tel: [REDACTED]  
[www.alanbaxter.co.uk](http://www.alanbaxter.co.uk)

---  
Alan Baxter Ltd is a limited company registered in England and Wales, registered number 06600598.  
Registered Office 75 Cowcross Street, London EC1M 6EL

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 08 December 2020 09:27  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Al Eggeling (Alan Baxter) <[REDACTED]@alanbaxter.co.uk>; Colin Wharry <[REDACTED]@ml-architects.com>  
**Subject:** RE: Arnos Next Steps

Hi Allison

I am not free at 10am but I will check if anyone is available at short notice to join you. **Alice/Colin** are wither of you free at 10am?

If not then I am sure Allison can feed back after the meeting.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 07 December 2020 18:03  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: Arnos Next Steps

Lee,

Is your team available to discuss with Coco at **10am tomorrow**? Unless you object, I suggest starting with the LPA's assessment, and you / your team follow.

I'll be brief but intend to explain that the Officer assessment has considered the benefits of the current alignment of Block A01's southern façade (and height of the modest one-storey element) – which Officers consider positively preserves the dominance of the station drum, and also beneficially preserves glimpses towards the ridgeline well beyond the station to the north-east (gap between existing station drum and 4 storey element of Block A01). The current alignment of the Block A01 also positively conceals much of the station's BoH areas (including plant compound)– which currently form part of the station's setting, and detract from the station building/drum.

Am conscious that given the number of documents, Coco may not have come across details that explain that the area immediately to the north-west of the station building is used for LuL maintenance / operational access, and therefore how the alignment of Block A01's southern building line provides a benefit in reducing the visual prominence of those areas. In my view setting back the southern façade of Block A01 would reveal more of the station's BoH areas, including plant compound – which is not preferred.

Pages 49, 84 – 85, 90 – 91 of the DAS are helpful in making this point.

Can I please ask that if your team do intend on presenting material, including views of the proposed square and Block A01 that your team please uses 'View A' from the TVIA, rather than the non-TVIA CGIs of the square.

Please let me know if you have any questions or wish to discuss.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED] [enfield.gov.uk](mailto:[REDACTED]@enfield.gov.uk)  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 07 December 2020 15:18  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: Arnos Next Steps

Allison – thanks – good news matters are now covered.

Have you heard from Coco?

Andy – I would appreciate a quick call with you tomorrow – we have a meeting scheduled for this Friday with my director, Nesil and Sarah (and perhaps Vincent) and I wanted to be clear of a few things before I brief at our end for that meeting.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 04 December 2020 14:58  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee and Rebecca,

Thank you for the details below, which cover most of the matters set out in my email of 27 November.

In terms of next steps, I am updating the report – to hand to Andy for review by close next week.

In the interim, I have asked Coco at the 20<sup>th</sup> Century if she is available to meet either Monday or Tuesday – and will let you know when she responds.

Andy may have some availability on Tuesday afternoon (16.30) – but will leave for Andy to confirm / respond.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [redacted]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Sent:** 03 December 2020 21:00  
**To:** Andy Higham <[redacted]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[redacted]@graingerplc.co.uk>; Allison De Marco <[redacted]@enfield.gov.uk>  
**Subject:** RE: Arnos Next Steps

Andy / Allison

Hopefully the information provided below is helpful and closes out the remaining issues/questions.

It would be good to have chat early next week to figure out the direction of travel/next steps for 5 Jan.

Regards

Lee

---

**From:** Rebecca Crow <[redacted]@graingerplc.co.uk>  
**Sent:** 03 December 2020 17:07  
**To:** Allison De Marco <[redacted]@enfield.gov.uk>; Campbell Lee <[redacted]@tfl.gov.uk>; Andy Higham <[redacted]@enfield.gov.uk>  
**Cc:** Brown Mary <[redacted]@tfl.gov.uk>; Dimitris Tsompanidis <[redacted]@graingerplc.co.uk>  
**Subject:** RE: Arnos Next Steps

Hi Allison

Hope you're well. Please see our responses below to your email of 27th November. If you require anything further then please advise or if it would be helpful to have a meeting to further discuss any of the below.

**Timeframes:** please could you confirm timeframes for finalising the report for the 5<sup>th</sup> Jan Committee?

**Section 106:** We shared these details with you last week, it would be good to understand timeframes for this as we would really like to make some progress over the next month if possible.

**Details / re-confirmation:**

- 1. EQIA:** TfL provided this to LBE on 30 November 2020. We are happy for this to be uploaded as a supporting document.
- 2. Disabled Parking Utilisation:** Please refer to the attached note from our transport consultants which summarises the surveys undertaken in October 2019. As far as we are aware and having made enquiries - TfL does not have any information which points to insufficient blue badge provision at this station.

In addition to this TfL has looked at how the level of disabled parking compares with other car parks across its portfolio of a similar scale to Arnos Grove car parks. This review has shown that the level of disabled parking provided is fairly consistent averaging around 6 spaces (as at Arnos) or around 2% of overall provision. This, along with the note attached should provide you with the confidence you need that the level of Blue Badge parking provision being retained at Arnos Grove is acceptable.

- 3. Brown Badge:** CLL do not believe there is a policy or any other justification for provision of brown badge parking within this site.

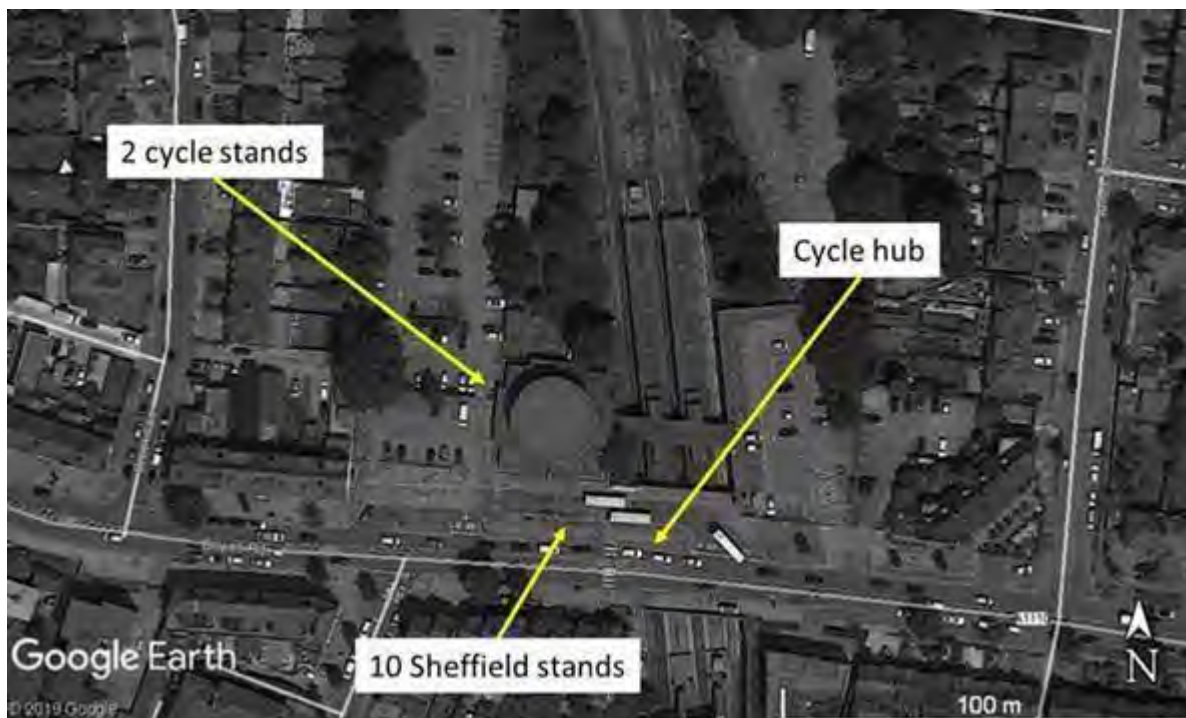
4. **Passenger Profiling:** TfL has looked into this and have reached out to a number of teams across the business including its Diversity and Inclusion Team. TfL doesn't believe the data sources held can provide the breakdown or comparisons requested. TfL will continue to look into this over the coming weeks and will share anything relevant prior to committee.

Having considered your point re: Arnos Grove not being the 'station of choice' for some groups we are not sure that this argument is the correct one to make in this instance. It may be helpful to note that the majority of TfL stations do not have car parks. In addition not all of TfL's Stations are step free. Whilst an increasing number are becoming step free TfL has and continues to work hard to ensure that its entire network is as accessible to as many Londoners as possible, including those with mobility and other needs, for example all of TfL's buses are accessible. The ability to park or not at a station should not be the determining factor in 'station choice', whilst some users with specific needs may choose to drive to stations where parking is available and depending on their needs there are other ways of getting to and moving through stations. TfL's website has comprehensive details on transport accessibility and the measures and initiatives offered by TfL to help those who need to access and use the public transport system.

This includes information on *planning an accessible journey, getting help from staff, Assisted Travel Services* and how to access these and *Travel Mentoring* to help build knowledge and confidence for people to use all our services. Amongst other things TfL set out advice and guidance for step free access across the network and includes guidance for pregnant women and women with children who want to use public transport. <https://tfl.gov.uk/transport-accessibility/>

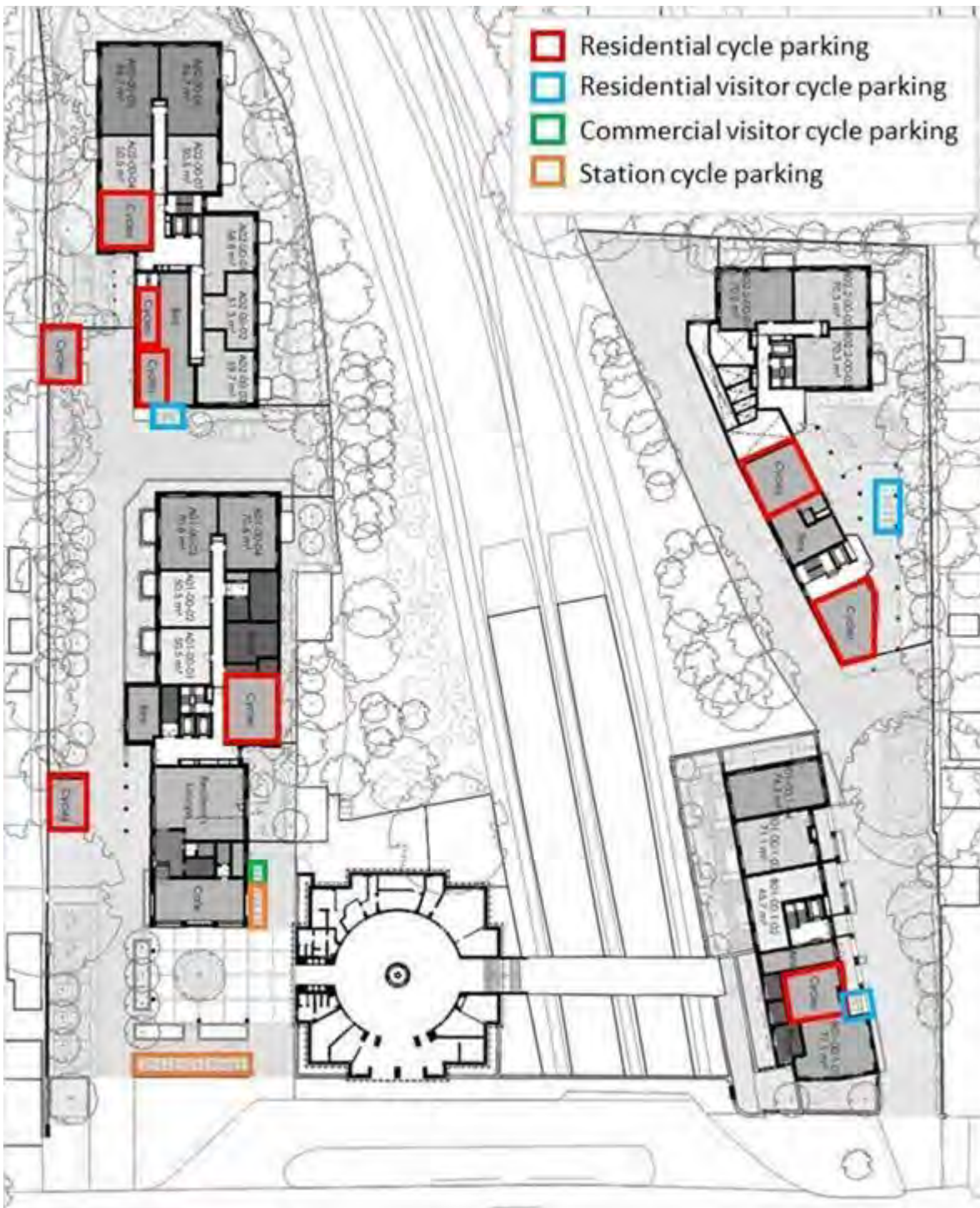
5. **Are there site photos (pre-Covid) of the blue badge spaces, showing typical use** – please see attached Disabled Parking note produced by Pell's.
6. **Confirm dates of Disabled Parking utilisation surveys and if post August 2019:** Yes – these surveys took place in October 2019.
7. **Current public cycle parking provision:**

Location	No. of public cycle parking spaces
Adjacent to station building	2 (2x cycle stands)
Station Interchange	20 (10 x Sheffield Stands)
Station Interchange (Enfield Cycle Hubs)	16 (2 x cycle hubs)
<b>TOTAL SPACES</b>	<b>38 spaces</b>



**Proposed new public cycle parking provision:**

<b>Location</b>	<b>No. of cycle parking spaces</b>
Station Interchange	20 (10 x Sheffield stands)
Station Interchange (Enfield Cycle Hubs)	16 (2 x cycle hubs)
Public Square	30 (15x Sheffield stands)
Adjacent to commercial unit	10 (5 x Sheffield stands)
<b>TOTAL SPACES</b>	<b>76 spaces (100% increase in spaces)</b>



8. **Non-Standard Cycle Parking:** We have reviewed this following our discussion last week and we can commit to providing 4 non-standard public spaces (5% of total public cycles spaces)

Kind regards

Rebecca

Rebecca Crow  
Associate Director



T [REDACTED] W [www.graingerplc.co.uk](http://www.graingerplc.co.uk); Twitter [@graingerplc](https://twitter.com/graingerplc) Instagram [@graingerplc](https://www.instagram.com/graingerplc)

3rd Floor East, 1 London Bridge, London, SE1 9BG

Rent Well. Live Well.

Find out more about our new homes for rent at [Hawkins & George](#) in Bristol.



From: Allison De Marco <[REDACTED]@enfield.gov.uk>

Sent: 27 November 2020 12:46

To: Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Andy

Higham <[REDACTED]@enfield.gov.uk>

Cc: Brown Mary <[REDACTED]@tfl.gov.uk>

Subject: RE: Arnos Next Steps

(CAUTION: External Email).

Thanks for meeting earlier.

**Timeframes:** As discussed we are targeting the 5<sup>th</sup> January committee. We will confirm the committee report publication date shortly – the report would need to be finalised this side of Christmas.

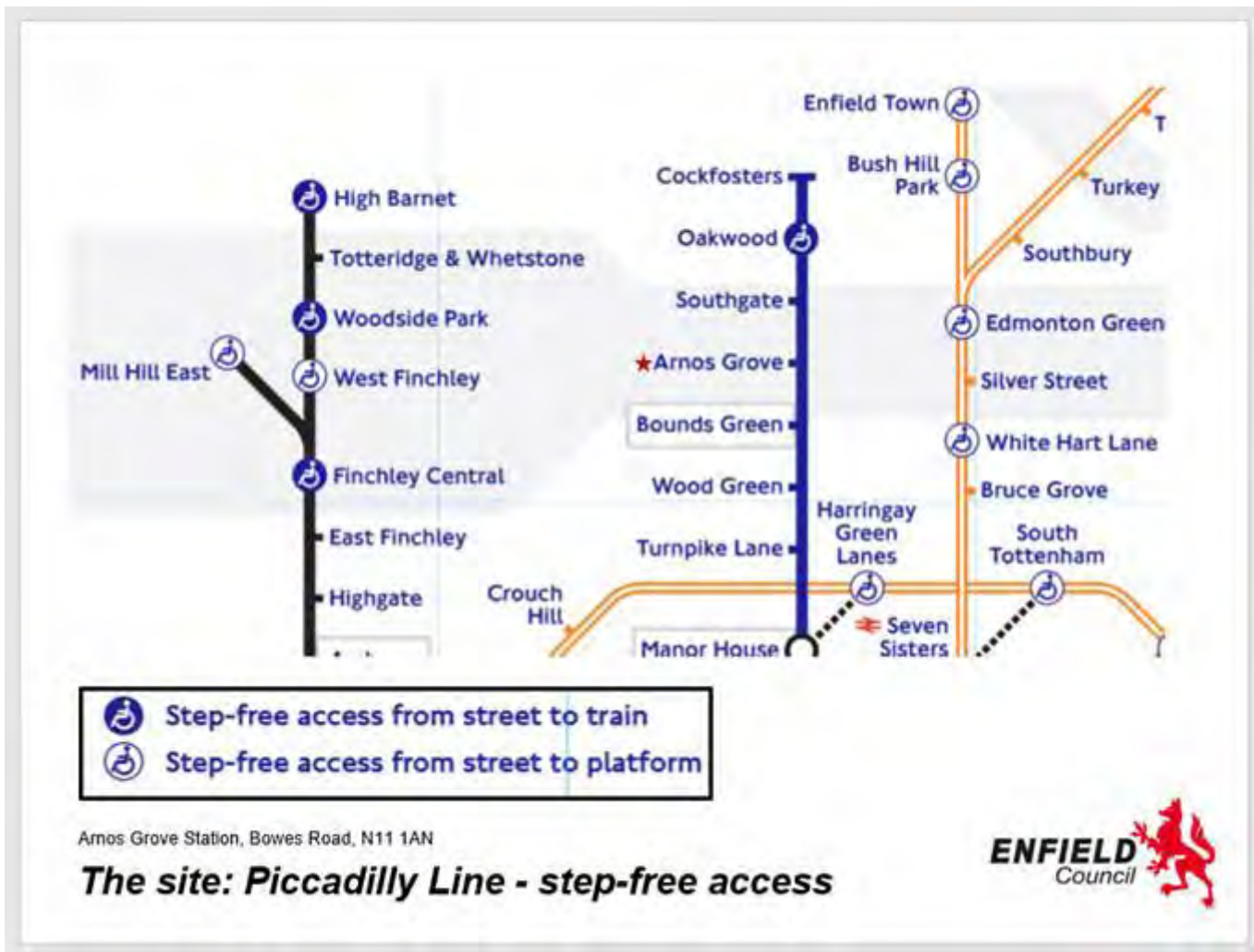
**s106:** Can you please re-provide your solicitors contact details – our legal team will then get in touch.

**Details / re-confirmation:** In terms of additional details, I have summarised the main points / requests below.

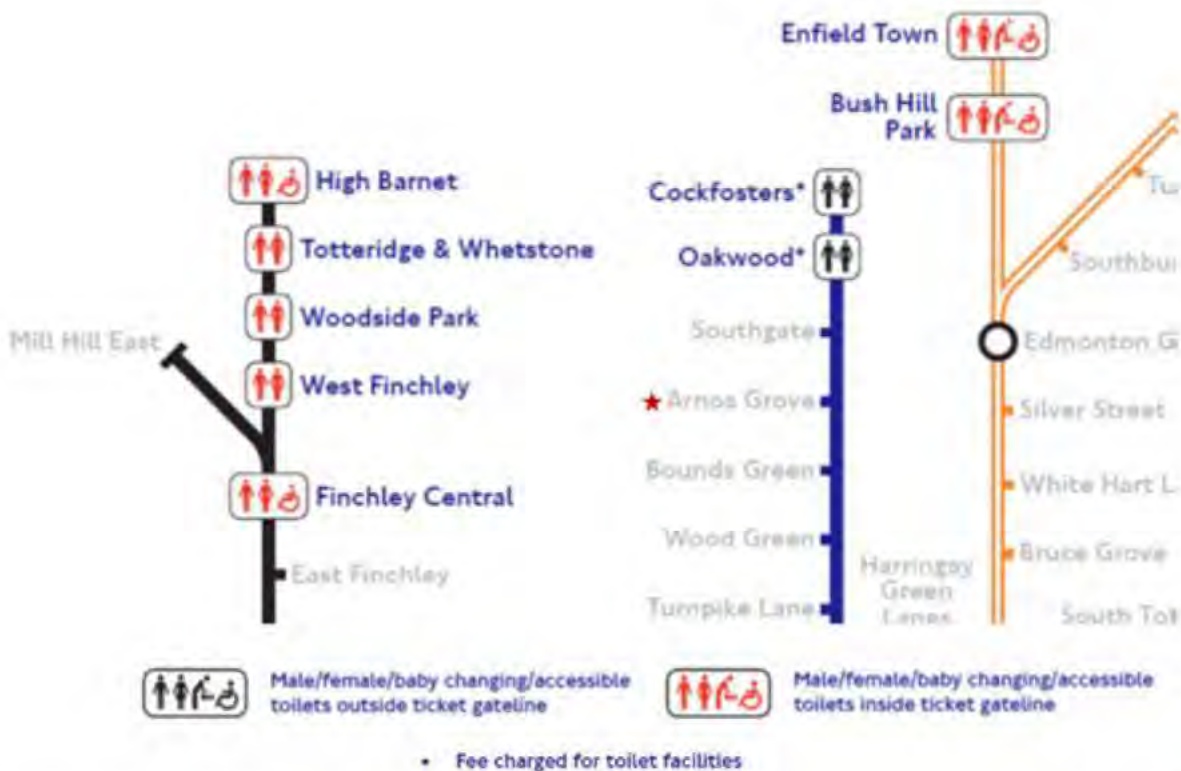
1. Please provide details of the EqIA completed earlier this year. Please provide a response to the matters raised in respect of potential impacts, as a result of the loss of public parking, on people within the relevant protected characteristic groups. Please outline consideration undertaken in respect of all protected characteristics, including: age; disability; pregnancy and maternity; sex. Please break this into strategic level, and local level considerations.
2. Please re-confirm an average utilisation rate of 4/6 blue badge bays – typically in use. This indicates that exiting blue badge space use (pre-Covid) was under-subscribed. However, **please confirm TfL does not have information suggesting insufficient blue badge spaces?** For example, any complains about lack of blue badge parking space provision.
3. Further discussion may be required based on responses to point a + b. We discussed potential for any brown badge spaces, but reserve this based on further analysis once details above are shared.
4. In addition to assessing the scheme against the relevant provisions of the development plan and other material considerations (including emerging policies), Enfield Officers have considered the appropriateness of the station car park for redevelopment, taking into account the fact that it is not step-free and does not provide public facilities such as changing rooms or toilets. Officers have assessed it would not readily be a 'station of choice' for some groups (extracts from committee ppt presentation below). Subject to GDPR requirements **please consider whether TfL can provide any additional data that shows the profile of passengers using Arnos Grove tube station,**

compared with a stations with step-free access and facilities? For example, Enfield Town (see options below).

5. Are there site photos (pre-Covid) of the blue badge spaces, showing typical use.
6. Please confirm if blue badge survey took place after extension of the Blue Badge Scheme to those with hidden disabilities (appears to be 30 August 2019 – please confirm)?
7. Please confirm public cycle parking provision (including location).
8. Please commit to a % of public cycle parking spaces that can be used to park non-standard cycles.







Arnos Grove Station, Bowes Road, N11 1AN

## The site: Piccadilly Line – toilet and changing facilities



Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [enfield.gov.uk](mailto:enfield.gov.uk)  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

**From:** Campbell Lee <[enfield.gov.uk](mailto:enfield.gov.uk)>  
**Sent:** 27 November 2020 09:24  
**To:** Allison De Marco <[enfield.gov.uk](mailto:enfield.gov.uk)>; Rebecca Crow <[graingerplc.co.uk](mailto:graingerplc.co.uk)>;  
Andy Higham <[enfield.gov.uk](mailto:enfield.gov.uk)>  
**Cc:** Brown Mary <[tfl.gov.uk](mailto:tfl.gov.uk)>  
**Subject:** RE: Arnos Next Steps

Allison

Key points we are hoping to discuss at 10am.

1. Timescales to new committee
2. Anything further you from us as applicant.
3. S106 Progression over the next month.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 26 November 2020 17:32  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee,

10am is fine.

Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 17:00  
**To:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Allision – does 10 am or 1.30pm work?

Lee

---

**From:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Sent:** 26 November 2020 16:53  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

I have a meeting 11-1, but I can do any time aside from that.

Many thanks

Rebecca

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 16:45  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

(CAUTION: External Email).

Allision – I am in meetings at the minute.

Lets put some time in tomorrow. I could do 11am – Rebecca does that work for you?

Lee

---

**From:** Allison De Marco <[redacted]@enfield.gov.uk>  
**Sent:** 26 November 2020 16:34  
**To:** Campbell Lee <[redacted]@tfl.gov.uk>; Andy Higham <[redacted]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[redacted]@graingerplc.co.uk>; Brown Mary <[redacted]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee,

I'm afraid there has been limited availability today, but I am able to speak now or tomorrow.

Should we speak now – and then you can escalate if you consider necessary?

Thanks,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [redacted]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Sent:** 26 November 2020 09:04  
**To:** Allison De Marco <[redacted]@enfield.gov.uk>; Andy Higham <[redacted]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[redacted]@graingerplc.co.uk>; Brown Mary <[redacted]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Morning Allision

Yes – if you can send some times across that suit you and Andy later today/tomorrow we can find a slot and set something up.

Thanks

Lee

---

**From:** Allison De Marco <[redacted]@enfield.gov.uk>  
**Sent:** 25 November 2020 20:00  
**To:** Campbell Lee <[redacted]@tfl.gov.uk>; Andy Higham <[redacted]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[redacted]@graingerplc.co.uk>; Brown Mary <[redacted]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Good evening Lee,

We are looking at the forward programme / timescales at the moment.

Shall we discuss tomorrow or Friday?

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [redacted] [enfield.gov.uk](mailto:[redacted]@enfield.gov.uk)  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Sent:** 25 November 2020 09:02  
**To:** Andy Higham <[redacted]@enfield.gov.uk>  
**Cc:** Allison De Marco <[redacted]@enfield.gov.uk>; Rebecca Crow <[redacted]@graingerplc.co.uk>;  
Brown Mary <[redacted]@tfl.gov.uk>  
**Subject:** Arnos Next Steps

Morning Andy / Allison

We are around most of the day today to discuss next steps, timescales and anything you need from us as applicant.

Regards

Lee

---

**From:** Andy Higham <[redacted]@enfield.gov.uk>  
**Sent:** 24 November 2020 15:26  
**To:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116) [SEC=OFFICIAL]

Classification: OFFICIAL

Hi Lee,

[redacted]

[redacted]

[redacted]

Andy

---

**From:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Sent:** 24 November 2020 12:46  
**To:** Allison De Marco <[redacted]@enfield.gov.uk>; Rebecca Crow <[redacted]@graingerplc.co.uk>  
**Cc:** Andy Higham <[redacted]@enfield.gov.uk>; Vincent Lacovara <[redacted]@enfield.gov.uk>

**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Andy

Are you able to give me a quick call regarding the below ASAP?

Best

Lee

---

**From:** Allison De Marco <[redacted]@enfield.gov.uk>  
**Sent:** 24 November 2020 12:29  
**To:** Campbell Lee <[redacted]@tfl.gov.uk>; Rebecca Crow <[redacted]@graingerplc.co.uk>; Brown Mary <[redacted]@tfl.gov.uk>; Susie Byrne <[redacted]@quod.com>; Matthew Sharpe <[redacted]@quod.com>  
**Cc:** Andy Higham <[redacted]@enfield.gov.uk>; Vincent Lacovara <[redacted]@enfield.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Lee,

I understand we are proceeding due to a commitment to TfL to do so.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [redacted]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Sent:** 24 November 2020 12:02  
**To:** Allison De Marco <[redacted]@enfield.gov.uk>; Rebecca Crow <[redacted]@graingerplc.co.uk>; Brown Mary <[redacted]@tfl.gov.uk>; Susie Byrne <[redacted]@quod.com>; Matthew Sharpe <[redacted]@quod.com>  
**Cc:** Andy Higham <[redacted]@enfield.gov.uk>; Vincent Lacovara <[redacted]@enfield.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Allision,

Thanks for this. As far as we can see this hasn't made it into the main Committee Report or the Addendum published on Saturday. Is the council happy that all objections received have now been identified and addressed appropriately?

[redacted]

Happy to discuss as always.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 23 November 2020 21:45  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>  
**Subject:** FW: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

FYI – the objection below has been circulated to Members attending tomorrow.

The following update has been included:

*In respect of these objections, the concerns raised (e.g. parking, housing, affordability, design, density, infrastructure capacity and heritage matters) are addressed and assessed in the report. In addition however, the Rt Hon Theresa Villiers MP's objection states that the GLA have indicated that London's water supply is close to capacity and there are likely to be supply problems by 2025. Officers note that Thames Water were consulted and raised no objection to the proposals.*

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

**From:** Rt. Hon. Theresa Villiers MP <[REDACTED]@theresavilliers.co.uk>  
**Sent:** 07 June 2020 12:18  
**To:** Planning Decisions Team <[Planning.Decisions@Enfield.gov.uk](mailto:Planning.Decisions@Enfield.gov.uk)>  
**Subject:** Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Dear Ms Learman

**20/01049/FUL | Erection of 4 buildings between two to seven storeys high comprising 162 residential units (Class C3) and flexible use ground floor unit (A1/A3/A4) together with areas of public realm, hard and soft landscaping, access and servicing arrangements, plant and associated works. | Car Park Adjacent To Arnos Grove Station Bowes Road London N11 1AN**

I am writing to submit my views and objections to the plans by the Mayor of London and TfL to develop the Arnos Grove station car parks because of the impact they will have on the surrounding area. Although this station is not in my constituency, many of my constituents travel into central London and elsewhere from it. I strongly oppose TfL's application and would ask the planning committee to reject it.

### **Parking**

The loss of the passenger car park will cause huge inconvenience for commuters. Many suburban tube stations have car parks to reflect the fact that the network is more spaced out in the suburbs than it is in inner London and most people live beyond walking distance from their nearest station. These car parks are an important part of the public transport network and encourage people to take the tube into London rather than drive. Getting rid of 'park-and-ride' facilities at suburban stations will undermine efforts to encourage modal shift from car to train rather than encourage it.

I understand that the proposed development is a car free scheme, with the exception of 6 blue badge spaces and 10 LUL staff car parking spaces on site. There is no reliable way for TfL to stop the new residents from buying cars. The combined impact on the surrounding area of the loss of 297 commuter parking spaces and 162 new households with no off-street parking will be massive. There will be very serious problems with overspill parking in residential streets

most of which are already under pressure from parked cars.

The loss of the car park will also cause great inconvenience for people using the station in the evenings and at weekends to head into the centre of London for shopping or leisure, or to visit friends and family. This will be felt particularly keenly by the elderly or others with limited mobility. The ability to drive to your local station and park has been an important part of life in the suburbs for decades and removing it will severely undermine quality of life. It will mean many residents, particularly the elderly, will find it harder to use the public transport network with the result that this application will cause greater social isolation.

I also understand that Arnos Grove already has a significant problem as a commuter drop-off point, the result of which is the blocking of buses seeking to enter the station forecourt and causing traffic jams along Bowes Road. This is likely to increase and so lead to more congestion in the area.

### **Housing**

I am deeply worried about the height and density of this development. I do not believe that the buildings proposed would be consistent with the character and housing density of the surrounding suburban neighbourhood. The height, density, scale, massing and bulk of this plan is far too great for the location. This is clearly and overdevelopment.

The plans also provide inadequate outdoor space. The greatest housing need in the suburbs is for family homes with gardens but none are provided in this flat-only development.

The visual impact of the buildings proposed would be very significant. Arnos Grove station is an iconic building, designed by the celebrated architect, Charles Holden. The blocks TfL want to build would do very serious damage to the visual setting of the station and undermine its Grade II Star Listed status. The circular ticket hall is described in Pevsner's Buildings of England as having "great repose and dignity" and the author commends its "simple geometric forms". One of the principal reasons for the listing on Historic England's website is because the station is of architectural interest with its striking design and prominent circular booking hall providing an effective landmark. Allowing TfL to go ahead with the blocks of flats proposed should be turned down on conservation grounds alone.

### **Infrastructure**

There would be a significant impact on local services and infrastructure if 162 new flats are built at Arnos Grove. TfL have not made any kind of convincing case that local roads and services could cope. Additionally, I have been informed that the GLA have indicated that London's water supply is close to capacity and there are likely to be supply problems by 2025 and serious shortages by 2040. I understand that at a recent planning meeting in Enfield, Thames Water opposed a planning application for Meridian Water on the basis of water capacity issues. Allowing dense developments of this kind could intensify pressures on a limited water supply.

I would be grateful if my objections and opposition to the application could be taken into account by the committee determining the application.

Yours sincerely  
Theresa Villiers

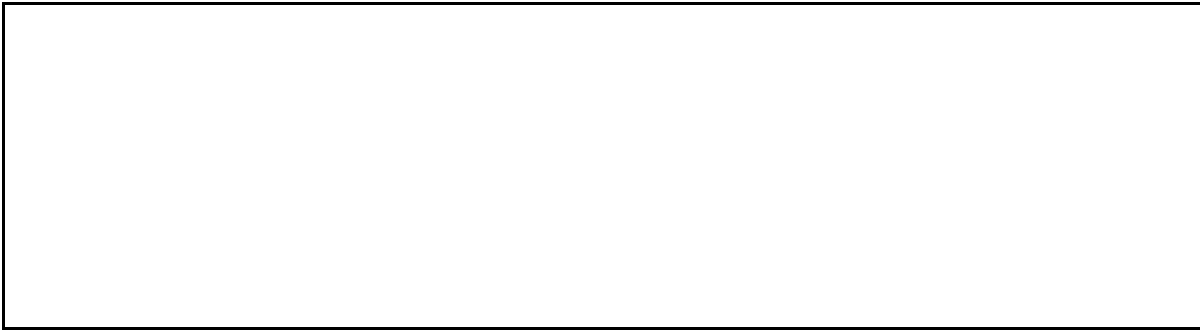
Office of the Rt Hon Theresa Villiers MP  
Member of Parliament for Chipping Barnet  
House of Commons  
London SW1A 0AA  
Tel [REDACTED]

[theresavilliers.co.uk](https://www.theresavilliers.co.uk)  
[www.theresavilliers.co.uk](https://www.theresavilliers.co.uk) [www.facebook.com/theresavillierscb](https://www.facebook.com/theresavillierscb)

### **Reference when replying TV/CC**

In line with GDPR data protection regulations, my office processes constituents' data for casework and policy query purposes under the lawful basis of 'public task' and democratic engagement. In instances where this lawful basis is not sufficient and explicit consent is required, a member of my staff will get in touch with you to establish your consent. We also use data from the open electoral register for reference and filing purposes.

As a data subject, you have the right to request access to all personal data that I hold on you by making a Subject Access Request using the contact details above. If the data my office has about you is no longer necessary for the casework or policy query purposes for which it was collected, you have the right to have it deleted. You also have the right of rectification if the data is no longer correct. I will not use your personal data in a way that I believe would go beyond your reasonable expectations in contacting me. You can find out more about my approach to privacy and data protection by visiting my website at [www.theresavilliers.co.uk](https://www.theresavilliers.co.uk).



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

#### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

\*\*\*\*\*

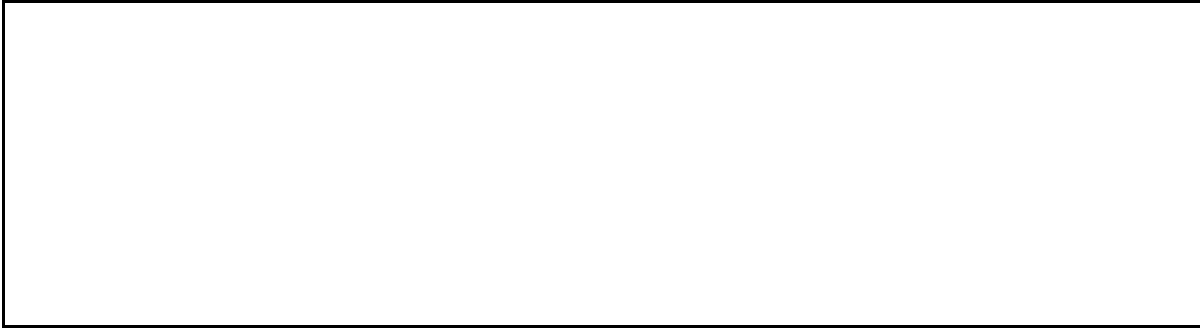
The contents of this e-mail and any attached files are confidential. If you have received this email in error, please notify us immediately at [postmaster@tfl.gov.uk](mailto:postmaster@tfl.gov.uk) and remove it from your system. If received in error, please do not use, disseminate, forward, print or copy this email or its content. Transport for London excludes any warranty and any liability as to the quality or accuracy of the contents of this email and any attached files.

Transport for London is a statutory corporation whose principal office is at 5 Endeavour Square, London, E20 1JN. Further information about Transport for London's subsidiary companies can be found on the following link: <http://www.tfl.gov.uk/corporate/about-tfl/>

Although TfL have scanned this email (including attachments) for viruses, recipients are advised to carry out their own virus check before opening any attachments, as TfL accepts no liability for any loss, or damage which may be caused by viruses.

\*\*\*\*\*





[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

Classification: OFFICIAL



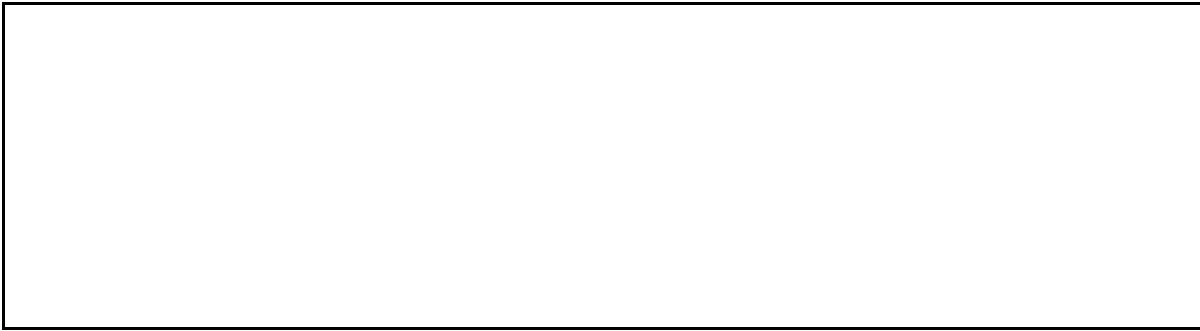
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



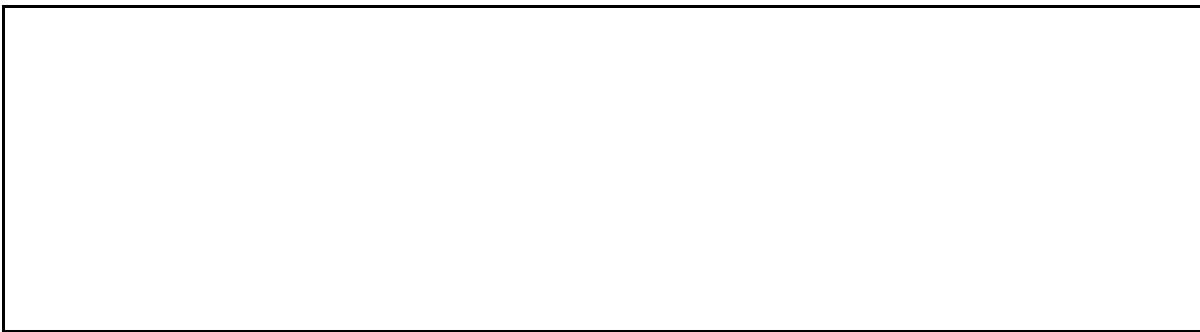
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

\*\*\*\*\*

This email and any attachments to it are strictly confidential and intended solely for the addressee. If you are not the intended addressee you must not disclose, forward, copy or take action in reliance of this email or any attachments.

If you have received this email in error please notify us as soon as possible.

The addressee[s] shall not forward, disclose or copy this email or attachments to any third party without the prior consent of the sender. Access to this email by anyone else is unauthorised.

This email and any attachments to it are not intended to create potential relations, or legal obligations binding on the company and no action may be taken in reliance of this email and any attachments to it unless the contents are confirmed by letter.

The views expressed in this email and any attachments to it are personal and unless stated explicitly do not represent the views of the company.

The company excludes all liability in respect of this email and the attachments to it to the fullest extent permitted by law.

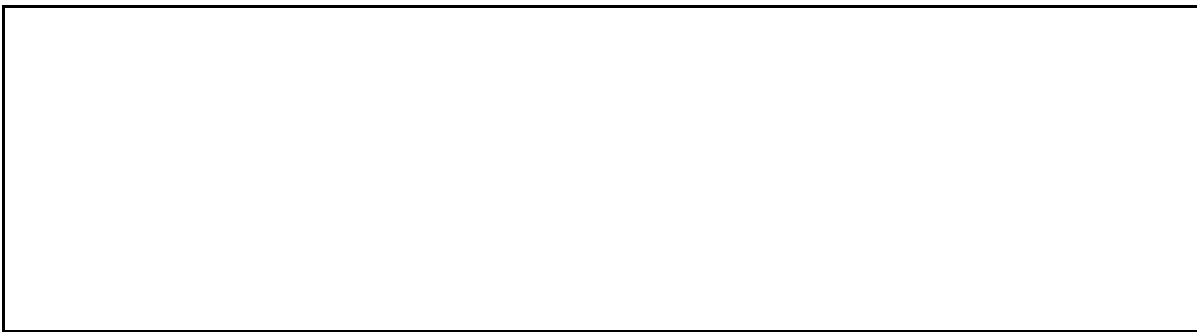
The addressee should check all attachments for viruses. The company makes no representation as regards the absence of viruses in attachments to this email.

Place of Registration : England and Wales

Reg No of Grainger plc : 00125575

Reg Office : Citygate, St. James' Boulevard, Newcastle NE1 4JE

\*\*\*\*\*



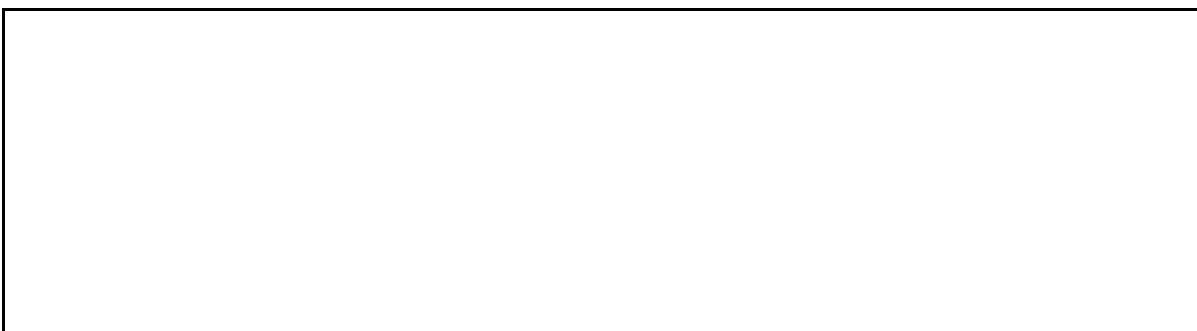
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

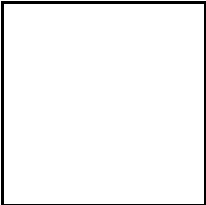


[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



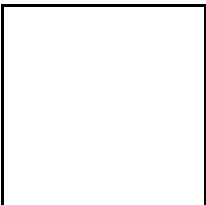
[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

## Jacob Gemma

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 08 December 2020 10:52  
**To:** Colin Wharry; Campbell Lee  
**Subject:** RE: Arnos Next Steps

Colin,

Also suggested if Coco has any follow-up questions or requires any further details in advance of committee next week that you may be available to discuss these with her. Will let you know later today if she comes back requesting a further meeting.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

Enfield Council is committed to serving the whole Borough fairly, delivering excellent services and building strong communities

Please do not print this e-mail unless necessary – Help save the planet

---

**From:** Allison De Marco  
**Sent:** 08 December 2020 10:48  
**To:** 'Colin Wharry' <[REDACTED]@ml-architects.com>; Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Cc:** Andy Higham <[REDACTED]@enfield.gov.uk>; Al Eggeling (Alan Baxter) <[REDACTED]@alanbaxter.co.uk>  
**Subject:** RE: Arnos Next Steps

Thank you Colin.

I have spoken with Coco, who will be briefing her committee this afternoon (2pm) in advance of their next committee meeting on the 14<sup>th</sup> December. She will discuss whether the scheme should return to committee to explain the further details discussed just now. Alan Powers has a particular interest in the proposals.

Colin, can you please send Coco a **link to the full DAS and TVIA documents** ([REDACTED]@c20society.org.uk).

I will provide my own separate follow-up response, but you may wish to note that illustrative images explaining the operational access requirements of the station are set out at Pages 49, 84 – 85, 90 – 91. You may wish to note DAS images are illustrative. (i.e. some of the DAS plans show the southern building line for Block A01 further north than currently proposed / shown on the drawings submitted for approval).

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service

Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Colin Wharry <[REDACTED]@ml-architects.com>  
**Sent:** 08 December 2020 10:08  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Cc:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>;  
Al Eggeling (Alan Baxter) <[REDACTED]@alanbaxter.co.uk>  
**Subject:** Re: Arnos Next Steps

Hi Lee, Allison,

Yes I'm free tomorrow until 11 if necessary.

Agree with Allison's justification below and have nothing further to add from a heritage perspective. See small extract from ABAs heritage statement which helps support this.

We have been through several iterations of the square with LBE and have responded to 20th C concerns about the pergola. We feel this is the optimum position for the single storey building, both screening the BOH of station and containing the square, bringing active frontage onto the northern edge, while still retaining the prominence of the drum.

Allison, can you please send a meeting link if you want me to attend tomorrow?

Best  
Colin

## 4.3 Impact Assessment

### 4.3.1 Layout of buildings

The layout of buildings across the two sites has been designed to station building to maintain the building's prominence in the street of the ticket hall drum against the sky to be appreciated to multiple

Plot A01, the southern building on Site A, has been set back away from the public square in the location of Holden's original car park. This is preserving a significant element of Holden's original design which is a transport interchange, and in maintaining views of the ticket hall along Bowes Road. Setting Plot A01 back from the station preserves the primary building within the landscape. Part of Plot A01 is brought to the western corner of the station building. This element has been kept to the strong geometry and massing of the adjacent station's ground floor single-storey element will play an important role in defining the space adjacent to the station, a role currently performed by a curved wall to be removed (see Section 4.3.4). Plot A02 is largely concealed in view so its impact on the setting of the station is negligible.

The position of Plot B01, the southern building on Site B, has evolved along the southern boundary of the Site. Holden designed Arnos Grove with Bowes Road, with the walls extending out from the main station entrance

Sent from my iPhone

Colin Wharry  
Associate | Architect

**MACCREANOR LAVINGTON**

63 Gee Street, London EC1V 3RS

Vijverhofstraat 47, 3032 SB Rotterdam



maccreanorlavington.com

The information in this email does not necessarily represent the official policy of Maccreanor Lavington. This email is confidential and any disclosure, copying or distribution of it may be unlawful. If you have received this email in error please notify the sender immediately and delete the material from your system.

On 8 Dec 2020, at 9:33 am, Campbell Lee <[REDACTED]@tfl.gov.uk> wrote:

Hi Allison

I am not free at 10am but I will check if anyone is available at short notice to join you. **Alice/Colin** are wither of you free at 10am?

If not then I am sure Allison can feed back after the meeting.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 07 December 2020 18:03  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: Arnos Next Steps

Lee,

Is your team available to discuss with Coco at **10am tomorrow**? Unless you object, I suggest starting with the LPA's assessment, and you / your team follow.

I'll be brief but intend to explain that the Officer assessment has considered the benefits of the current alignment of Block A01's southern façade (and height of the modest one-storey element) – which Officers consider positively preserves the dominance of the station drum, and also beneficially preserves glimpses towards the ridgeline well beyond the station to the north-east (gap between existing station drum and 4 storey element of Block A01). The current alignment of the Block A01 also positively conceals much of the station's BoH areas (including plant compound)– which currently form part of the station's setting, and detract from the station building/drum.

Am conscious that given the number of documents, Coco may not have come across details that explain that the area immediately to the north-west of the station building is used for LuL maintenance / operational access, and therefore how the alignment of Block A01's southern building line provides a benefit in reducing the visual prominence of those areas. In my view setting back the southern façade of Block A01 would reveal more of the station's BoH areas, including plant compound – which is not preferred.

Pages 49, 84 – 85, 90 – 91 of the DAS are helpful in making this point.

Can I please ask that if your team do intend on presenting material, including views of the proposed square and Block A01 that your team please uses 'View A' from the TVIA, rather than the non-TVIA CGIs of the square.

Please let me know if you have any questions or wish to discuss.

Kind regards,

Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 07 December 2020 15:18  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: Arnos Next Steps

Allison – thanks – good news matters are now covered.

Have you heard from Coco?

Andy – I would appreciate a quick call with you tomorrow – we have a meeting scheduled for this Friday with my director, Nesil and Sarah (and perhaps Vincent) and I wanted to be clear of a few things before I brief at our end for that meeting.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 04 December 2020 14:58  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee and Rebecca,

Thank you for the details below, which cover most of the matters set out in my email of 27 November.

In terms of next steps, I am updating the report – to hand to Andy for review by close next week.

In the interim, I have asked Coco at the 20<sup>th</sup> Century if she is available to meet either Monday or Tuesday – and will let you know when she responds.

Andy may have some availability on Tuesday afternoon (16.30) – but will leave for Andy to confirm / respond.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications

Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 03 December 2020 21:00  
**To:** Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: Arnos Next Steps

Andy / Allison

Hopefully the information provided below is helpful and closes out the remaining issues/questions.

It would be good to have chat early next week to figure out the direction of travel/next steps for 5 Jan.

Regards

Lee

---

**From:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Sent:** 03 December 2020 17:07  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>; Dimitris Tsompanidis <[REDACTED]@graingerplc.co.uk>  
**Subject:** RE: Arnos Next Steps

Hi Allison

Hope you're well. Please see our responses below to your email of 27th November. If you require anything further then please advise or if it would be helpful to have a meeting to further discuss any of the below.

**Timeframes:** please could you confirm timeframes for finalising the report for the 5<sup>th</sup> Jan Committee?

**Section 106:** We shared these details with you last week, it would be good to understand timeframes for this as we would really like to make some progress over the next month if possible.

**Details / re-confirmation:**

1. **EQIA:** TfL provided this to LBE on 30 November 2020. We are happy for this to be uploaded as a supporting document.
2. **Disabled Parking Utilisation:** Please refer to the attached note from our transport consultants which summarises the surveys undertaken in October 2019. As far as we are aware and having made enquiries - TfL does not have any information which points to insufficient blue badge provision at this station.

In addition to this TfL has looked at how the level of disabled parking compares with other car parks across its portfolio of a similar scale to Arnos Grove car parks. This

review has shown that the level of disabled parking provided is fairly consistent averaging around 6 spaces (as at Arnos) or around 2% of overall provision. This, along with the note attached should provide you with the confidence you need that the level of Blue Badge parking provision being retained at Arnos Grove is acceptable.

3. **Brown Badge:** CLL do not believe there is a policy or any other justification for provision of brown badge parking within this site.
4. **Passenger Profiling:** TfL has looked into this and have reached out to a number of teams across the business including its Diversity and Inclusion Team. TfL doesn't believe the data sources held can provide the breakdown or comparisons requested. TfL will continue to look into this over the coming weeks and will share anything relevant prior to committee.

Having considered your point re: Arnos Grove not being the 'station of choice' for some groups we are not sure that this argument is the correct one to make in this instance. It may be helpful to note that the majority of TfL stations do not have car parks. In addition not all of TfL's Stations are step free. Whilst an increasing number are becoming step free TfL has and continues to work hard to ensure that its entire network is as accessible to as many Londoners as possible, including those with mobility and other needs, for example all of TfL's buses are accessible. The ability to park or not at a station should not be the determining factoring in 'station choice', whilst some users with specific needs may choose to drive to stations where parking is available and depending on their needs there are other ways of getting to and moving through stations. TfL's website has comprehensive details on transport accessibility and the measures and initiatives offered by TfL to help those who need to access and use the public transport system.

This includes information on *planning an accessible journey, getting help from staff, Assisted Travel Services* and how to access these and *Travel Mentoring* to help build knowledge and confidence for people to use all our services. Amongst other things TfL set out advice and guidance for step free access across the network and includes guidance for pregnant women and women with children who want to use public transport. <https://tfl.gov.uk/transport-accessibility/>

5. **Are there site photos (pre-Covid) of the blue badge spaces, showing typical use** – please see attached Disabled Parking note produced by Pell's.
6. **Confirm dates of Disabled Parking utilisation surveys and if post August 2019:**  
Yes – these surveys took place in October 2019.
7. **Current public cycle parking provision:**

Location	No. of public cycle parking spaces
Adjacent to station building	2 (2x cycle stands)
Station Interchange	20 (10 x Sheffield Stands)
Station Interchange (Enfield Cycle Hubs)	16 (2 x cycle hubs)
<b>TOTAL SPACES</b>	<b>38 spaces</b>

<image001.jpg>

**Proposed new public cycle parking provision:**

Location	No. of cycle parking spaces
Station Interchange	20 (10 x Sheffield stands)

Station Interchange (Enfield Cycle Hubs)	16 (2 x cycle hubs)
Public Square	30 (15x Sheffield stands)
Adjacent to commercial unit	10 (5 x Sheffield stands)
<b>TOTAL SPACES</b>	<b>76 spaces (100% increase in spaces)</b>

<image002.jpg>

8. **Non-Standard Cycle Parking:** We have reviewed this following our discussion last week and we can commit to providing 4 non-standard public spaces (5% of total public cycles spaces)

Kind regards

Rebecca

Rebecca Crow  
Associate Director

<image003.jpg>

DDI [REDACTED] M [REDACTED] E [REDACTED] [graingerplc.co.uk](mailto:[REDACTED]@graingerplc.co.uk)  
T [REDACTED] W [www.graingerplc.co.uk](http://www.graingerplc.co.uk); Twitter [@graingerplc](https://twitter.com/graingerplc) Instagram [@graingerplc](https://www.instagram.com/graingerplc)

3rd Floor East, 1 London Bridge, London, SE1 9BG

Rent Well. Live Well.

Find out more about our new homes for rent at [Hawkins & George](#) in Bristol.

<image004.png>

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 27 November 2020 12:46  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

(CAUTION: External Email).

Thanks for meeting earlier.

**Timeframes:** As discussed we are targeting the 5<sup>th</sup> January committee. We will confirm the committee report publication date shortly – the report would need to be finalised this side of Christmas.

**s106:** Can you please re-provide your solicitors contact details – our legal team will then get in touch.

**Details / re-confirmation:** In terms of additional details, I have summarised the main points / requests below.

1. Please provide details of the EqIA completed earlier this year. Please provide a response to the matters raised in respect of potential impacts, as a result of the loss of public parking, on people within the relevant protected

**characteristic groups.** Please outline consideration undertaken in respect of all protected characteristics, including: age; disability; pregnancy and maternity; sex. Please break this into strategic level, and local level considerations.

2. Please re-confirm an average utilisation rate of 4/6 blue badge bays – typically in use. This indicates that exiting blue badge space use (pre-Covid) was under-subscribed. However, **please confirm TfL does not have information suggesting insufficient blue badge spaces?** For example, any complains about lack of blue badge parking space provision.
3. Further discussion may be required based on responses to point a + b. We discussed potential for any brown badge spaces, but reserve this based on further analysis once details above are shared.
4. In addition to assessing the scheme against the relevant provisions of the development plan and other material considerations (including emerging policies), Enfield Officers have considered the appropriateness of the station car park for redevelopment, taking into account the fact that it is not step-free and does not provide public facilities such as changing rooms or toilets. Officers have assessed it would not readily be a ‘station of choice’ for some groups (extracts from committee ppt presentation below). Subject to GDPR requirements **please consider whether TfL can provide any additional data that shows the profile of passengers using Arnos Grove tube station, compared with a stations with step-free access and facilities?** For example, Enfield Town (see options below).
5. **Are there site photos (pre-Covid) of the blue badge spaces, showing typical use.**
6. Please **confirm if blue badge survey took place after extension of the Blue Badge Scheme to those with hidden disabilities (appears to be 30 August 2019 – please confirm)?**
7. Please **confirm public cycle parking provision (including location).**
8. Please **commit to a % of public cycle parking spaces that can be used to park non-standard cycles.**

<image005.jpg>

<image006.jpg>

Kind regards,

Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [enfield.gov.uk](mailto:enfield.gov.uk)

W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[enfield.gov.uk](mailto:enfield.gov.uk)>

**Sent:** 27 November 2020 09:24

**To:** Allison De Marco <[enfield.gov.uk](mailto:enfield.gov.uk)>; Rebecca Crow <[graingerplc.co.uk](mailto:graingerplc.co.uk)>; Andy Higham <[enfield.gov.uk](mailto:enfield.gov.uk)>

**Cc:** Brown Mary <[tfl.gov.uk](mailto:tfl.gov.uk)>

**Subject:** RE: Arnos Next Steps

Allision

Key points we are hoping to discuss at 10am.

1. Timescales to new committee
2. Anything further you from us as applicant.
3. S106 Progression over the next month.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 26 November 2020 17:32  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee,

10am is fine.

Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 17:00  
**To:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Allision – does 10 am or 1.30pm work?

Lee

---

**From:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Sent:** 26 November 2020 16:53  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

I have a meeting 11-1, but I can do any time aside from that.

Many thanks

Rebecca

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 16:45  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

(CAUTION: External Email).

Allision – I am in meetings at the minute.

Lets put some time in tomorrow. I could do 11am – Rebecca does that work for you?

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 26 November 2020 16:34  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee,

I'm afraid there has been limited availability today, but I am able to speak now or tomorrow.

Should we speak now – and then you can escalate if you consider necessary?

Thanks,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 09:04  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Morning Allison

Yes – if you can send some times across that suit you and Andy later today/tomorrow we can find a slot and set something up.

Thanks

Lee



---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 25 November 2020 20:00  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Good evening Lee,

We are looking at the forward programme / timescales at the moment.

Shall we discuss tomorrow or Friday?

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 25 November 2020 09:02  
**To:** Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** Arnos Next Steps

Morning Andy / Allison

We are around most of the day today to discuss next steps, timescales and anything you need from us as applicant.

Regards

Lee

---

**From:** Andy Higham <[REDACTED]@enfield.gov.uk>  
**Sent:** 24 November 2020 15:26  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116) [SEC=OFFICIAL]

Classification: OFFICIAL

Hi Lee,

[REDACTED]

[REDACTED]

[REDACTED]

Andy

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 24 November 2020 12:46  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Cc:** Andy Higham <[REDACTED]@enfield.gov.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Andy

Are you able to give me a quick call regarding the below ASAP?

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 24 November 2020 12:29  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>; Matthew Sharpe <[REDACTED]@quod.com>  
**Cc:** Andy Higham <[REDACTED]@enfield.gov.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Lee,

I understand we are proceeding due to a commitment to TfL to do so.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 24 November 2020 12:02  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>; Matthew Sharpe <[REDACTED]@quod.com>

Cc: Andy Higham <[REDACTED]@enfield.gov.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>

Subject: RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Allision,

Thanks for this. As far as we can see this hasn't made it into the main Committee Report or the Addendum published on Saturday. Is the council happy that all objections received have now been identified and addressed appropriately?

[REDACTED]

Happy to discuss as always.

Best

Lee

---

From: Allison De Marco <[REDACTED]@enfield.gov.uk>

Sent: 23 November 2020 21:45

To: Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>

Subject: FW: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

FYI – the objection below has been circulated to Members attending tomorrow.

The following update has been included:

*In respect of these objections, the concerns raised (e.g. parking, housing, affordability, design, density, infrastructure capacity and heritage matters) are addressed and assessed in the report. In addition however, the Rt Hon Theresa Villiers MP's objection states that the GLA have indicated that London's water supply is close to capacity and there are likely to be supply problems by 2025. Officers note that Thames Water were consulted and raised no objection to the proposals.*

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk

W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

From: Rt. Hon. Theresa Villiers MP <[REDACTED]@theresavilliers.co.uk>

Sent: 07 June 2020 12:18

To: Planning Decisions Team <[Planning.Decisions@Enfield.gov.uk](mailto:Planning.Decisions@Enfield.gov.uk)>

Subject: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Dear Ms Learman

**20/01049/FUL | Erection of 4 buildings between two to seven storeys high comprising 162 residential units (Class C3) and flexible use ground floor unit (A1/A3/A4) together with areas of public realm, hard and soft landscaping, access and servicing arrangements, plant and associated works. | Car Park Adjacent To Arnos Grove Station Bowes Road London N11 1AN**

I am writing to submit my views and objections to the plans by the Mayor of London and TfL to develop the Arnos Grove station car parks because of the impact they will have on the surrounding area. Although this station is not in my constituency, many of my constituents travel into central London and elsewhere from it. I strongly oppose TfL's application and would ask the planning committee to reject it.

### **Parking**

The loss of the passenger car park will cause huge inconvenience for commuters. Many suburban tube stations have car parks to reflect the fact that the network is more spaced out in the suburbs than it is in inner London and most people live beyond walking distance from their nearest station. These car parks are an important part of the public transport network and encourage people to take the tube into London rather than drive. Getting rid of 'park-and-ride' facilities at suburban stations will undermine efforts to encourage modal shift from car to train rather than encourage it.

I understand that the proposed development is a car free scheme, with the exception of 6 blue badge spaces and 10 LUL staff car parking spaces on site. There is no reliable way for TfL to stop the new residents from buying cars. The combined impact on the surrounding area of the loss of 297 commuter parking spaces and 162 new households with no off-street parking will be massive. There will be very serious problems with overspill parking in residential streets most of which are already under pressure from parked cars.

The loss of the car park will also cause great inconvenience for people using the station in the evenings and at weekends to head into the centre of London for shopping or leisure, or to visit friends and family. This will be felt particularly keenly by the elderly or others with limited mobility. The ability to drive to your local station and park has been an important part of life in the suburbs for decades and removing it will severely undermine quality of life. It will mean many residents, particularly the elderly, will find it harder to use the public transport network with the result that this application will cause greater social isolation.

I also understand that Arnos Grove already has a significant problem as a commuter drop-off point, the result of which is the blocking of buses seeking to enter the station forecourt and causing traffic jams along Bowes Road. This is likely to increase and so lead to more congestion in the area.

### **Housing**

I am deeply worried about the height and density of this development. I do not believe that the buildings proposed would be consistent with the character and housing density of the surrounding suburban neighbourhood. The height, density, scale, massing and bulk of this plan is far too great for the location. This is clearly and overdevelopment.

The plans also provide inadequate outdoor space. The greatest housing need in the suburbs is for family homes with gardens but none are provided in this flat-only development.

The visual impact of the buildings proposed would be very significant. Arnos Grove station is an iconic building, designed by the celebrated architect, Charles Holden. The blocks TfL want to build would do very serious damage to the visual setting of the station and undermine its Grade II Star Listed status. The circular ticket hall is described in Pevsner's Buildings of England as having "great repose and dignity" and the author commends its "simple geometric forms". One of the principal reasons for the listing on Historic England's website is because the station is of architectural interest with its striking design and prominent circular booking hall providing an effective landmark. Allowing TfL to go ahead with the blocks of flats proposed should be turned down on conservation grounds alone.

### **Infrastructure**

There would be a significant impact on local services and infrastructure if 162 new flats are built at Arnos Grove. TfL have not made any kind of convincing case that local roads and services could cope. Additionally, I have been informed that the GLA have indicated that London's water supply is close to capacity and there are likely to be supply problems by 2025 and serious shortages by 2040. I understand that at a recent planning meeting in Enfield, Thames Water opposed a planning application for Meridian Water on the basis of water capacity issues. Allowing dense developments of this kind could intensify pressures on a limited water supply.

I would be grateful if my objections and opposition to the application could be taken into account by the committee determining the application.

Yours sincerely  
Theresa Villiers

Office of the Rt Hon Theresa Villiers MP  
Member of Parliament for Chipping Barnet  
House of Commons  
London SW1A 0AA  
Tel [REDACTED]

[theresavilliers.co.uk](http://theresavilliers.co.uk)  
[www.theresavilliers.co.uk](http://www.theresavilliers.co.uk) [www.facebook.com/theresavillierscb](https://www.facebook.com/theresavillierscb)

#### Reference when replying TV/CC

In line with GDPR data protection regulations, my office processes constituents' data for casework and policy query purposes under the lawful basis of 'public task' and democratic engagement. In instances where this lawful basis is not sufficient and explicit consent is required, a member of my staff will get in touch with you to establish your consent. We also use data from the open electoral register for reference and filing purposes.

As a data subject, you have the right to request access to all personal data that I hold on you by making a Subject Access Request using the contact details above. If the data my office has about you is no longer necessary for the casework or policy query purposes for which it was collected, you have the right to have it deleted. You also have the right of rectification if the data is no longer correct. I will not use your personal data in a way that I believe would go beyond your reasonable expectations in contacting me. You can find out more about my approach to privacy and data protection by visiting my website at [www.theresavilliers.co.uk](http://www.theresavilliers.co.uk).



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

#### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

\*\*\*\*\*

The contents of this e-mail and any attached files are confidential. If you have received this email in error, please notify us immediately at [postmaster@tfl.gov.uk](mailto:postmaster@tfl.gov.uk) and remove it from your system. If received in error, please do not use, disseminate, forward, print or copy this email or its content. Transport for London excludes any warranty and any liability as to the quality or accuracy of the contents of this email and any attached files.

Transport for London is a statutory corporation whose principal office is at 5 Endeavour Square, London, E20 1JN. Further information about Transport for London's subsidiary companies can be found on the following link: <http://www.tfl.gov.uk/corporate/about-tfl/>

Although TfL have scanned this email (including attachments) for viruses, recipients are advised to carry out their own virus check before opening any attachments, as TfL accepts no liability for any loss, or damage which may be caused by viruses.

\*\*\*\*\*



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

Classification: OFFICIAL



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

\*\*\*\*\*

This email and any attachments to it are strictly confidential and intended solely for the addressee. If you are not the intended addressee you must not disclose, forward, copy or take action in reliance of this email or any attachments.

If you have received this email in error please notify us as soon as possible.

The addressee[s] shall not forward, disclose or copy this email or attachments to any third party without the prior consent of the sender. Access to this email by anyone else is unauthorised.

This email and any attachments to it are not intended to create potential relations, or legal obligations binding on the company and no action may be taken in reliance of this email and any attachments to it unless the contents are confirmed by letter.

The views expressed in this email and any attachments to it are personal and unless stated explicitly do not represent the views of the company.

The company excludes all liability in respect of this email and the attachments to it to the fullest extent permitted by law.

The addressee should check all attachments for viruses. The company makes no representation as regards the absence of viruses in attachments to this email.

Place of Registration : England and Wales

Reg No of Grainger plc : 00125575

Reg Office : Citygate, St. James' Boulevard, Newcastle NE1 4JE

\*\*\*\*\*





[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

## Jacob Gemma

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 27 November 2020 15:45  
**To:** Rebecca Crow; Campbell Lee; Andy Higham  
**Cc:** Brown Mary  
**Subject:** RE: Arnos Next Steps

Thank you Rebecca.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Sent:** 27 November 2020 15:42  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Campbell Lee <[REDACTED]@tfl.gov.uk>;  
Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Thanks for the below Allison,

We will aim to come back with a response to the points you raise below by the middle of next week.

In the meantime, our solicitor's details are below:

[REDACTED] [clydeco.com](http://clydeco.com)

Emma Barkas  
Associate | Clyde & Co LLP  
Direct Dial: [REDACTED] | Mobile: [REDACTED]

**CLYDE & CO** The St Botolph Building | 138 Houndsditch | London EC3A 7AR | UK  
Main [REDACTED] | Fax [REDACTED] | [www.clydeco.com](http://www.clydeco.com)

Kind regards

Rebecca

Rebecca Crow  
Associate Director

Investing in homes since 1912  
**grainger plc**

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 27 November 2020 12:46  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@grainderplc.co.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

(CAUTION: External Email).

Thanks for meeting earlier.



**Timeframes:** As discussed we are targeting the 5<sup>th</sup> January committee. We will confirm the committee report publication date shortly – the report would need to be finalised this side of Christmas.

**s106:** Can you please re-provide your solicitors contact details – our legal team will then get in touch.

**Details / re-confirmation:** In terms of additional details, I have summarised the main points / requests below.

1. Please provide details of the EqIA completed earlier this year. Please provide a response to the matters raised in respect of potential impacts, as a result of the loss of public parking, on people within the relevant protected characteristic groups. Please outline consideration undertaken in respect of all protected characteristics, including: age; disability; pregnancy and maternity; sex. Please break this into strategic level, and local level considerations.
2. Please re-confirm an average utilisation rate of 4/6 blue badge bays – typically in use. This indicates that exiting blue badge space use (pre-Covid) was under-subscribed. However, **please confirm TfL does not have information suggesting insufficient blue badge spaces?** For example, any complains about lack of blue badge parking space provision.
3. Further discussion may be required based on responses to point a + b. We discussed potential for any brown badge spaces, but reserve this based on further analysis once details above are shared.
4. In addition to assessing the scheme against the relevant provisions of the development plan and other material considerations (including emerging policies), Enfield Officers have considered the appropriateness of the station car park for redevelopment, taking into account the fact that it is not step-free and does not provide public facilities such as changing rooms or toilets. Officers have assessed it would not readily be a 'station of choice' for some groups (extracts from committee ppt presentation below). Subject to GDPR requirements **please consider whether TfL can provide any additional data that shows the profile of passengers using Arnos Grove tube station, compared with a stations with step-free access and facilities?** For example, Enfield Town (see options below).
5. **Are there site photos (pre-Covid) of the blue badge spaces, showing typical use.**
6. **Please confirm if blue badge survey took place after extension of the Blue Badge Scheme to those with hidden disabilities (appears to be 30 August 2019 – please confirm)?**
7. **Please confirm public cycle parking provision (including location).**
8. **Please commit to a % of public cycle parking spaces that can be used to park non-standard cycles.**

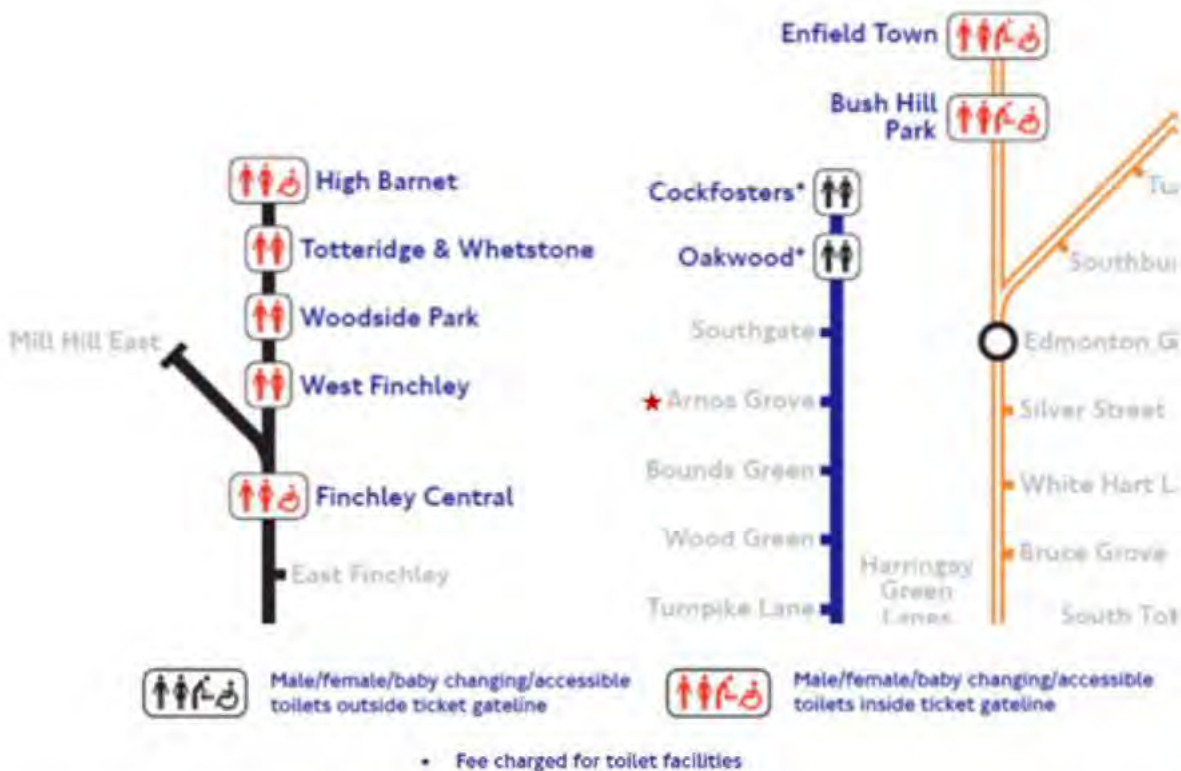


-  Step-free access from street to train
-  Step-free access from street to platform

Arnos Grove Station, Bowes Road, N11 1AN

***The site: Piccadilly Line - step-free access***





Arnos Grove Station, Bowes Road, N11 1AN

## The site: Piccadilly Line – toilet and changing facilities



Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [enfield.gov.uk](mailto:enfield.gov.uk)  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

**From:** Campbell Lee <[enfield.gov.uk](mailto:enfield.gov.uk)>  
**Sent:** 27 November 2020 09:24  
**To:** Allison De Marco <[enfield.gov.uk](mailto:enfield.gov.uk)>; Rebecca Crow <[graingerplc.co.uk](mailto:graingerplc.co.uk)>;  
Andy Higham <[enfield.gov.uk](mailto:enfield.gov.uk)>  
**Cc:** Brown Mary <[tfl.gov.uk](mailto:tfl.gov.uk)>  
**Subject:** RE: Arnos Next Steps

Allison

Key points we are hoping to discuss at 10am.

1. Timescales to new committee
2. Anything further you from us as applicant.
3. S106 Progression over the next month.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 26 November 2020 17:32  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee,

10am is fine.

Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 17:00  
**To:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Allision – does 10 am or 1.30pm work?

Lee

---

**From:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>  
**Sent:** 26 November 2020 16:53  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

I have a meeting 11-1, but I can do any time aside from that.

Many thanks

Rebecca

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 16:45  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

(CAUTION: External Email).



Allision – I am in meetings at the minute.

Lets put some time in tomorrow. I could do 11am – Rebecca does that work for you?

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 26 November 2020 16:34  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Hi Lee,

I'm afraid there has been limited availability today, but I am able to speak now or tomorrow.

Should we speak now – and then you can escalate if you consider necessary?

Thanks,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 26 November 2020 09:04  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Morning Allision

Yes – if you can send some times across that suit you and Andy later today/tomorrow we can find a slot and set something up.

Thanks

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 25 November 2020 20:00  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Andy Higham <[REDACTED]@enfield.gov.uk>  
**Cc:** Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Arnos Next Steps

Good evening Lee,

We are looking at the forward programme / timescales at the moment.

Shall we discuss tomorrow or Friday?

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [redacted] [enfield.gov.uk](mailto:[redacted]@enfield.gov.uk)  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Sent:** 25 November 2020 09:02  
**To:** Andy Higham <[redacted]@enfield.gov.uk>  
**Cc:** Allison De Marco <[redacted]@enfield.gov.uk>; Rebecca Crow <[redacted]@graingerplc.co.uk>;  
Brown Mary <[redacted]@tfl.gov.uk>  
**Subject:** Arnos Next Steps

Morning Andy / Allison

We are around most of the day today to discuss next steps, timescales and anything you need from us as applicant.

Regards

Lee

---

**From:** Andy Higham <[redacted]@enfield.gov.uk>  
**Sent:** 24 November 2020 15:26  
**To:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116) [SEC=OFFICIAL]

Classification: OFFICIAL

Hi Lee,

[redacted]

[redacted]

[redacted]

Andy

---

**From:** Campbell Lee <[redacted]@tfl.gov.uk>  
**Sent:** 24 November 2020 12:46  
**To:** Allison De Marco <[redacted]@enfield.gov.uk>; Rebecca Crow <[redacted]@graingerplc.co.uk>  
**Cc:** Andy Higham <[redacted]@enfield.gov.uk>; Vincent Lacovara <[redacted]@enfield.gov.uk>

**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Andy

Are you able to give me a quick call regarding the below ASAP?

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 24 November 2020 12:29  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>; Matthew Sharpe <[REDACTED]@quod.com>  
**Cc:** Andy Higham <[REDACTED]@enfield.gov.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Lee,

I understand we are proceeding due to a commitment to TfL to do so.

Kind regards,  
Allison

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

**From:** Campbell Lee <[REDACTED]@tfl.gov.uk>  
**Sent:** 24 November 2020 12:02  
**To:** Allison De Marco <[REDACTED]@enfield.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>; Matthew Sharpe <[REDACTED]@quod.com>  
**Cc:** Andy Higham <[REDACTED]@enfield.gov.uk>; Vincent Lacovara <[REDACTED]@enfield.gov.uk>  
**Subject:** RE: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Allision,

Thanks for this. As far as we can see this hasn't made it into the main Committee Report or the Addendum published on Saturday. Is the council happy that all objections received have now been identified and addressed appropriately?

[REDACTED]

Happy to discuss as always.

Best

Lee

---

**From:** Allison De Marco <[REDACTED]@enfield.gov.uk>  
**Sent:** 23 November 2020 21:45  
**To:** Campbell Lee <[REDACTED]@tfl.gov.uk>; Rebecca Crow <[REDACTED]@graingerplc.co.uk>; Brown Mary <[REDACTED]@tfl.gov.uk>; Susie Byrne <[REDACTED]@quod.com>  
**Subject:** FW: THERESA VILLIERS REP - FW: Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

FYI – the objection below has been circulated to Members attending tomorrow.

The following update has been included:

*In respect of these objections, the concerns raised (e.g. parking, housing, affordability, design, density, infrastructure capacity and heritage matters) are addressed and assessed in the report. In addition however, the Rt Hon Theresa Villiers MP's objection states that the GLA have indicated that London's water supply is close to capacity and there are likely to be supply problems by 2025. Officers note that Thames Water were consulted and raised no objection to the proposals.*

Allison De Marco MRTPI  
Planning Decisions Manager – Strategic Applications  
Planning Service  
Place Department  
Enfield Council

E: [REDACTED]@enfield.gov.uk  
W: [www.enfield.gov.uk](http://www.enfield.gov.uk)

**From:** Rt. Hon. Theresa Villiers MP <[REDACTED]@theresavilliers.co.uk>  
**Sent:** 07 June 2020 12:18  
**To:** Planning Decisions Team <[Planning.Decisions@Enfield.gov.uk](mailto:Planning.Decisions@Enfield.gov.uk)>  
**Subject:** Attention: Evie Learman - Arnos Grove Planning Application - 20/01049/FUL (Case Ref: TV110116)

Dear Ms Learman

**20/01049/FUL | Erection of 4 buildings between two to seven storeys high comprising 162 residential units (Class C3) and flexible use ground floor unit (A1/A3/A4) together with areas of public realm, hard and soft landscaping, access and servicing arrangements, plant and associated works. | Car Park Adjacent To Arnos Grove Station Bowes Road London N11 1AN**

I am writing to submit my views and objections to the plans by the Mayor of London and TfL to develop the Arnos Grove station car parks because of the impact they will have on the surrounding area. Although this station is not in my constituency, many of my constituents travel into central London and elsewhere from it. I strongly oppose TfL's application and would ask the planning committee to reject it.

### **Parking**

The loss of the passenger car park will cause huge inconvenience for commuters. Many suburban tube stations have car parks to reflect the fact that the network is more spaced out in the suburbs than it is in inner London and most people live beyond walking distance from their nearest station. These car parks are an important part of the public transport network and encourage people to take the tube into London rather than drive. Getting rid of 'park-and-ride' facilities at suburban stations will undermine efforts to encourage modal shift from car to train rather than encourage it.

I understand that the proposed development is a car free scheme, with the exception of 6 blue badge spaces and 10 LUL staff car parking spaces on site. There is no reliable way for TfL to stop the new residents from buying cars. The combined impact on the surrounding area of the loss of 297 commuter parking spaces and 162 new households with no off-street parking will be massive. There will be very serious problems with overspill parking in residential streets

most of which are already under pressure from parked cars.

The loss of the car park will also cause great inconvenience for people using the station in the evenings and at weekends to head into the centre of London for shopping or leisure, or to visit friends and family. This will be felt particularly keenly by the elderly or others with limited mobility. The ability to drive to your local station and park has been an important part of life in the suburbs for decades and removing it will severely undermine quality of life. It will mean many residents, particularly the elderly, will find it harder to use the public transport network with the result that this application will cause greater social isolation.

I also understand that Arnos Grove already has a significant problem as a commuter drop-off point, the result of which is the blocking of buses seeking to enter the station forecourt and causing traffic jams along Bowes Road. This is likely to increase and so lead to more congestion in the area.

### **Housing**

I am deeply worried about the height and density of this development. I do not believe that the buildings proposed would be consistent with the character and housing density of the surrounding suburban neighbourhood. The height, density, scale, massing and bulk of this plan is far too great for the location. This is clearly and overdevelopment.

The plans also provide inadequate outdoor space. The greatest housing need in the suburbs is for family homes with gardens but none are provided in this flat-only development.

The visual impact of the buildings proposed would be very significant. Arnos Grove station is an iconic building, designed by the celebrated architect, Charles Holden. The blocks TfL want to build would do very serious damage to the visual setting of the station and undermine its Grade II Star Listed status. The circular ticket hall is described in Pevsner's Buildings of England as having "great repose and dignity" and the author commends its "simple geometric forms". One of the principal reasons for the listing on Historic England's website is because the station is of architectural interest with its striking design and prominent circular booking hall providing an effective landmark. Allowing TfL to go ahead with the blocks of flats proposed should be turned down on conservation grounds alone.

### **Infrastructure**

There would be a significant impact on local services and infrastructure if 162 new flats are built at Arnos Grove. TfL have not made any kind of convincing case that local roads and services could cope. Additionally, I have been informed that the GLA have indicated that London's water supply is close to capacity and there are likely to be supply problems by 2025 and serious shortages by 2040. I understand that at a recent planning meeting in Enfield, Thames Water opposed a planning application for Meridian Water on the basis of water capacity issues. Allowing dense developments of this kind could intensify pressures on a limited water supply.

I would be grateful if my objections and opposition to the application could be taken into account by the committee determining the application.

Yours sincerely  
Theresa Villiers

Office of the Rt Hon Theresa Villiers MP  
Member of Parliament for Chipping Barnet  
House of Commons  
London SW1A 0AA  
Tel [REDACTED]

[theresavilliers.co.uk](http://theresavilliers.co.uk)  
[www.theresavilliers.co.uk](http://www.theresavilliers.co.uk) [www.facebook.com/theresavillierscb](https://www.facebook.com/theresavillierscb)

### **Reference when replying TV/CC**

In line with GDPR data protection regulations, my office processes constituents' data for casework and policy query purposes under the lawful basis of 'public task' and democratic engagement. In instances where this lawful basis is not sufficient and explicit consent is required, a member of my staff will get in touch with you to establish your consent. We also use data from the open electoral register for reference and filing purposes.

As a data subject, you have the right to request access to all personal data that I hold on you by making a Subject Access Request using the contact details above. If the data my office has about you is no longer necessary for the casework or policy query purposes for which it was collected, you have the right to have it deleted. You also have the right of rectification if the data is no longer correct. I will not use your personal data in a way that I believe would go beyond your reasonable expectations in contacting me. You can find out more about my approach to privacy and data protection by visiting my website at [www.theresavilliers.co.uk](http://www.theresavilliers.co.uk).



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

#### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

\*\*\*\*\*

The contents of this e-mail and any attached files are confidential. If you have received this email in error, please notify us immediately at [postmaster@tfl.gov.uk](mailto:postmaster@tfl.gov.uk) and remove it from your system. If received in error, please do not use, disseminate, forward, print or copy this email or its content. Transport for London excludes any warranty and any liability as to the quality or accuracy of the contents of this email and any attached files.

Transport for London is a statutory corporation whose principal office is at 5 Endeavour Square, London, E20 1JN. Further information about Transport for London's subsidiary companies can be found on the following link: <http://www.tfl.gov.uk/corporate/about-tfl/>

Although TfL have scanned this email (including attachments) for viruses, recipients are advised to carry out their own virus check before opening any attachments, as TfL accepts no liability for any loss, or damage which may be caused by viruses.

\*\*\*\*\*



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

Classification: OFFICIAL



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

\*\*\*\*\*

This email and any attachments to it are strictly confidential and intended solely for the addressee. If you are not the intended addressee you must not disclose, forward, copy or take action in reliance of this email or any attachments.

If you have received this email in error please notify us as soon as possible.

The addressee[s] shall not forward, disclose or copy this email or attachments to any third party without the prior consent of the sender. Access to this email by anyone else is unauthorised.



This email and any attachments to it are not intended to create potential relations, or legal obligations binding on the company and no action may be taken in reliance of this email and any attachments to it unless the contents are confirmed by letter.

The views expressed in this email and any attachments to it are personal and unless stated explicitly do not represent the views of the company.

The company excludes all liability in respect of this email and the attachments to it to the fullest extent permitted by law.

The addressee should check all attachments for viruses. The company makes no representation as regards the absence of viruses in attachments to this email.

Place of Registration : England and Wales

Reg No of Grainger plc : 00125575

Reg Office : Citygate, St. James' Boulevard, Newcastle NE1 4JE

\*\*\*\*\*



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.



[Follow us on Facebook](#) [Twitter](#) [www.enfield.gov.uk](http://www.enfield.gov.uk)

---

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

---


This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

# Arnos Grove

<b>Project No:</b>	102384	<b>Prepared by:</b>	Stephen Moody
<b>Document Number</b>	F1	<b>Approved by:</b>	Paul Cranley
<b>Date:</b>	01/12/2020	<b>Status:</b>	Final
<b>Subject:</b>	Review of Blue Badge Car Parking		

- 1.1 Pell Frischmann (PF) has been appointed by Connected Living London (Arnos Grove) Ltd to provide transportation consultancy advice with respect to the redevelopment of Arnos Grove Station Car Park. This note provides a review of the blue badge car parking space occupancy at Arnos Grove Station.
- 1.2 There are currently six blue badge parking bays located in the western station car park. The usage of the car park was surveyed on Thursday 10<sup>th</sup> October 2019 and Saturday 12<sup>th</sup> October 2019. The survey demonstrated that the peak utilisation of the blue badge car parking bays was four of the six bays being used. The average utilisation throughout these survey days was lower and the survey data is included in Appendix A.
- 1.3 In addition to the survey data, the usage of the blue badge parking bays has been photographed at various times during the project. These all show that there was not 100% utilisation of the spaces. The dates and times of the photos are summarised in Table 1. These show that there were either one or two spaces not occupied when the photos were taken.
- 1.4 Therefore, it is considered it is appropriate to reprovide the existing number of blue badge spaces in the proposed development.
- 1.5 There is no planning policy in the Intend to Publish London Plan (2019) relating to the provision of brown badge car parking spaces, and therefore it is not proposed to provide these in this location.

**2 Table 1: Blue badge car parking photo log**

Photo	Day/ time (approximate) of the photo
	<p>Friday 15<sup>th</sup> February 2019 3pm</p> <p>Four of the six blue badge bays in use.</p>

**Arnos Grove  
Review of Blue Badge Car Parking**

Photo	Day/ time (approximate) of the photo
	<p>Wednesday 26<sup>th</sup> June 2019 6pm</p> <p>At least one of blue badge bays not in use.</p>
	<p>Sunday 30<sup>th</sup> June 2019 12:30pm</p> <p>At least two of blue badge bays not in use.</p>
	<p>Monday 1<sup>st</sup> July 2019 2:30pm</p> <p>Five of the six blue badge bays in use.</p>
	<p>Monday 12<sup>th</sup> August 2019 7:10pm</p> <p>Three of the six blue badge bays in use.</p>

**Arnos Grove**  
**Review of Blue Badge Car Parking**

Photo	Day/ time (approximate) of the photo
	<p>Tuesday 3<sup>rd</sup> September 2019 Midday</p> <p>Five of the six blue badge bays in use.</p>
	<p>Tuesday 8<sup>th</sup> October 2019 10am</p> <p>Four of the six blue badge bays in use.</p>
	<p>Monday 23<sup>rd</sup> October 2019 1:30pm</p> <p>Four of the six blue badge bays in use.</p>

Appendix A: Car Parking Survey (10/10/2019 and 12/10/2019)



SITE: **Arnos Grove Western Car Park**

Time Period	Date	Day	Disabled Bays
00:15	10/10/2019	Thursday	1
01:15	10/10/2019	Thursday	
02:15	10/10/2019	Thursday	
03:15	10/10/2019	Thursday	
04:15	10/10/2019	Thursday	
05:15	10/10/2019	Thursday	
06:15	10/10/2019	Thursday	
07:15	10/10/2019	Thursday	1
08:15	10/10/2019	Thursday	2
09:15	10/10/2019	Thursday	4
10:15	10/10/2019	Thursday	3
11:15	10/10/2019	Thursday	3
12:15	10/10/2019	Thursday	3
13:15	10/10/2019	Thursday	3
14:15	10/10/2019	Thursday	3
15:15	10/10/2019	Thursday	3
16:15	10/10/2019	Thursday	2
17:15	10/10/2019	Thursday	1
18:15	10/10/2019	Thursday	1
19:15	10/10/2019	Thursday	
20:15	10/10/2019	Thursday	
21:15	10/10/2019	Thursday	
22:15	10/10/2019	Thursday	
23:15	10/10/2019	Thursday	
00:15	12/10/2019	Saturday	
01:15	12/10/2019	Saturday	
02:15	12/10/2019	Saturday	
03:15	12/10/2019	Saturday	
04:15	12/10/2019	Saturday	
05:15	12/10/2019	Saturday	
06:15	12/10/2019	Saturday	
07:15	12/10/2019	Saturday	1
08:15	12/10/2019	Saturday	1
09:15	12/10/2019	Saturday	1
10:15	12/10/2019	Saturday	4
11:15	12/10/2019	Saturday	4
12:15	12/10/2019	Saturday	4
13:15	12/10/2019	Saturday	3
14:15	12/10/2019	Saturday	3
15:15	12/10/2019	Saturday	3
16:15	12/10/2019	Saturday	3
17:15	12/10/2019	Saturday	3
18:15	12/10/2019	Saturday	3
19:15	12/10/2019	Saturday	4
20:15	12/10/2019	Saturday	4
21:15	12/10/2019	Saturday	4
22:15	12/10/2019	Saturday	3
23:15	12/10/2019	Saturday	2