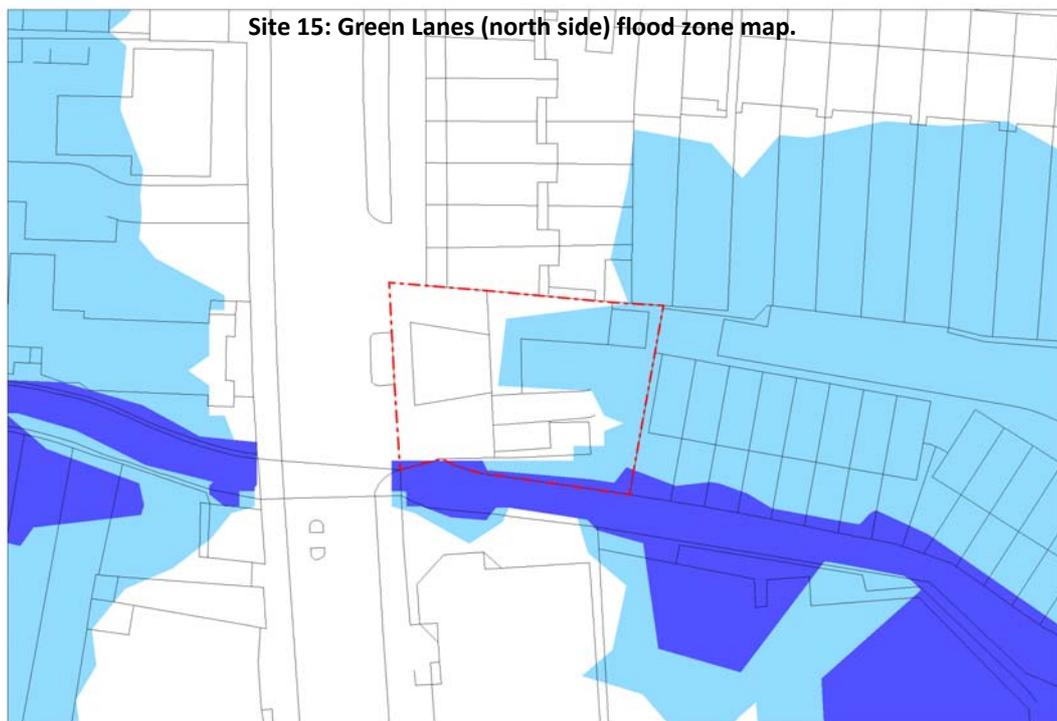


Proposed Submission Draft North Circular Area Action Plan Sequential Test of Site 15: Green Lanes North

This statement has been prepared to set out Enfield Council's approach to fulfilling the requirements of paragraphs 100-104 of National Planning Policy Framework (NPPF) and the Technical Guidance to the National Planning Policy Framework (March 2012).

Stage 1 – Strategic Application & Development Vulnerability

- 1.0 Opportunity Site 15, Green Lanes north side, is identified in NCAAP Policy 27 as 1 of 20 opportunity sites identified with the Area Action Plan and the only site identified as having potential to be at risk of flooding, by the Environment Agency's Flood Zone Map.



- 1.1 Opportunity Site 15 is approximately 0.08 ha and currently accommodates a petrol filling station that fronts onto Green Lanes. As illustrated above the allocation site is partially in Flood Zone 2, (medium probability) with areas of Flood Zone 3a (High probability) on the fringes of the site close to the Pymmes Brook channel that runs along the site's southern boundary. A large proportion of the site, approximately 50% of the site's coverage, towards the Green Lanes frontage is not shaded as it is within Flood Zone 1 (low probability).
- 1.2 The Proposed Submission Draft North Circular Area Action Plan allocation for this site accepts redevelopment in principle, and has further considered the site should not be

restriction to commercial uses only, but rather a more flexible mix may be appropriate in this location, including residential uses and indicates a potential capacity of 10 units.

- 1.3 In assessing the suitability of the site allocation, consideration has given to tables 1 and 2 of the Technical Guidance to the National Planning Framework, (Flood Zone definitions and vulnerability classifications of development).

Stage 2 – defining the evidence base

- 2.0 The geographical area to be tested in the context of the North Circular Area Action Plan is the Green Lanes Neighbourhood Place, one of three Neighbourhood Places identified with the Action Plan.
- 2.1 The junction between Green Lanes and the North Circular Road is identified as a major area for regeneration, and while south of this junction the commercial function remains strong, to the north side of the junction the commercial vibrancy and physical function is less successful.
- 2.2 Six opportunity sites have been allocated in this area, four sites offering major regeneration opportunity and are located on the Green Lanes / North Circular junction itself. In townscape terms, negative frontages have been identified along Green Lanes heading north between Green Lanes Local Centre and Palmers Green District Shopping Centre. Site 15 is located within this area. Opportunities that may provide a distinction between the two commercial centres and offer environmental improvements along this transitional strip are limited. Site 14 and Site 15 are the only identified opportunities.

Stage 3 – Applying the Sequential Test

- 3.0 No alternative opportunity sites along this section of Green Lanes have been identified. Approximately half of the site's area is located within Flood Zone 1 providing scope for the 'More Vulnerable' use classification of residential development to take place within Flood Zone 1 and a portion of Flood Zone 2 of the site and allowing the remaining areas of Flood Zone 2 and 3 to be used for more appropriate water compatible uses and or as private landscaped space or public open space.

Sequential Test Conclusion

- 4.0 Site 15 would require further intensification of matters of Flood Risk Management and Mitigation, including Flood Resistance and Resilience. Guidance clearly allows for development opportunities in areas where prospective sites are in Flood Zones 2 and 3, as long as flood ingress, impact, rate of onset etc are understood and mitigated. Any forthcoming proposals will require a flood risk assessment.