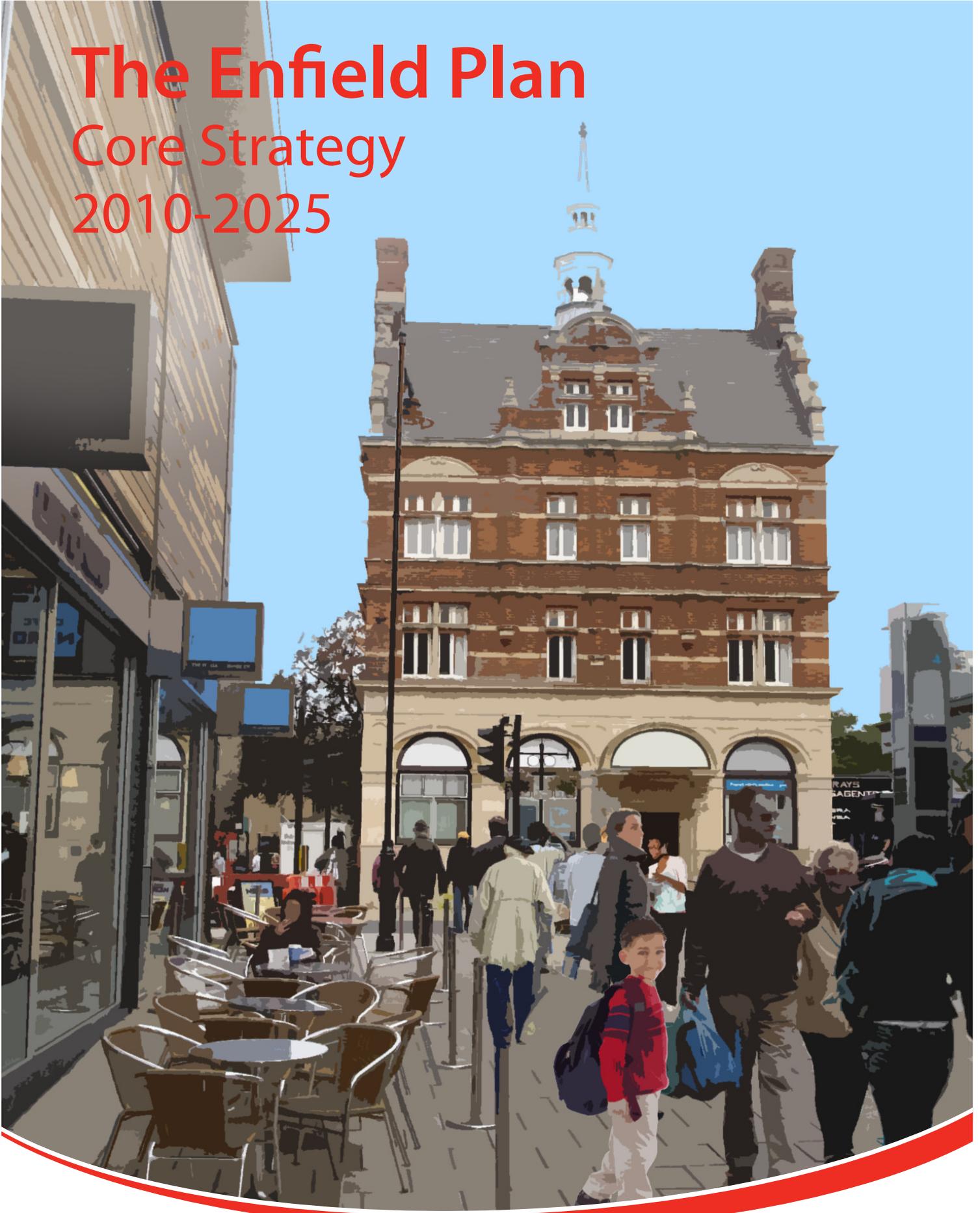


# The Enfield Plan

## Core Strategy

### 2010-2025



Part of Enfield's Local  
Development Framework  
Adopted November 2010  
[www.enfield.gov.uk](http://www.enfield.gov.uk)





## Foreword

by Councillor Del Goddard

Enfield Council has had a longstanding commitment to produce a document that sets out the Council's overall ambitions and aspirations for Enfield's future between now, 2026 and beyond. This document is known as the Core Strategy. It is the lead document within the Council's New Local Development Framework which will replace the existing Unitary Development Plan. With this adopted Core Strategy there comes greater confidence in facilitating the delivery of sustainable communities through coordinating social, economic, physical and green infrastructure. This document marks a significant milestone that enables the Council to put into practise its vision for a prosperous and sustainable Borough.



Our LDF is built on a thorough understanding of the local challenges and opportunities facing Enfield. It is informed by extensive research, feasibility studies and the participation of local communities and others who have a stake in the future of the Borough. This means we have strong evidence based policies to guide the creation of new homes, jobs and services essential to support Enfield's growing communities and improve the quality of life for existing residents.

Enfield's Core Strategy focuses change in the areas of the Borough that need it most – the south and east. It also aims to protect and enhance those parts of the Borough which already offer a good quality of life to residents. The Council has a community leadership role to play and is working with partners in the private, public and third sectors to deliver a programme of transformational change. Changes that will really make a difference to the lives of the people who live, work and study in Enfield, making sure that everyone has access to the same opportunities and can really see improvements in their quality of life.

This Core Strategy gives us certainty over development over the coming years and is based on a shared understanding of our commitments and priorities, and those of our partners, for the long term. Many issues cross borough boundaries and this Core Strategy and other LDF documents will help facilitate joint working with neighbouring authorities.

The Strategy also provides the flexibility to respond to current and future social and economic challenges and puts us in a strong position to take the fullest advantage of investment opportunities in Enfield as well as strengthening our role in the opportunity area of the Upper Lee Valley and North London as a whole.

A handwritten signature in black ink, appearing to be 'Del Goddard'.

*Lead Member for Regeneration and Improving Localities and Chairman of the Local Development Framework Cabinet Sub-Committee.*

# Foreword

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# 1 Introduction

## 1 Introduction

**1.1** Enfield has much to offer - our cultural diversity, heritage, proximity to Central London and to open countryside make it a good place to live, work, study and do business. Enfield is growing and changing, our population and diversity is increasing but so too is the gap between the prosperous and deprived neighbourhoods of the Borough. This represents a major challenge for the Borough and one which will guide the strategies and plans of the Council and its partners in planning for Enfield's future.

**1.2** Enfield's Sustainable Community Strategy was revised by the Enfield Strategic Partnership in 2009. The Partnership is made up of a wide spectrum of local public, private, voluntary and community organisations including the Council, police and health providers. The Partnership is committed to making Enfield a healthy, prosperous and cohesive community living in a borough that is safe, clean and green, through social progress that recognises everyone's needs, effective protection of the environment, prudent use of natural resources, and promoting economic growth and employment opportunities for Enfield residents.

### Enfield's Future

A Sustainable Community Strategy for Enfield 2009-2019



Figure 1.1 Enfield's Sustainable Community Strategy, 2009

**1.3** The Partnership has adopted a proactive place shaping approach to deliver this commitment. Place shaping is about making the whole of Enfield a place of choice where people choose to live, work, learn and do business now and in the future. The Council is preparing a Local Development Framework (LDF) which will provide the long-term spatial vision, policies and implementation programmes to deliver this commitment over the next 20 years. This means planning now for good quality new homes, shops and businesses, improved transport systems, and better employment opportunities. It means planning to conserve the Borough's attractive built heritage areas, including its archaeology, parkland and open landscapes whilst enhancing the environment elsewhere to bring it up to the standard of the best. The LDF, together with the London Plan, will comprise the development plan for the Borough and will replace the Council's Unitary Development Plan (UDP).

### 1.1 Enfield's Local Development Framework

**1.4** The Council is required to prepare the LDF by the Planning and Compulsory Purchase Act 2004. Enfield's LDF will contain the following documents, the most important of which is the Core Strategy which sets out the Council's strategy for planning in Enfield and provides the context for more detailed documents:

- Core Strategy;
- Proposals Map;
- Sites Schedule;
- Enfield Design Guide;
- Development Management Document;

# 1 Introduction

- Enfield Town Area Action Plan and Masterplan for the area around Enfield Town station;
- North East Enfield Area Action Plan, Ponders End Framework for Change and three Planning Briefs for the key sites in Ponders End;
- Central Leaside Area Action Plan and Masterplan for Meridian Water;
- North Circular Area Action Plan and Masterplan for New Southgate; and
- North London Joint Waste Plan.

**1.5** The relationship between these documents is set out in Appendix 1. Further details on the content, role and production timetable for each of them is set out in the Council's Local Development Scheme. <sup>(1)</sup> Under the terms of the Act, most of the UDP's policies have been retained and will remain valid until they are superseded by the relevant parts of new LDF documents. The relationship between existing UDP policies and new LDF documents, and the UDP policies which are superseded by this Core Strategy are set out in Appendix 2.

## 1.2 About this document

**1.6** This Core Strategy sets out a spatial planning framework for the long term development of the Borough for the next 15 to 20 years. It is a strategic document providing the broad strategy for the scale and distribution of development and the provision of supporting infrastructure, ensuring that investment decisions are not made in isolation but are properly coordinated to ensure development is sustainable. It contains core policies for delivering the spatial vision, guiding patterns of development and is supported by other development plan documents within the LDF such as area action plans and a waste plan.

**1.7** The Council has been working in partnership with other infrastructure providers such as the Primary Care Trust and Transport for London in order to identify the range of physical, social, and green infrastructure required to facilitate the development set out in this Core Strategy, particularly in the strategic growth areas. Alongside the Core Strategy, the Council has prepared an **Infrastructure Delivery Plan**, which sets out the infrastructure required to support future housing provision and predicted population growth in the Borough, with details of when, where and by whom the infrastructure will be delivered. A summary of the core infrastructure phasing is provided in Chapter 10.

**1.8** The Core Strategy has evolved following earlier consultations on the key issues and options for the Borough in 2007 and the Council's preferred options in 2008. The Issues and Options Report looked at the problems, challenges, opportunities, issues and the potential options to deal with them. The Preferred Options Report took this further and set out the Council's suggested strategic spatial planning policies. Further consultation on the preferred options for strategic growth areas in the Borough in 2009 helped to refine the Strategy.



Figure 1.2 Enfield town centre

# 1 Introduction

Pre-submission consultation took place in December 2009 and the Council formally submitted the Core Strategy in March 2010. Public hearings sessions were held in June and July and the Inspector's binding report was received on the 20th September 2010. The Council adopted the Core Strategy at Full Council on the 10th November 2010. The adopted Core Strategy reflects a continuous 5 year process and has taken account of the extensive responses received during consultation on previous stages and sets out the Council's spatial strategy for the Borough for the next 15 to 20 years.

- 1.9** Each stage has been informed by an independent sustainability appraisal to evaluate the social, economic and environmental effects of the suggested options and final preferred strategy. An Equalities Impact Assessment (EqIA) has been undertaken to ensure that the policies and proposals within the Report do not discriminate against specific groups within Enfield's communities. The report has also been subject to an Appropriate Assessment (also known as a Habitats Regulations Assessment) to ensure that the Core Strategy does not adversely impact upon nature conservation sites of European Importance (the Natura 2000 network and Ramsar sites). The LDF is also informed by a number of technical studies which contribute to the evidence underpinning the Core Strategy and other documents. Further information on the evidence base is set out in Appendix 4.
- 1.10** The Core Strategy is accompanied by an interactive, on-line Proposals Map in addition to a paper format illustrating the boundaries of the various designations set out in the main body of this report.

## The Structure of this Report

- 1.11** Chapter 2 contains a brief description of the national, regional and local policy and guidance which inform the Core Strategy. It then summarises the context for this report, giving a spatial overview of Enfield highlighting the key strategic planning issues.
- 1.12** Chapter 3 "Enfield Spatial Strategy", puts forward the Council's spatial vision, strategic objectives and a spatial strategy for Enfield.
- 1.13** Chapters 5 to 8 set out policies for specific themes such as housing, economic development, the physical environment and travel. Chapter 9 sets out more detailed policies for strategic growth areas in the Borough and the Council's place shaping priority areas.
- 1.14** Chapter 10 looks at how the Core Strategy will be delivered and monitored.

# 1 Introduction

## 2 Enfield in Context

## 2 Enfield in Context

### 2.1 National, regional and local policy context

- 2.1** The Government's planning policy statements and guidance notes have been given full consideration, and its studies, best practice guidance and other relevant material have provided vital support in preparing this Core Strategy. The recent guidance highlights, amongst other issues, the need for sustainable development, the need to balance demand for additional housing, including affordable housing, with providing employment opportunities and adequate social and transport infrastructure whilst also protecting and improving the natural and historic environments. The Government's Sustainable Communities Plan (2003) identifies the London-Stansted-Cambridge-Peterborough Corridor as a key growth area. Enfield's location at the southern end of this growth corridor is reflected in the LDF's priorities.
- 2.2** The national, regional and local policy context is set out in Appendix 4. The key regional and local policy context and its relevance to the LDF is summarised below.

#### The London Plan

- 2.3** The current London Plan (Consolidated with Alterations since 2004) was published in February 2008. Together with the Mayor of London's other strategies, it has been taken fully into account in preparing the Core Strategy. The London Plan sets the regional strategic framework for the future of Enfield over the next 10 to 20 years, identifying the following key objectives:
- To accommodate London's growth within its boundaries without encroaching on open spaces;
  - To make London a healthier and better city for people to live in;
  - To make London a more prosperous city with strong and diverse long term economic growth;
  - To promote social inclusion and to tackle deprivation and discrimination;
  - To improve London's accessibility; and
  - To make the London an exemplary world city in mitigating and adapting to climate change and a more attractive, well designed and green city.
- 2.4** Policy 2A.1 of the London Plan provides the overarching policy for sustainable development, which guides all the other policies in the Plan. It sets out a series of criteria to promote sustainable development and secure the plan's social, environmental and economic objectives, which need to be taken into account in the implementation of the London Plan and Enfield's LDF.
- 2.5** The key requirements placed by the London Plan on our LDF in planning Enfield's future are to:
- Respond to the impact of climate change and take account of the impact that development will have on London's natural resources, environment and cultural assets and health of local people;
  - Take advantage of the exceptional access of parts of North London to Central London's Central Activity Zone;

## 2 Enfield in Context

- Deliver, with the other North London boroughs, London's element of the Government's priority for the London-Stansted-Cambridge-Peterborough Corridor for development, regeneration and transport improvements and recognise links with other parts of the corridor;
- Optimise the development of the Upper Lee Valley Opportunity Area (which in Enfield includes Ponders End and Central Leaside), particularly for local residents affected by problems of social exclusion and unemployment;
- Plan for housing growth, including affordable housing, and identify new sources of supply for housing, requiring a minimum of 3,950 new homes to be provided in Enfield over the period 2007/8 to 2016/17;
- Ensure that the expansion of population expected in North London is accommodated in sustainable communities, taking into account the needs for social and community infrastructure and capacity building, access to employment and services, exemplary approaches to waste, energy and water use, management and provision;
- Enhance the attractiveness of Enfield's town centres to consumers and manage the restructuring of town centres in need of change, recognising that Enfield Town has the potential to provide sustainable access to higher quality goods and services;
- Prioritise the Edmonton Area for Regeneration for action and investment;
- Protect strategic industrial land where needed and manage the reuse of surplus industrial land, taking into account waste management requirements and transport land;
- Identify sufficient land to provide capacity to manage the apportioned tonnages of municipal and commercial/industrial waste set out in the London Plan;
- Optimise the benefits of proximity to the Thames Gateway and the Lee Valley, including benefits of the London 2012 Olympics and Paralympics Games and its Legacy Transformation;
- Seek to enhance the quality of life, economy and environment of suburban London, maintaining and improving features that make London's suburbs attractive;
- Develop and support the Green Arc concept to improve landscape quality and access to the countryside and improve public access for the local communities to the Lee Valley Regional Park; and
- Increase access to the Blue Ribbon Network, including the Lee Navigation, River Lee and its tributaries Turkey Brook, Salmon's Brook and Pymmes Brook, particularly as part of development proposals in the Upper Lee Valley Opportunity Area.

**2.6** In October 2009 the Mayor of London published his draft new London Plan for consultation. This follows on from a "A New Plan for London" published in April 2009 and his direction of travel statement "Planning for a Better London" published in 2008. The Mayor's commitments which are of particular relevance to the development of Enfield's LDF include:

- A shorter, more strategic and user friendly revised London Plan;

## 2 Enfield in Context

- An intention to remove the existing 50% affordable housing target, to enable a higher proportion of shared ownership and other intermediate housing, and to support more family sized affordable homes;
- A greater focus on the role of outer London's town centres for economic regeneration;
- A new North London sub region comprising the London Boroughs of Enfield, Haringey and Barnet;
- Continuing support and recognition for the Upper Lee Valley Opportunity Area and Areas for Regeneration in the east and south east of the Borough;
- Continued support for the protection of the green belt, metropolitan open land and other green and open spaces, including an intention to extend Green Grid principles;
- A move towards fewer, larger waste sites and a commitment to working with boroughs to identify strategic sites; and
- A priority to promote high standards of energy efficiency, inclusive accessible design, inspiring architecture and high quality urban design.

**2.7** The Mayor intends to submit the Plan to an examination in public in summer/autumn 2010 and to publish a final version of the new London Plan in the winter of 2011-12.

**2.8** The new Plan is being considered alongside consultations on the Mayor's Transport Strategy and Economic Development Strategy, both of which were also published for consultation in October 2009. The commitments of the Mayor's new Transport Strategy which are of particular relevance to the development of Enfield's LDF are:

- A more high level and less prescriptive plan allowing boroughs greater flexibility to develop locally appropriate transport solutions;
- Improvements to transport in outer London to help it realise its full potential and maximise its contribution to London's economy;
- A greater focus on the development of outer London orbital links;
- Improved radial transport capacity and connectivity improvements into outer London town centres;
- Increasing investment in walking including the development of a Key Walking Route approach in partnership with the boroughs;
- Promoting electric vehicle technology by requiring 20% of parking spaces in new developments to have charging points; and
- A recognition that rail freight interchanges are likely to be located in the green belt.

**2.9** The commitments for the revision of the Mayor's Economic Development Strategy which are of relevance to the development of Enfield's LDF are:

## 2 Enfield in Context

- To maintain London as a competitive global city and ensure it remains a top global business location;
- Continued support for start-ups and small and medium sized enterprises (SMEs) and overcoming barriers to growth in outer London boroughs;
- To make London a world leading low carbon capital, exploiting the necessity of tackling climate change as an economic opportunity;
- To give all Londoners the opportunity to take part in London's economic success, tackling worklessness, developing more effective customer-focused skills and employment provision, and promoting high quality educational opportunities for all Londoners;
- To ensure growth is spread across London, and that outer London fulfils its potential contribution to the London economy;
- To achieve the full economic development benefits of London's transport improvement schemes; and
- To ensure that full advantage is taken of the unique regeneration opportunity offered by the London 2012 Olympics and Paralympics Games and its Legacy Transformation.

**2.10** The Mayor has also established an Outer London Commission (OLC) to make recommendations to inform the London Plan and other Mayoral strategies and plans. Interim conclusions to inform the GLA's review of the London Plan were made available in July 2009. Those of particular relevance to the development of Enfield's LDF are:

- The basic structure to support rejuvenation of the outer London economy should be based on a constellation of town centres and other business locations rather than a few large growth hubs. Town centres are important not just in accommodating economic activity but as the places people identify with and which serve as the focus for community for life - indirectly, this in turn helps strengthen Outer London's economic base; and
- Improvements to connectivity and movement within outer London are crucial. There is a strong feeling that improvement to orbital movement is especially important, coupled with realism over the scope for future large scale investment. The focus for investment should be based on a "spoke and hub" concept rather than a contiguous high speed link around the city and there is considerable potential in smaller scale improvements.

### "Enfield's Future": A Sustainable Community Strategy For Enfield 2009-2017

**2.11** The Sustainable Community Strategy will lead the LDF priorities and development of the Core Strategy and area action plans. The LDF will be the spatial expression of the Community Strategy's vision for Enfield as "*a healthy, prosperous, cohesive community living in a borough that is safe, clean and green*". The Strategy's priorities and related objectives with a spatial element will inform the development of the LDF's spatial vision, and are summarised below.

**2.12** Children and young people:

- Provide children and young people with access to high quality education;

## 2 Enfield in Context

- Improve the range, quality and provision of accessible and affordable recreational, sport, leisure and cultural activities for young people; and
- Promote safer travel.

### 2.13 Safer and stronger communities:

- Improve the safety of the Borough's streets and public spaces.

### 2.14 Healthier communities:

- Encourage the use of public transport, walking and cycling;
- Increase participation in regular physical activity;
- Increase the number of people participating in healthy lifestyles across the Borough;
- Ensure residents have access to good quality open space;
- Improve access to primary health care through the development of modern health centres; and
- Ensure that the wider determinants of health play a more active part in partner decision-making .

### 2.15 Improving the quality of life through employment and enterprise, environment, housing, leisure and culture:

- Implement a place shaping approach to underpin the creation of a more prosperous borough;
- Enhance the health and vitality of town centres to meet the needs of the communities they serve,
- Extend and consolidate the local economic base by maximising the economic development potential of the Upper Lee Valley and town centres;
- Deliver the housing element of place shaping and achieve sustainable housing growth;
- Ensure that residents have the opportunity to live in a decent home they can afford;
- Protect and improve the quality of the built and open environment;
- Promote sustainable development and support residents and businesses to preserve natural resources;
- Increase biodiversity;
- Encourage the use of public transport, walking, cycling and safer travel;
- Increase recycling and progressively reduce the amount of biodegradable waste landfilled; and
- Promote social inclusion so that all sections of the community are able to access opportunities and services.

### Partnership in Enfield

**2.16** The Enfield Strategic Partnership (ESP) brings together all the major public sector organisations, local businesses, community and voluntary groups to work collectively to improve the quality of life for local people. The partners include Enfield Council, Enfield PCT, Enfield Youth Assembly, housing associations, Metropolitan Police Service, North London Learning and Skills Council and Enfield Community Empowerment Network.

**2.17** The Partnership is committed to delivering Enfield's Sustainable Community Strategy and has established a number of Thematic Action Groups to help delivery its objectives. These groups are as follows:

## 2 Enfield in Context

- Safer and Stronger Communities Board;
- Children's Trust Board;
- Health and Wellbeing Board;
- Older People's Board;
- Environment Board;
- Housing Strategic Partnership Board;
- Employment and Enterprise Board; and
- Leisure and Cultural Partnership Board

**2.18** These groups have published a number of studies and strategies which have informed the preparation of this Core Strategy and will help to deliver its objectives. Through the LDF process Enfield Council is involving its partners and the community in developing a spatial approach to planning, ensuring that future planning changes reflect the circumstances and aspirations of local people, promoting community cohesion and sustainability.

### Placeshaping in Enfield

**2.19** The Council has embraced the more holistic and dynamic role for local government known as "Placeshaping". The phrase was created by Sir Michael Lyon as part of the Lyon's Inquiry into Local Government (March 2007). It advocates a more strategic role for local government defined as "the creative use of powers and influence to promote the general well-being of a community and its citizens."

**2.20** Place shaping is about making Enfield a place of choice – a place where people choose to live, work, learn and do business. It's about the Council, public and private sector, voluntary and community organisations working together to build a stronger sense of place and identity. This will mean different things to different people in different parts of the Borough but in every area the Council and its partners will creatively use their influence and power to improve the quality of life.

**2.21** The Council and its partners have a strong track record of working together. Further drive and energy has been added to this work by bringing together many existing strands of work under a Place Shaping Strategy published in 2008. Enfield's Place Shaping Strategy has been endorsed by the ESP Board and will help coordinate activities across the Council and its partners and maximise the delivery of improvements. It will also inform a review of the Sustainable Community Strategy.

## 2 Enfield in Context

**2.22** Spatial considerations are a key component of Enfield's Place Shaping Strategy which focuses on specific areas in the Borough where the greatest impact can be made. Work is currently focusing on four key areas in the Borough – the area around Enfield Town Station, New Southgate and the area around the North Circular Road, Ponders End in North East Enfield, and Meridian Water in Central Leaside. These areas have been identified as locations most suitable for growth and development. In addition, the Council is looking to build on the pathfinder project and physical regeneration that has taken place at Edmonton Green, to focus future resources on social and economic regeneration and better integration and awareness of services. However, the Place Shaping Strategy also recognises the importance of ensuring that whilst resources will focus on these specific areas, people across the Borough can see that place shaping benefits the whole of Enfield. The LDF will provide the framework for the delivery of the spatial priorities of Enfield's place shaping programme.

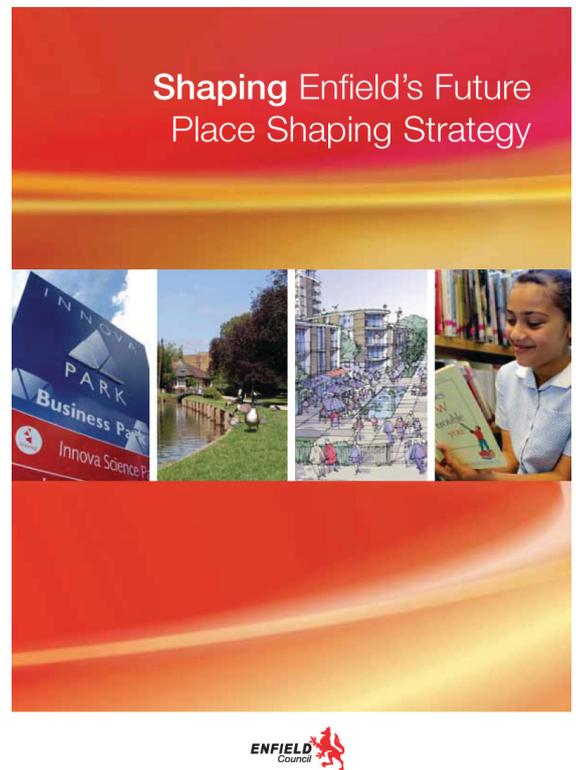


Figure 2.1 Enfield Place Shaping Strategy, 2008

### “Building Futures, Changing Lives”: Enfield's Local Area Agreement 2008-2011

**2.23** Enfield's Local Area Agreement (LAA) represents the ESP's shared contribution to achieving the partners' 10 year vision. The ESP wants Enfield to be a Borough with diverse and cohesive communities, a place where people want to live and work. The aim is to reduce transience and provide employment that will give residents more disposable income to contribute to the development of a vibrant local economy and to participate actively in the development and maintenance of their communities.

**2.24** The LAA is an agreement between the ESP and the Government which lasts until 2011 and forms a key part of the Sustainable Community Strategy Action Plan. Enfield's LAA identifies key specific areas for improvement in the delivery of services at a more local level related to the following challenges:

- Crime and community safety;
- Environment;
- Drugs and alcohol;
- Health;
- Children and young people;
- Economy and employment; and
- Social care and community housing.

**2.25** The actions and targets in the new LAA demonstrate a shared partnering commitment to supporting the strengthening of the Voluntary and Community Sector and their capacity to deliver services, acknowledging the role the VCS play in improving community cohesion and reducing social exclusion.

## 2 Enfield in Context

### Upper Lee Valley Vision

- 2.26** In 2007 the North London Strategic Alliance (NLSA) published the Upper Lee Valley Vision in order to inform the development plans of its member boroughs (Enfield, Barnet, Haringey and Waltham Forest) and the emerging Upper Lee Valley Opportunity Area Planning Framework being prepared by the GLA. The vision is for the area to become "North London's Waterside" in order to make better use of the unique assets of the Upper Lee Valley with the creation of better access and/or new waterfront locations at Enfield Lock, Columbia Wharf, Picketts Lock and Central Leaside, as well as improved connections across and use of the Lee Valley Regional Park.
- 2.27** In 2009, the NLSA and member boroughs launched the Economic Vision for the Upper Lee Valley, which builds on the earlier visioning work to provide an integrated economic strategy for the Upper Lee Valley, and informs the economic policies in this Core Strategy.

### Other strategies and plans of the Council and its partners

- 2.28** This report builds on a number of other existing plans, strategies and studies of the Council and its partners. Those with spatial implications which inform the LDF are set out in Appendix 4.
- 2.29** In May 2009, the Mayor issued guidance on the new Local Implementation Process (LIP) for the 2010/11 transitional year. The substantially improved and simplified process aims to give greater flexibility to boroughs to provide locally appropriate transport solutions. The new scheme introduces six transport themes relating to maintenance of roads and bridges, corridors, smarter travel, neighbourhoods and major area based schemes. Allocations for corridors, smarter travel and neighbourhoods themes are granted based on a formulaic calculation of transport expenditure needs. Funding will now be allocated towards programmes rather than individual schemes, giving more discretion to the boroughs.
- 2.30** The changes will be implemented for 2010/11 on a transitional basis - this is the last year of the period covered by the existing borough LIPs. The system will then be reviewed and refined for the long term. From 2011-12 onwards, second round LIPs will have been approved and new guidance issued in line with the revised Mayor's Transport Strategy.
- 2.31** As a north London borough, Enfield shares its borders with other London boroughs as well as district authorities and county councils. These authorities are all at different stages of preparing their own local plans and many of them consider issues which cross boundaries and have spatial implications wider than the individual borough or district. The key cross boundary issues which have informed the preparation of Enfield's Core Strategy are set out in Appendix 5.

## 2 Enfield in Context

### 2.2 Spatial portrait of Enfield

#### Spatial Portrait

**2.32** The London Borough of Enfield covers 32 square miles of London's northern suburbs; housing occupies one-third, another third is Green Belt, mainly farming, country parks and horticulture. The rest includes commerce, industry, shops and transport - although much is open land used as parks, sports fields, golf courses, allotments and back gardens; and there are more waterways in Enfield than in any other London borough. Traditionally, Enfield has combined leafy suburbs within easy reach of central London with traditional working class areas in the east close to regionally important manufacturing along the Lee Valley, in many ways Enfield continues to fulfil these roles.



Figure 2.2 Aerial view of Brimsdown

**2.33** This section summarises the defining characteristics of Enfield today and the problems, challenges and major drivers of change for the future. It sets out the key issues which need to be addressed in the Core Strategy.

#### Enfield's Population

**2.34** The Borough's population was estimated at 285,100 in mid-2007.<sup>(2)</sup> The Borough has a large proportion of children, young people and older people (26%) compared to the rest of London; the proportion of children and young people (32.6%) is also large compared to the national average. Enfield's population is diverse and is undergoing a rapid demographic change mainly due to migration from elsewhere in the UK. Turnover is equivalent to 7% of the Borough's population changing every year. Current Council estimates show that more than 52% of the population belong to black and minority ethnic communities. Amongst school pupils the proportion is 70%. In 2001 a quarter of the Borough's population were recorded as being born outside the UK. Along with neighbouring borough Haringey, Enfield is home to the UK's largest Greek and Turkish Cypriot communities.

**2.35** There are a wide variety of religions and faiths practised in the Borough. According to the 2001 Census, whilst 63.2% of the Borough's residents are Christian, Enfield also has a large Muslim population (9.6%). Other major religions include Hinduism (3.35%) and Judaism (1.95%).

**2.36** Since 2001 there have been significant rises in deprivation in Enfield, as measured in the 2007 Indices of Multiple Deprivation,<sup>(3)</sup> which measures the average of the categories of income, unemployment, health and life expectancy, crime, overcrowding and poor housing conditions. The Borough's overall ranking in the 2007 Indices of Multiple Deprivation worsened to 74th most deprived out of 354 English local authorities, from 104th in 2004. There are 181 Lower Super Output Areas (SOAs) in Enfield,<sup>(4)</sup> an analysis of which reveal that there are levels of

2 ONS Mid-Year Population Estimates (2007)

3 DCLG (2007) Indices of Multiple Deprivation [www.communities.gov.uk/documents/communities](http://www.communities.gov.uk/documents/communities)

4 [www.neighbourhood.statistics.gov.uk/dissemination](http://www.neighbourhood.statistics.gov.uk/dissemination)

## 2 Enfield in Context

inequality within the Borough. The east and south of the Borough fare significantly worse than the rest of Enfield, with some neighbourhoods amongst the most deprived in Britain. Enfield also has the 3<sup>rd</sup> highest inequality score in London when comparing scores for the most and least deprived SOAs. Small area statistics suggest that deprivation has also spread, in particular to areas just west of the A10 and town centres including parts of Enfield Town, Palmers Green and Southgate. Inequalities in health mirror these patterns of deprivation and child poverty is also a worsening trend. Between 2005 - 2007 there was an increase of 5.7% more children in benefit claimant families, much higher than the London average. Severe concentrations of social need put an inevitable strain on public services in these areas.

- 2.37** In Enfield on average a man can expect to live to 77.9 years and a woman to 81.9 years.<sup>(5)</sup> This compares favourably with England and London averages. However, life expectancy varies across wards, with a gap of 4.9 years life expectancy between the fifth of wards with the highest life expectancy and the fifth with the lowest.
- 2.38** 2001 Census figures indicated that 16.2% of people in the Borough had a long term illness, health problem or disability, compared to 15.5% of people in London and 18.2% of people in England and Wales. Between 2002 and 2007, claimants of Disability Living Allowance increased by 21.8%, one of the highest rates of increase in the country.
- 2.39** Enfield has a low overall crime rate when compared to neighbouring boroughs and London as a whole, with 55 reported crimes per 1,000 population recorded in 2007/08; the figures for Barnet, Haringey and Waltham Forest were 48.5, 81.4 and 71.2 respectively; the average figure for London was 63.5. Government Office statistics also indicate that the level of recorded crime in the Borough has continued to drop, from 65.9 offences per 1000 population in 2003/04 to the most recent figure of 55. Similarly, resident's fear of crime is falling. For example, in 2003, 60% of residents told us they felt unsafe out alone after dark; in 2007 this figure had fallen to 47.6%. However, local statistics reveal that Enfield continues to experience noticeably higher levels of crime in the south east of the Borough, with hot spots in Edmonton and Enfield Town.<sup>(6)</sup>

### Challenges and opportunities for the future

- 2.40** According to current estimates Enfield's population is estimated to grow to between 293,500 and 303,800 to 2026.<sup>(7)</sup> The greatest growth is expected in the south and east of the Borough, where existing problems of economic deprivation and social inequality are greatest. Sufficient land will need to be identified and safeguarded to accommodate new housing growth and essential supporting social infrastructure such as education, health and social care services. A combination of cultural diversity, rises in deprivation and disadvantage combined with a transient



Figure 2.3 Crews Hill

5 [www.enfieldobservatory/docs/HealthProfile2008-Enfield.pdf](http://www.enfieldobservatory/docs/HealthProfile2008-Enfield.pdf)

6 London Borough of Enfield (2008) Crime and Anti-Social Behaviour Profile 2007/08

7 GLA (2009) GLA 2008 Round Demographic Projections (Total Population Low - High Projection)

## 2 Enfield in Context

population provide a key challenge for neighbourhood relationships and sense of community cohesion. A growing need to tackle inequalities between communities, particularly between the affluent west and deprived south and eastern wards, will drive change in Enfield.

- 2.41** The makeup of the Borough's population is also expected to change: it will become more ethnically diverse, with the largest percentage of population growth expected in black and minority ethnic communities; it will be an ageing population, with the fastest growing age bands over the next ten years predicted to be people aged 50-54 years followed by those aged 45-49 years; but it will also continue to have an above average number of children and young people. Family structures are also expected to change with a continued increase in the number of single person households and a fall in average household size. Life expectancy is expected to continue to rise with more people living longer with long term health conditions and disabilities, and increased pressure on the health and social care services which support them.
- 2.42** In terms of improving health and wellbeing for the future, the priorities for Enfield will be to reduce poverty and inequality in health across the Borough, reduce obesity levels, particularly amongst young people, and tackle infant mortality which is well above the national average. Promoting healthier lifestyles, addressing the fear of crime and supporting vulnerable groups are all vital to improving wellbeing.<sup>(8)</sup>
- 2.43** All of these demographic changes will fuel continuing need and demand for more, and different, housing in the Borough, with good supporting physical, economic and social infrastructure.

### Housing and services

- 2.44** The Borough has some 118,553 dwellings (2007);<sup>(9)</sup> about 74,000 houses and 44,000 flats. Enfield has a lot of attractive pre-war family housing situated in peaceful suburbs. In 2001, 71% were owner occupied, 18% Council or housing association and 12% privately rented. Owner occupation is higher than in neighbouring North London boroughs, and much higher than the London average.



Figure 2.4 Bowes Road New Southgate

- 2.45** Despite the current property market downturn, and the fact that homes in Enfield are less expensive than the outer London average, house price affordability in Enfield continues to be an issue and it is difficult for some Enfield residents to buy their own homes. The number of households in temporary accommodation in the Borough was rising significantly and is currently approximately 2,849<sup>(10)</sup> households, the 4th highest number in England. There are also approximately 1,000 households in temporary accommodation which have been placed here by other local authorities, 50% from the London Borough of Haringey, although the duty to rehouse these households remains with these other authorities. Within the private sector housing market, an over concentration of buy to let properties and a growing predominance of one and two bedroom dwellings in some areas have exacerbated the trend towards a high turnover in the Borough's population.

8 Enfield's Joint Strategic Needs Assessment Draft 2009.

9 Housing Strategy Statistical Appendix

10 Local Area Agreement Indicators 2008 to 2011

## 2 Enfield in Context

**2.46** There are 72 primary schools, 24 secondary schools and six special schools in Enfield<sup>(11)</sup> and two City Academies have recently opened in the north east of the Borough. In 2007, 56.2% of Enfield's pupils gained five or more GCSEs at grades A\*-C, compared to 62% nationally. The Borough is also home to three further education colleges and two of Middlesex University's five campuses.

**2.47** Enfield contains two hospitals, Chase Farm and North Middlesex, and over 60 GP surgeries. There are six leisure centres, 16 libraries, and 2,000 hectares of parks across the Borough.



Figure 2.5 Lea Valley High School, Freezywater

### Challenges and opportunities for the future

**2.48** Parts of the east and south east of the Borough lie within the London-Stansted-Cambridge-Peterborough growth corridor and as such are required to contribute to targets for housing growth set by central government. The potential for new housing in the Borough brings opportunities for regeneration and the flexibility to adapt to demographic change. However, careful planning is required to ensure that new housing meets housing need and that adequate services and infrastructure are in place to meet the needs of the existing and future population. Whilst the current housing market position may help some people afford houses it will not make a significant impact and there is an overall need to improve and increase the Borough's housing stock.

**2.49** The way in which health and social care services are delivered is changing. There is increased emphasis on delivering 'personalised' health and social care services that give people real choice over the services they receive, influencing how and where health and social care services are delivered in the future. It will require better access to services such as transport, leisure, health, education, accessible housing, and employment opportunities. Closer working between health and social care providers will be needed to identify and develop opportunities for co-locating services. The Primary Care Trust (PCT) is seeking to improve health care provision by developing central 'hub' health care centres and satellite local centres (together known as a "polysystem") which will also provide opportunities for co-location with other community services. Tackling health inequalities will be a key priority in the south west and east of the Borough.

**2.50** There have been many improvements in health and adult social care services in the last few years. Increasingly, support and care is being delivered 'closer to home', and older people and people with disabilities are being supported to live independent lives in the community rather than within traditional institutional settings (e.g residential care). For many groups the high level of traditional residential care homes are now surplus to local demand. The Council need to shape the development of future services to meet this changing local need.

**2.51** Economic decline in the east of the Borough along the Lee Valley has combined with physical infrastructure issues such as a poorer quality urban environment and housing. The local population is characterised by growing concentrations of poor and vulnerable residents. The Council has invested substantially in recent years in the refurbishment and redevelopment of homes in Edmonton Green, through what was the biggest housing renewal scheme in Europe, the Edmonton Partnership Initiative. However, social and economic problems persist, such

## 2 Enfield in Context

as a lack of community cohesion, fear of crime, worklessness, low educational attainment, low quality environment and poor health<sup>(12)</sup>. The Council and its partners therefore face a challenge to build on the physical improvements undertaken so far and work to address these key issues through a focused initiative in Edmonton Green, which could, if successful, act as a blueprint for other areas in Enfield, if successful.

- 2.52** In the south east of the Borough, along the A406 between Bounds Green and Green Lanes, the long delay in preparing an improvement scheme for this section of the North Circular has also blighted nearby properties. However, the Council has now granted planning permission to Transport for London for a Safety and Environmental Improvement Scheme that provides a degree of certainty about the future of the road. In addition, over £54 million government funding has recently been awarded to upgrade and refurbish the Transport for London owned properties along the North Circular Road. These properties will be transferred to Notting Hill Housing Trust who will invest a further £35 million to refurbish and build new affordable homes on vacant sites. This total investment of £90 million will help deliver the regeneration of the area, bringing underused land, which no longer needs to be safeguarded for the road, back into positive use for new homes and other uses, and improving the living and working environment in the communities alongside it.

### Commercial activity and employment

- 2.53** Enfield has a substantial local economy with around 7,000 businesses providing 91,000 jobs,<sup>(13)</sup> a vital source of employment for residents, half of whom work in the Borough. Industrial and commercial activity in Enfield is concentrated in the Lee Valley corridor - Brimsdown in the north eastern part of Enfield is London's second largest industrial estate. The Borough is one of London's major manufacturing and distribution areas, with a growing service industries sector. The Borough has five main town centres at Enfield Town, Edmonton Green, Angel Edmonton, Southgate and Palmers Green; a network of over 60 large, medium and local shopping centres offering a range of shops and local services to their immediate communities; and two major retail park areas. These all contribute substantially to the local economy through retail, leisure and services. Enfield Town has recently been boosted by the opening of the Palace Xchange shopping centre, and Edmonton Green is currently undergoing major redevelopment and regeneration, with a refurbished Market Square, new bus interchange, new leisure centre and new Primary Care Centre already completed and a partly refurbished, partly new shopping centre.
- 2.54** Manufacturing employment has declined dramatically across Britain, and particularly severely in London with its higher land and labour costs. The Lee Valley has adapted, with large manufacturing firms being replaced by businesses operating in a wide range of sectors including wholesaling, logistics, services, construction and some specialist manufacturing. However, the impact on communities along the Lee Valley has been severe.
- 2.55** Worklessness is similar to the London average but is highly concentrated in the east of the Borough and is increasing: Enfield is importing a higher proportion of workless people than it is exporting. Access to employment elsewhere is hampered by poor access to public transport in the east of the Borough and low skill levels. Poor health is both a result of deprivation and a cause of long term worklessness - half of benefit-dependent working age adults in Enfield are on incapacity benefits. Enfield has some of the lowest rents in London for bedsits and

12 Edmonton Area Review by Tribal, 2009

13 2008 Skills and Employment Strategy

## 2 Enfield in Context

rooms, so parts of the Borough now provide a temporary home for new residents. Many are highly skilled and will achieve economic success, but these are the most likely to leave the area.

- 2.56** The recession that started early in 2008 has resulted in a very acute deterioration in the employment situation for all Enfield's residents. This is increasingly so for young people where worklessness has risen rapidly over the past year and the prospects for 2009's school and college leavers looks uncertain. Research<sup>(14)</sup> shows that participation rates and attainment levels have improved but they have done so at a slow pace than the rest of London.

### Challenges and opportunities for the future

- 2.57** Enfield's predicted employment growth over the next 20 years is only 6% compared with 9% in Waltham Forest, 14% in Barnet, and 20% for Haringey and London as a whole. Enfield's economy is particularly poorly poised for growth, as it remains over-dominated by declining economic sectors and there is a weak enterprise culture. Even retaining existing strengths in wholesale and distribution are a challenge given increasing traffic congestion. Improvements to the quality, access and infrastructure of some of the Borough's industrial estates is needed to support existing businesses and attract new investors.
- 2.58** In the short term, Enfield needs to respond effectively to the economic downturn but also plan and coordinate sustainable growth for the years beyond. The ESP's Skills and Employment Strategy (2008) has three key objectives looking towards 2011 - to support inward investment and business growth; increase skills and employability of the Borough's population; and ensure better coordination and information sharing. A key priority will be to meet the skills challenges of the Borough - around 48,000 residents (about 27%) have no qualifications or are skilled to a very low level, over half of these have no qualifications at all. The new jobs that are forecast for Enfield will overwhelmingly require higher level skills and it is estimated that only about a fifth will be filled by people who have low skills or who lack qualifications.
- 2.59** Enfield needs to exploit its location between central London and two of the Government's Growth Areas – The London-Stansted-Cambridge-Peterborough growth corridor and the Thames Gateway as well as its role across local markets in north London. It also needs to maximise the opportunities for regeneration in the Upper Lee Valley, identified in the London Plan as an Opportunity Area, where transformational change is needed to support investment in the infrastructure to support existing and new communities. In North East Enfield, the focus will need to be on ensuring that the poor east-west connectivity and access to the strategic road network does not limit business growth or stifle regeneration. In Central Leaside, much of the land allocated for employment is underexploited and some of the industrial stock no longer serves the business needs of today's London. There is therefore a unique opportunity to reconfigure this land for new development that will attract new and growing commercial sectors, combining new commercial uses with new housing and community services.

## 2 Enfield in Context

**2.60** Enfield's town centres will continue to provide opportunities for economic growth. Evidence suggests that the Borough will experience a growth in demand for more retail floorspace for comparison goods from 2013 onwards, and that Enfield Town has the capacity to respond to this with suitable sites.

**2.61** The growth of e-tailing and e-commerce could potentially ease competing demands on land but could also bring demands for land for new economic activity. The Borough could benefit from the expanding green economy. The environmental goods and services industry is well established in the UK and turnover in this market is expected to grow from £25 billion in 2005 to £34 billion in 2010 and to £46 billion in 2015. Attracting new sectors such as business services, high tech manufacturing, creative/media, hospitality, retail, health and social care, developing Enfield's strategic position in the sub region and maximising benefits, such as those arising from the London 2012 Olympics and Paralympics Games and its Legacy Transformation are crucial to building a strong future economy.



Figure 2.6 Palace Gardens, Enfield Town

### Movement and transport infrastructure

**2.62** The Borough is relatively well served by rail and underground links to central London although there are poorer services in the east. To the west the Piccadilly Line connects the Borough to London's west end, and the Moorgate line has a branch through the centre of the Borough to Hertford North. Although the eastern half of the Borough is linked by rail to the City and Stansted, communities in the east of the Borough are generally poorly served by public transport, with infrequent local trains along the Lee Valley rail corridor and poor quality stations along its length that are difficult to access.

**2.63** In terms of access to the strategic road network, the Borough abuts the M25 and other major roads include the North Circular Road (A406), the Great Cambridge Road (A10) and Meridian Way (A1055). The A406 in Enfield is particularly congested along the section between Bounds Green and Green Lanes. Although Transport for London's Safety and Environmental Improvement Scheme provides limited improvements, congestion along this strategic orbital route will remain a problem until significant capacity improvements are implemented. Along this section of road there are problems of poor air quality, noise pollution, rat running and poor pedestrian crossing facilities. Poor accessibility in the local area is caused by the severance effect of the A406 and the impact of road congestion itself.

**2.64** Although some parts of the Borough are very pleasant to walk and cycle in, particularly parts of north west of the Borough, other parts are difficult to navigate on foot or on bike. In the east, the Lee Valley Rail Line, strategic north-south roads and the North Circular Road act as significant barriers to local movement making the Lee Valley Regional Park relatively inaccessible by foot. There is a need to improve the walking and cycling environment.

## 2 Enfield in Context

### Challenges and opportunities for the future

- 2.65** Challenges recognised for movement and transport throughout the Borough are the need to reduce road congestion, to improve access to public transport, and walking and cycling networks. The provision of improved transport infrastructure in the Borough is a necessary requirement for attracting investment, delivering economic development and supporting new housing and jobs.
- 2.66** The potential exists for future investment in strategic transport infrastructure which will benefit the Borough, such as upgrading the West Anglia Main Rail Line through the Lee Valley. These opportunities need to be undertaken in a coordinated manner in partnership with national and regional transport agencies to ensure that strategic investment benefits local communities and is complemented by local level improvements such as station upgrades, improvements to the local street environment, and to the Borough's walking and cycling networks.
- 2.67** Specific challenges in the Borough relate to: North East Enfield, where the emphasis needs to be on improving east-west access, and access to the M25; Central Leaside, where there is good access to the North Circular Road, however it presents a barrier to movement at this location; and, Angel Road Station, on the West Anglia Main Line through the Lee Valley, which is both difficult to get to and poorly served. Opportunities also exist to link Central Leaside more effectively with Edmonton Green and Angel Edmonton town centres. In Enfield Town there is potential to increase the frequency of services, and combine new development in around the Enfield Town rail station with station improvements and an improved public transport interchange. In the south west of the Borough, improving the capacity and the environment of the North Circular Road west of Green Lanes is a key challenge.

### Environment

- 2.68** Enfield has much in common with other outer London boroughs, but its rich diversity and distinctiveness arises from its particular location and topography, landownership patterns and its response to the social, economic and political changes that have affected Greater London. One of its main distinguishing characteristics is the contrast between the parkland setting to the north west and the industrial band to the east, arising from its topography. Others include a significant number of important historic buildings, estates, parks and gardens, a network of former village centres, a network of rivers and waterways, groupings of 19th Century housing that arrived with the railway and inter-war housing that arrived with the Underground. Many of these features are important and valued heritage assets. Just one example of this is provided by the Borough's 21 conservation areas, reflecting early country estates, old town and village centres, nineteenth century railway-centred development, the Borough's industrial past and other important local townscapes. For much of the rest of the Borough, good urban environments enhance residents' quality of life. But in other areas former land uses or patterns of development have resulted in poor quality environments. Factors such as traffic and parking congestion, the decline in local and independent retail facilities and the effects of air and noise pollution contribute to a deteriorating quality of life for some residents.

## 2 Enfield in Context

**2.69** Approximately one third of the Borough is designated as green belt, which is a major attraction of the Borough. In addition, Enfield has a diverse network of open land. Despite its green appearance, parts of the Borough – particularly in the south and east are deficient in access to some types of open spaces such as parks, allotments or children’s play spaces. The Lee Valley Regional Park lies next to some of our most deprived communities but is cut off from residential areas by major roads, railway lines and industrial areas. Industrial premises, scrap yards and waste facilities, major roads, railway and power lines impact on the quality of the living environment in the Lee Valley.



Figure 2.7 Lea Valley Regional Park

**2.70** There are over 100 km of rivers and waterways, the greatest length of any London borough. Pymmes Brook, Salmons Brook, Turkey Brook and their tributaries create a network which flows across the Borough to join the River Lee. The Borough also contains the New River and the two large reservoirs.

**2.71** In terms of the street scene, a MORI poll of Enfield residents in 2007 revealed that 74% of residents were satisfied with Enfield as a place to live, of which 22% consider the Borough a nice pleasant area and environment. Of the 16% of residents dissatisfied with Enfield as a place to live, with regard to street scene 20% attributed the reason to dirty/poor street cleaning/litter. Of the top five Council services considered by residents to be the most important, three out of five concerned the street scene (lighting, refuse collection and street cleaning), the others being community safety initiatives and parks/playgrounds/open spaces.

### Challenges and opportunities for the future

**2.72** Population and economic growth and other forces for change will create additional pressures for the Borough’s environment. The Borough’s heritage assets and wider historic environment contribute to its character and sense of place and their protection is particularly important in light of these pressures for change.

**2.73** The Upper Lee Valley Vision, developed by the NLSA, highlights the potential to redesign areas adjacent to the Lee Valley Regional Park and dramatically improve access to the open resource of the valley. The extensive green belt could be utilised further to improve quality of life and drive employment growth through green leisure, recreation and tourism. Enfield’s open spaces and waterways also have potential to improve people’s quality of life and support healthier lifestyles. However, the defences built into the waterways are not sustainable in the long term and over time they become more difficult and expensive to maintain. They are therefore a source of flood risk. Parts of Enfield lie within the Environment Agency’s Flood Zones 2 and 3 with a medium to high probability of flooding. The management of flood risk is critical to planning for Enfield’s future.

**2.74** The Environment Agency’s Thames Catchment Flood Management Plan (2007) and the more detailed draft Lower Lee Flood Risk Management Strategy (2006) recommend a number of actions to reduce flood risk. These include controls over the location of development, appropriate layout and design, construction, flood storage and the sustainable management of run off. A Strategic Flood Risk Assessment (2008) has been completed for the Borough to inform development decisions and emergency planning.

## 2 Enfield in Context

- 2.75** The need to mitigate and adapt to the impacts of climate change is a major challenge. Future developments in the Borough will be driven by the need to make better use of key resources such as land, buildings and construction materials, water, and energy, and to minimise waste. Sustainable design and construction techniques will therefore need to play an increasing role in developments. In addition, adequate and efficient utilities infrastructure provision is needed - for instance, the Lee Valley reservoirs may require upgrading to secure an adequate water supply for much of London.
- 2.76** Sustainable development is about more than climate change and resource efficiency. The quality of the urban and open environment has implications for our social, economic and environmental objectives, but there are few examples of good quality post-Second World War development. High quality architecture and urban design is essential to fulfil our place shaping ambitions, create safe and accessible environments that foster investment, stability and pride and ultimately create the heritage of the future.
- 2.77** The Mayor of London has set an overall target for London to become 85% self-sufficient in the management of waste by 2020. This means that London will be dealing with its own waste instead of sending it to landfill in the counties around London. Each borough is required to deal with a proportion of London's total waste (known as apportionment) and the North London boroughs are working together to produce a Joint Waste Plan to identify sites that will be required to meet this apportionment.

## 2 Enfield in Context

### Key Issues

Consideration of the particular problems, pressures, challenges and opportunities identified for Enfield leads us to summarise the following borough-specific aims which should be taken into account in planning for Enfield's future:

1. Creating sustainable communities in those parts of the Borough, primarily in the Upper Lee Valley and around the North Circular Road, where there has been an increase in transience, worklessness, deprivation and inequality in economic prosperity, health and social wellbeing;
2. Providing new and affordable homes for local people and in particular for families to cater for Enfield's growing population with its above average numbers of children;
3. Supporting business and job growth, addressing the Borough's growing worklessness by increasing the skills and employability of local people, encouraging enterprise and inward investment, protecting employment land that is needed, strengthening Enfield's town centres, planning for retail growth and maximising the potential economic benefits arising from the London 2012 Olympics and Paralympics Games and its Legacy Transformation;
4. Reducing inequalities in health and wellbeing particularly in the south and east of the Borough which fare significantly worse than the rest of Enfield;
5. Promoting the provision of key services and infrastructure to support existing and future communities across the Borough, particularly in the south and east of the Borough, supporting the personalisation agenda for adult care and addressing the insufficient provision of social facilities for the young;
6. Improving opportunities for Enfield's young people, addressing child poverty throughout the Borough, in particular the Edmonton Area for Regeneration, addressing spatial inequalities in educational attainment, and seeking to improve pupil achievement in the east of the Borough;
7. Building stronger communities and improving community safety by actively promoting community cohesion and working with local residents to help shape the places in which they live;
8. Protecting, enhancing and improving access to Enfield's green and open areas, including enhancing biodiversity and linking habitats via wildlife corridors particularly in areas deficient in open space in the east and south of the Borough;
9. Maximising the potential of the Upper Lee Valley to contribute to the local and regional economy including enhancing the environment and improving connectivity;
10. Smoothing traffic flows, improving orbital links within the Borough and seeking such improvements across the north London sub region, to secure better accessibility for Enfield's businesses and residents;
11. Improving the quality of the open and built environment across the Borough, such as along the North Circular Road, in the Bounds Green and Palmers Green area, where long delays in bringing forward road improvements has led to blight and neglect;

## 2 Enfield in Context

12. Creating a comprehensive, welcoming public transport network that is accessible and safe for all and encourages residents to choose to use more sustainable modes of transport including public transport, walking and cycling;
13. Responding to the local causes and impacts of climate change and addressing other environmental issues likely to affect Enfield by, for example, responding to flood risk in the Upper Lee Valley, land contamination associated with historic industrial uses particularly in the east of the Borough, developing the Council's sustainable design and construction policies, securing sustainable utility infrastructure provision for future developments, and actively planning with the other North London boroughs to provide sufficient land in the sub region to deal with waste;
14. Protecting and enhancing the Borough's distinctive characteristics, historic environment and established neighbourhoods, and improving the quality and appearance of Enfield's public spaces and street scene;
15. Promote the protection and enhancement of the Borough's waterways by improving water quality and ecological diversity through the River Basin Management Plan.

**2.78** Chapter 3 sets about the Council's broad approach for addressing these interrelated issues as well as the other key issues identified above.

## 3 Enfield's Spatial Vision

### 3 Enfield's Spatial Vision

- 3.1** In Chapter 2 we describe what Enfield is like today and the challenges and issues we face for the future. This chapter looks ahead to set out a spatial vision of what Enfield and the places within it will be like in the future. It sets out a series of strategic objectives for that vision and a spatial strategy setting out what needs to be done to achieve the vision.
- 3.2** The spatial vision, strategic objectives and strategy are informed by the many policies and programmes of the Council and its partners as well as governmental guidance and statements. It builds on information from the evidence base, including public consultation and sustainability appraisal and analysis of the problems and challenges and drivers of change facing the Borough.

#### **SPATIAL VISION FOR ENFIELD - A HEALTHY, PROSPEROUS AND SUSTAINABLE BOROUGH**

**In 2026 Enfield will be a prosperous and sustainable Borough with a strong sense of place and identity. It will be a place that people are proud to call home and want to invest in. Both the resident and working population will grow, due to Enfield's strategic position relative to two of the Government's growth areas and the UK's main economic driver, Central London.**

People in Enfield will live, work and enjoy leisure time at close quarters without the need to travel. Development will be concentrated in town centres and in the south and east of the Borough in the Upper Lee Valley, creating prosperity and opportunities where deprivation is presently most persistent. Focused growth in the Upper Lee Valley will help to realise its potential as North London's Waterside.

Attractive, adaptable and affordable homes, high quality environment, excellent schools, opportunities for life long learning, cultural and leisure activities, and easy access to a network of good quality open space, green links and waterways will make Enfield a place for families for the long term. The Borough's high quality natural and built heritage, including its archaeology and the green belt in the west, will continue to be protected and enhanced. Changes to the way primary health care is delivered and a greater awareness of health implications of our decisions and actions will reduce the inequalities in health and life expectancy between the east and west of the Borough.

New development will be of exemplary, flagship quality, sustainable design and construction, designed to mitigate and adapt to the impacts of climate change, embracing new environmental technologies. Renewable energy projects across the Borough and particularly in the Upper Lee Valley will bring a degree of self sufficiency to homes and businesses. New developments in the east of the Borough will bring opportunities to renew and improve existing flood defences and address flood risk. Across the Borough the quality of the public realm will be improved, bringing forward improvements to the environment and quality of life for local communities living alongside the North Circular Road. New Southgate will be a vibrant, sustainable community at the south western gateway to the Borough.

Building on its strong manufacturing and technological legacy, Enfield will have a strong enterprise culture. A wider and more diverse employment base will provide a greater number, quality and choice of jobs for a skilled local workforce. The Upper Lee Valley will have strengthened its strategic contribution to London's economy, capitalising on its strategic advantage close to the M25 and Stansted, continuing to provide a vital source of jobs for Enfield residents and North London as a whole. Enfield's town centres will offer a better range and quality of shops, housing and employment. Enfield Town will be the focus for the Borough's retail, leisure and cultural growth whilst retaining its historic and green market town character. Further physical, social and economic regeneration

## 3 Enfield's Spatial Vision

at Edmonton Green will include better connections with local communities and nearby centres including Meridian Water in Central Leaside, facilitating opportunities for residents to benefit from new jobs created elsewhere, as well as those closer to home.

New developments will be planned and phased to utilise existing transport and social infrastructure, where it currently exists, and delivering new infrastructure, where necessary. By 2026 greater certainty over plans for the modernisation of the West Anglia rail line in the east of the Borough will support the regeneration of the Lee Valley. East-west movement within the Borough and accessibility in eastern Enfield will be improved.

Enfield will have a cohesive and stronger society where citizens are fully engaged in defining the needs of their communities and helping to shape the neighbourhood where they live. Place shaping programmes bringing together the priorities of the Council and the Enfield Strategic Partnership and tailoring local services and resources will be delivered at Meridian Water, Ponders End, New Southgate, Enfield Town and Edmonton Green, creating exemplar developments of high quality design and place, adaptable to changing environmental circumstances.

The Upper Lee Valley will be home to not only the established and revitalised communities but also to new communities benefiting from waterside living and improved access to the Lee Valley Regional Park and visitor facilities. Transformational change at Meridian Water will include new housing and employment opportunities together with the transport, community and green infrastructure vital to support sustainable communities, and will stimulate the regeneration of surrounding communities including Edmonton and Northumberland Park in nearby Haringey. The regeneration and transformation of Ponders End to the north will include new homes, schools and community facilities supported by improvements to the public realm and access to the Regional Park.

### 3.1 Strategic objectives

- 3.3** The following strategic objectives outline what will need to be achieved to deliver the Core Strategy vision and address the key issues that have been identified for the Borough. These objectives give direction for the spatial strategy set out in para 4.1 and are developed further in the core policies which follow. Although they are numbered from 1 to 10, they are not ranked by importance.

#### Strategic Objectives 1

**Enabling and focusing change** - To meet the future needs of Enfield's existing and future population by focusing transformational change and growth in the Upper Lee Valley, in existing town centres and new neighbourhoods, where physical and social infrastructure already exists or can be improved through planned and phased development. To protect and enhance those parts of the Borough which currently offer a good quality of life to Enfield's communities.

#### Strategic Objectives 2

**Environmental sustainability** - To promote a sustainable pattern of development integrating infrastructure and housing, reducing the Borough's carbon footprint, minimising the need to travel and protecting the Borough's green belt and biodiversity. To mitigate and adapt to the impacts of

## 3 Enfield's Spatial Vision

climate change, promoting energy efficiency and renewable sources of energy including exemplar schemes as part of regeneration of the Upper Lee Valley area. To manage and reduce flood risk and pollution, promote sustainable water management and retain sufficient waste management facilities in the Borough.

### Strategic Objectives 3

**Community cohesion** - To build upon and work together to revitalise the capacity of existing communities in those parts of the south and east of the Borough where deprivation and lack of opportunities are prevalent, particularly in Ponders End, Edmonton Green and New Southgate, and to provide a framework for the development of a new sustainable community in Central Leaside, providing a catalyst for regeneration of the Upper Lee Valley. To work with partners in continuing to make the Borough one of London's safest - supporting improvements in the safety of Enfield's streets and public spaces.

### Strategic Objectives 4

**New homes** - To facilitate the provision of sustainably constructed new homes of exemplary space and design standards to meet the aspirations of local people. To meet the housing needs identified in Enfield's Housing Market Assessment, improving the existing housing stock, developing new housing, including mixed tenure and providing housing that people choose to make their long term home. To ensure new residential development is supported by good public transport, social, green and utilities infrastructure and achieve the maximum intensity of use having regard to development plan policy.

### Strategic Objectives 5

**Education, health and wellbeing** - To ensure the capacity and quality of local social infrastructure provision including schools and further education, health and policing facilities, social care, retail services, leisure and recreation facilities is sufficient to meet the needs of Enfield's existing population and new residents. To promote healthier lifestyles and to address the inequalities in health and educational attainment between Enfield's residents particularly in areas such as Edmonton Green, Enfield Highway, Ponders End, Turkey Street and Upper Edmonton, where these issues are more prevalent.

### Strategic Objectives 6

**Maximising economic potential** - To develop a spatial framework for a diverse and competitive economy in Enfield, maximising the economic potential of the Upper Lee Valley and town centres, enhancing appropriate employment locations and ensuring a more efficient use of land. To support new business enterprise and inward investment and economic diversity, promoting higher wage growth sectors, such as advanced manufacturing, renewable energy, knowledge based industries,

## 3 Enfield's Spatial Vision

leisure and services, and capitalising on the benefits arising from the London 2012 Olympics and Paralympics Games and its Legacy Transformation. To support a robust strategy for recovering from the recession, and protection from the troughs of future economic cycles.

### Strategic Objectives 7

**Employment and skills** - To support job creation and address the levels of unemployment and economic inactivity particularly in the south and east of the Borough, including amongst young people and disadvantaged sections of the community, and the development of skills to enable all residents to access the employment market. To tackle the barriers to employment facing particular sections of the community.

### Strategic Objectives 8

**Transportation and accessibility** - To enhance traffic flow by the provision of appropriate infrastructure as well as the promotion of sustainable methods of transport and a pattern of development that reduces the need to travel. To ensure development is accessible by all means of transport and that high generating uses are supported by good public transport, walking and cycling facilities. To seek improved movement and accessibility within the Borough, the North London sub region and beyond, focusing particularly on improvements to both road and public transport orbital connections, to improved east-west movement through the Borough, and to support existing and potential businesses in providing for freight movement. To maximise the benefits to Enfield arising from the proposals to improve the West Anglia railway in the Upper Lee Valley.

### Strategic Objectives 9

**Natural environment** - To protect and enhance Enfield's natural heritage by retaining the open character of the Borough, safeguarding the green belt and other open space and developing the wider network of green infrastructure in the Borough. To meet the deficiencies in open spaces that exist in the east and south of the Borough and improve access to green areas and waterways (i.e. through River Restoration projects), particularly for the communities close to the Lee Valley Regional Park.

### Strategic Objectives 10

**Built environment** - Use a design-led approach to developments and places, while addressing historic land contamination, in order to promote a step-change in the quality of the built environment and public realm, creating safe and accessible environments and improve urban greening with tree planting and landscaping. To maximise the contribution that heritage assets and existing features make, enhance local distinctiveness and identity, and create safer, stronger communities.

## 4 Enfield's Spatial Strategy

### 4 Enfield's Spatial Strategy

#### 4.1 Spatial strategy

The spatial strategy for the future development of the Borough is two fold, firstly, to continue to protect and enhance those parts of Enfield which offer a good quality of life and secondly to take a proactive approach to focusing change in areas of the Borough where regeneration and the revitalisation of communities is needed. These are two complementary strands which together will deliver the Council's place shaping priorities. The Council will work with its partners and use its powers to help create the conditions for growth and deliver new homes, jobs, good quality services and environments in places where people want to live and work, now and in the future. New developments will be expected to be of the highest quality, maximising sustainability principles and respecting the quality of the neighbourhoods in which they are located.

##### Planning for Prosperity

The Borough will plan for an increase in population from an estimated 285,100 in 2006 to approximately 309,500 by 2026. Over this period close to 11,000 new homes are planned to be built and the number of jobs will increase by a minimum of 6,000. This exceeds the current population projections for the Borough and the London Plan's current requirement for new homes, however it is consistent with Enfield's position in the London-Stansted-Cambridge-Peterborough growth corridor and the London Plan's designation of the Upper Lee Valley as an Opportunity Area.

Housing growth will be concentrated in parts of the Borough where it can be most readily accommodated and where it can most effectively support the regeneration and revitalisation of Enfield's communities. A sequential approach to the sustainable location of development will be followed, concentrating developments in town centres and on previously developed land in the south and east of the Borough. New homes will be planned through the intensification of land uses, the promotion of mixed uses and the managed release of surplus industrial land.

Emphasis will be on increasing the number and diversity of jobs within the Borough and strengthening the local economic base. Enfield's valuable reservoir of strategically important industrial land in the east of the Borough will be safeguarded and managed in accordance with the London Plan and its Supplementary Planning Guidance on Industrial Capacity (2008) to meet the needs of modern industry in an efficient and sustainable way. Here, areas of underused land will be brought back into productive use to support the creation of new communities and economic regeneration. Across the Borough, Locally Significant Industrial Sites will continue to provide an affordable and convenient resource for small businesses and new enterprises. Implementation of the Enfield Strategic Partnership's Skills and Employment Strategy (2008) will be supported to achieve a greater match between local skills and local employment opportunities.

##### Focusing change

Over the next 10 to 20 years, large scale growth and regeneration will be focused in four broad locations - Central Leaside and North East Enfield in the Upper Lee Valley, the area around the North Circular Road at New Southgate and the Borough's major town centre - Enfield Town. These priorities reflect the regional importance of these areas and the opportunities they offer to change

## 4 Enfield's Spatial Strategy

and improve the quality of life for Enfield residents. Emphasis will be on new family homes and affordability for Enfield residents. Growth will be focused within these areas at Meridian Water, Ponders End, New Southgate and around Enfield Town station, facilitating improvements to the physical landscape, utilising existing transport and social infrastructure and delivering new infrastructure where necessary.

- **Upper Lee Valley**

Growth in the Upper Lee Valley will be in accordance with its London Plan's designation as an Area of Opportunity and will help deliver the aims of the North London Strategic Alliance's vision as North London's Waterside. Much of the existing employment land will continue to be protected as a strategic reservoir of sites to support business and provide jobs for Enfield residents and London as a whole. Approximately 4,000 new jobs are planned to be created in the Upper Lee Valley by 2026. New residential led mixed use development will be concentrated at Meridian Water in Central Leaside and in Ponders End in North East Enfield. Transformational change in these core areas will provide a catalyst for regeneration of the Upper Lee Valley, improving opportunities for existing communities nearby where deprivation levels are high, particularly in the Edmonton area and Northumberland Park in neighbouring Haringey.

Meridian Water, lying close to the border with London Boroughs of Haringey and Waltham Forest has the scope to accommodate up to 5,000 homes in a new urban eco community, exploring innovative options for sustainable transport and securing improvements to public transport, including the modernisation of the West Anglia Rail line. Here, development will be phased to ensure the new and existing communities are supported by good infrastructure including new schools, a community hub, health care and open space.

Within the context of the Ponders End Framework for Change, redevelopment opportunities within the established community at Ponders End provide scope for up to 1,000 new homes by 2020. A new all through Academy in the heart of the area is due to open in September 2012 providing additional school places in state of the art educational facilities. A coordinated approach will be taken to the renewal of the town centre and the public realm. A more effective use of land and the intensification of employment uses in Southern Brimsdown provide the potential for redevelopment for a mix of uses, including residential, to maximise the benefits of the waterfront location.

- **North Circular area and New Southgate**

Opportunities will be sought to improve the living conditions of residents, visitors and businesses in the area around the North Circular Road at New Southgate now that a safety and environmental improvement scheme for the road has been agreed. The area has the capacity to accommodate up to 2,000 new homes, largely on land no longer needed for the road improvements and through the renewal of the Ladderswood Estate and the New Southgate area. Redevelopment will provide the impetus for improvements to local connections, community facilities and open spaces. The development of the existing Broomfield and Bowes school buildings either side of the North Circular Road into an all age school will be pursued to improve the education facilities for local children. A high quality mixed use scheme at New Southgate will be promoted to create a new gateway to Enfield.

## 4 Enfield's Spatial Strategy

- **Enfield's town centres**

Enfield's town centres will be the focus for new commercial, retail, leisure, office and related uses. Enfield Town is the Borough's primary town centre and will continue to be the focus for large scale retail and leisure development. New retail led mixed use development will be promoted in the east of the town centre around Enfield Town Station, providing an opportunity to improve the public transport interchange and create a new urban environment complementing the Town's historic core. This area has the capacity to accommodate up to 10,000sqm of new retail floor space and 500 new homes, new health and public sector services.

The physical, social and economic regeneration of Edmonton Green and its surrounding neighbourhoods including Angel Edmonton will continue, building on the new and improved shopping, leisure facilities and housing completed to date and improving connections to the new community at Meridian Water and the Borough's other town centres.

### **Improving quality of life**

Developments in Enfield will provide an opportunity to address the causes and impacts of climate change with an emphasis on sustainably designed and constructed buildings and prioritising opportunities for renewable energy schemes in the Upper Lee Valley. Parts of the Upper Lee Valley are at medium to high risk from flooding and comprehensive redevelopment of the core areas will provide opportunities to remediate contaminated land renew and enhance existing flood defences and rivers, thereby supporting the objectives of the Environment Agency's Thames Catchment Flood Management Plan and meet objectives of the Water Framework Directive, River Basin Management Plan.

Sufficient waste management facilities will be retained and safeguarded to ensure Enfield plays its part alongside six other North London boroughs in dealing with north London's waste and developing the North London Joint Waste Plan. The Edmonton Eco Park is ideally located to continue to play a strategic role in waste management. New more sustainable waste movement and treatment processes will be supported on the site, including the future decommissioning of the incinerator.

Coordinated redevelopment in the Upper Lee Valley will provide opportunities to improve access to the currently underused and inaccessible Lee Valley Regional Park, improving links to green and open spaces and waterways for the nearby communities who are currently deficient in access. Priorities within the Lee Valley Regional Park Plan to improve local access and visitor attractions in the Park will inform more detailed area action plans for the east of the Borough.

Much of the Borough has a high quality built, historic and natural environment which will continue to be rigorously protected and enhanced. For large parts of the Borough change will be small scale and the distinctive characteristics of residential neighbourhoods will be protected. Development will be concentrated where good public transport provision ensures accessible locations. Character statements and management proposals have been prepared for each of the Borough's conservation areas and these will guide development within them. Inequalities in access to open space and children's playspace that exist between different parts of the Borough, and which are particularly acute in the south and east of the Borough, will be addressed.

The Council will work with the Primary Care Trust and other health care providers to support the modernisation and development of health services to meet local needs. The development of neighbourhood health centres will be closely aligned with the implementation of the Council's place shaping priorities.

## 4 Enfield's Spatial Strategy

### **Implementation**

Overall this strategy represents a proactive and demanding agenda to help shape the future of the Borough. The Council and its partners will work together to coordinate and deliver it through a place shaping approach and a shared understanding of priorities and range of solutions needed to improve the well being and quality of life of all Enfield's communities, particularly those who are most disadvantaged. This will ensure that good social, utilities and transport infrastructure is provided, retained, improved or expanded where needed, taking account of cross borough opportunities.

Area action plans will be prepared for the key areas of change - Central Leaside, North East Enfield, the area around the North Circular Road and Enfield Town. These will provide more detailed planning policy frameworks, coordinate delivery and set the context for more detailed masterplans for core areas within them at Meridian Water, Ponders End, New Southgate, the area around Enfield Town station, and the Edmonton area. Future reviews of the LDF will provide opportunities to assess the need for area action plans for other parts of the Borough if the need arises.

The Council will bring forward a series of documents to provide detailed policy and supplementary guidance for implementation, including a Development Management Document, Planning Obligations and Community Infrastructure Levy, and the Enfield Design Guide.

The Council will work with partners to prepare and maintain an Infrastructure Delivery Plan to identify and plan for the delivery of the physical, social and green infrastructure required to facilitate the development set out in this strategy.

Arrangements for delivery of this strategy will be tailored to meet local circumstances. A single delivery framework guided by the Enfield Strategic Partnership will be established for the south east of the Borough covering the Central Leaside, Edmonton and Angel areas under the collective name of Enfield Leaside. A single implementation plan will have six themes, focusing on liveability and the coordination of physical change.

A holistic approach will be adopted to ensure that the delivery of new housing, education, community infrastructure, employment and transport improvements in an area are considered as a whole rather than being planned for and provided independently of each other. Delivery of social, economic, and physical change can only be achieved by building social and economic capital. The Council will work with a range of partners including the public, private and third sector to deliver the strategy, and will help to build the capacity amongst partners including the voluntary sector to deliver change.





## 4 Enfield's Spatial Strategy

### 4.3 Strategic Growth Areas

- 4.1** In order to deliver the Council's spatial strategy, four strategic growth areas have been identified, detailed policies for which are set out in Chapter 9: Core Policies for Places.

#### CORE POLICY 1

##### STRATEGIC GROWTH AREAS

The Council will plan to focus future growth and development in the Borough in four specific areas, which offer the greatest opportunities for change to improve the quality of life for Enfield's residents. These areas are:

- Central Leaside;
- North East Enfield;
- Enfield Town; and
- The area around the North Circular Road at New Southgate.

Improvements to the social and physical infrastructure will be prioritised in the strategic growth areas in order to ensure that planned growth and development will be sustainable. Area action plans will be prepared for each of these areas to provide a framework for development and the context for more detailed masterplans for place shaping priority areas within them, in accordance with Core Policies 37-45.

#### Justification

- 4.2** The selection of each area is based on a number of reasons. Central Leaside and North East Enfield lie within the Upper Lee Valley which is a regional priority for regeneration. The Upper Lee Valley lies within a national growth area stretching from London to Stansted, Cambridge and Peterborough and is designated by the Mayor of London as an Opportunity Area capable of accommodating substantial numbers of new homes or jobs. The Upper Lee Valley is an important industrial corridor - home to London's second largest industrial estate at Brimsdown - however, this manufacturing base continues to shrink consistent with national trends and it is important to plan positively for the future of the corridor identifying locations where the economy could be diversified and integrated with new and existing communities.
- 4.3** The area around the North Circular Road in the south west of the Borough has suffered over many years due to the blight and poor environment caused by indecision at a national and regional level over future road widening on this section of the North Circular Road. Planning permission has now been granted to Transport for London (TfL) for a safety and environmental improvement scheme. The Council is therefore able to work with TfL and other partners to find the best way to bring the blighted properties not required for the approved road scheme into better use. It also provides an opportunity to improve the living and working environment in the areas immediately adjacent to the North Circular.

## 4 Enfield's Spatial Strategy

- 4.4** Enfield Town is the Borough's leading shopping, commercial and administrative centre and is one of the major London centres designated in the Mayor's London Plan. Our evidence base has shown that a proportion of future growth of shopping and leisure activities should be focused in Enfield Town, due both to the availability of land for development in the town centre and the fact that it provides an important shopping and service function for the entire Borough and London as a whole.
- 4.5** Chapter 9 Core Policies for Places provides more detailed information on how the Council will work with its partners to achieve growth within these areas, including the provision of necessary social, physical and green infrastructure. The Infrastructure Delivery Plan supports the Council's approach and forms a key part of the evidence base. This evidence while looking at the whole Borough, also focuses on the nature, timing and funding of infrastructure required in delivering growth in each of these areas.
- 4.6** Central Leaside, North East Enfield and the North Circular Road Strategic Growth Areas lie close to the Borough boundary. The Council will work with its partners at the sub-regional level through for example, the North London Strategic Alliance (the sub-regional strategic partnership) and at local level through the Enfield Strategic Partnership and the Area Partnerships to maximise benefits to communities. The Council will also continue the ongoing informal dialogue with adjoining boroughs and stakeholders to establish cross boundary needs arising from respective emerging Local Development Frameworks. Appendix 5 provides details of adjoining boroughs' policies and developments that inform this Core Strategy.

## 5 Core Policies for Housing and Services

### 5 Core Policies for Housing and Services

- 5.1** The provision of good quality housing that is integrated with other land uses and supported by services, jobs, physical and green infrastructure, is key to improving and maintaining the quality of life of Enfield's residents. This chapter sets out the Council's core policies for meeting its housing objectives including policies for new homes, affordable housing, housing mix and density, specialist housing and improving the existing housing stock. These are supported by policies ensuring the delivery of excellent services to support new and existing communities, including health, education, social exclusion and emergency services.

#### 5.1 Managing the supply of new housing and the location of new homes

##### CORE POLICY 2

##### HOUSING SUPPLY AND LOCATIONS FOR NEW HOMES

The Council will make provision to exceed the housing target of 3,950 new homes as set out in the London Plan<sup>(15)</sup> for the period 2007/8 to 2016/17, annualised as 395 dwellings per year.

A new housing target for the ten year period 2011/12 - 2020/21 is due to be published in a revised London Plan in 2010. The indicative capacity is likely to be in the range of 5,600 or, 560 dwellings per year. The Council will plan to meet this new target and for the fifteen year period from 2010/11 to 2024/25 will plan for the provision of approximately 11,000 new homes.

The focus for this housing growth will be the Upper Lee Valley Opportunity Area at Meridian Water in Central Leaside and Ponders End in North East Enfield. Elsewhere in the Borough growth will be planned in areas where physical and social infrastructure already exists or can be improved through planned development, including Enfield Town and along the North Circular Road corridor in the south west of the Borough. The following housing figures are indicative ranges in these broad areas over the plan period.

Location & total dwelling numbers [Note, figures have been rounded]	0-5 years (2010/11 -2014/15)	6-10 years (2015/16 - 2019/20)	11-15 years (2020/21 - 2024/25)	16-20 years 2025/26 - 2029/30 (beyond current Core Strategy time frame)
Central Leaside (Meridian Water) <i>Up to 5,000</i>	100	650	2,250	Up to 2,000
Enfield Town <i>500</i>	200	300	-	-
North Circular (area including New Southgate)	450	550	500	Up to 500

## 5 Core Policies for Housing and Services

Location & total dwelling numbers [Note, figures have been rounded]	0-5 years (2010/11 -2014/15)	6-10 years (2015/16 - 2019/20)	11-15 years (2020/21 - 2024/25)	16-20 years 2025/26 - 2029/30 (beyond current Core Strategy time frame)
<b>1,500 - 2,000</b>				
<b>Ponders End and Southern Brimsdown (NE Enfield) 1,000</b>	250	750	-	-
<b>Other large sites (≥0.5ha) borough-wide 1,030</b>	480	550	-	-
<b>Small sites (&lt;0.5ha) 3,950</b>	1,210	1,370	1,370	-
<b>Time frame totals</b>	<b>2,690</b>	<b>4,170</b>	<b>4,120</b>	<b>Up to 2,500</b>
<b>Cumulative totals</b>	<b>2,690</b>	<b>6,860</b>	<b>10,980</b>	<b>13,480</b>

Table 5.1 Approximate phasing for new housing development

Approximately 2,500 new homes are planned for the five year period 2025/26 - 2029/30 which is beyond the timescale of the current Core Strategy but are shown to illustrate the later phases of development at Central Leaside and in the North Circular area.

### Justification

- 5.2** In accordance with advice from the Government Office for London, the Council has contributed to the GLA's Strategic Housing Land Availability Assessment (SHLAA) (2009) to identify the future capacity of the Borough to accommodate new housing, rather than undertaking a separate borough-wide study. The London Plan shows a housing capacity of the Borough of a minimum of 3,950 from 2007/8 - 2016/17 based on evidence from the London Housing Capacity Study undertaken in 2004. Indicative capacity from the SHLAA (2009) suggests that the Borough has the capacity for 5,600 new units over the period 2011 - 2021, capable of being met mainly through the use of brownfield land.

## 5 Core Policies for Housing and Services

**5.3** Apart from the small sites, the above table shows large sites (0.5ha and above). The small site figure is a combination of known pipeline developments (in years 1-5), identified sites and the current small site allowance of 274 per year (for years 6-15). The small sites figure will change over the time frames and through subsequent housing capacity studies.

**5.4** The policy to provide approximately 11,000 dwellings over 15 years or 13,500 dwellings over 20 years is supported by evidence on housing need set out in the Enfield Housing Market Assessment, and is in conformity with the London Plan, which requires boroughs to plan to exceed their housing targets. The current housing need target for London is 305,000 units (2007/8 – 2016/17), however, the GLA's 2008 Strategic Housing Market Assessment (published in April 2009) identifies a requirement for between 325,800 and 366,800 new homes in London over a ten-year period.



Figure 5.1 Dunlin Court, Teal Close, Turkey Street

**5.5** The approach of exceeding the housing target is considered to be the most sustainable having considered all of the options for sources of housing land supply set out in the London Plan (Policy 3A.2). The housing locations have been selected to enable the spatial strategy to address deprivation in the south and east of the Borough.

**5.6** A critical mass of new homes is needed in the Upper Lee Valley to support new community facilities, and interventions to improve public transport accessibility levels in the east of the Borough. The provision of new homes alongside jobs in the Upper Lee Valley conforms with the London Plan, and Council aspirations to improve access to jobs and reduce worklessness. The Upper Lee Valley also has a greater availability of brownfield land for development, as well as a number of assets such as the waterways and Lee Valley Regional Park, which have the potential to provide an attractive environment for housing.

**5.7** New residential development in the Upper Lee Valley accompanied by improvements in social infrastructure, transport and the public realm will contribute towards the regeneration of the area and in turn will help to address issues of deprivation and inequalities in the Borough. New housing along the North Circular corridor will involve the refurbishment, renewal or redevelopment of key sites with obsolescent, run-down or surplus buildings and land and will provide a catalyst for improving the environment in the southern part of the Borough. Locating new residential uses in Enfield Town, Enfield's major town centre, as part of mixed use development, will ensure new homes are close to services and employment opportunities, helping to reduce the need to travel.



Figure 5.2 Zest, Church St, Bush Hill Park

## 5 Core Policies for Housing and Services

### Implementation

**5.8** Over the first ten years of the plan period new housing will be delivered through the development of available, suitable and achievable sites identified through work on the SHLAA (2009) and housing trajectory; housing capacity evidence base work carried out for each of the Borough's growth areas; information on planning permissions, and discussions with key delivery partners. The strategic growth areas identified for housing are supported by the sustainability appraisal.

**5.9** The housing trajectory is found in Appendix 3. Details regarding the supply of housing for the period of the Core Strategy is set out separately in the document *Enfield Housing Trajectory 2010/11 – 2024/25*. This includes further details on the supply of new homes over the first 5 years of the Plan. The main points of that document are summarised below.

**5.10** A large site within the housing trajectory is defined as being 0.5ha in area or greater. A small site is less than 0.5ha in area. For the housing trajectory a total of 70 large and small sites were assessed to place them most accurately in the trajectory. Within small sites, only those yielding 10+ dwellings were contacted.

**5.11** For small sites potentially yielding less than 10 dwellings, London Development Database<sup>(16)</sup> pipeline data was used.<sup>(17)</sup> This means, windfall allowance is not relied upon for the first five years of the Core Strategy. For years 6-15, the small sites allowance has been used (ie windfall), less some known small sites (ie those that could yield 10+ dwellings).

**5.12** In addition, Area Action Plans (AAPs) for the strategic growth areas will add detail regarding some of the large sites and their delivery programmes for housing and mixed use development (incorporating residential uses), in accordance with Core Policies 37-45.

**5.13** Outside the AAP areas, planning briefs will be prepared for larger sites and identified in the Site Allocations DPD, where appropriate. Detailed policies guiding the location and type of residential development will be set out in the Development Management Document. As with all sites, the Council will be looking for all new residential development to be sustainable, making use of existing services, including public transport and to provide a mix of housing types (size and affordability) in accordance with Core Policies 3-6.

**5.14** As described above, the Council's strategy is to seek to significantly exceed its housing targets. This means that the Council is likely to be able to meet the housing targets set out in the London Plan even if some identified sites do not come forward for development as envisaged. However, the focus of the Core Strategy on growth and regeneration in the Upper Lee Valley and the high proportion of the total number of planned new homes being delivered here - particularly in Central Leaside - means that failure to deliver planned growth in this area would require a review of the Core Strategy and housing trajectory.



Figure 5.3 Dwelling addition

16 Designed to record the progress of planning permissions in the Greater London area, planning permissions in London (also known as the London Development Database or LDD) records and makes it possible for the public (and councils) to find information on live and completed planning permissions anywhere in Greater London.

17 (planning permissions granted both 'not started' and 'under construction') and averaged over 6 years (starting 2009/10).

## 5 Core Policies for Housing and Services

### Monitoring and Targets

- 5.15** Planned housing provision will be monitored against the London Plan target of 3,950 homes by 2016/17 within the Borough.
- 5.16** The provision of additional dwellings will be monitored against the indicative capacity identified by the SHLAA (2009), of 5,600 new homes to 2020/21.

### 5.2 Affordable housing

- 5.17** Affordable housing is housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in their borough. Affordable housing includes social rented and 'intermediate' or 'shared ownership' housing. Intermediate affordable housing can help to address the needs of key workers and those seeking to gain a first step on the housing ladder, reduce the call on social rented housing, free up existing social rented homes, provide wider choice for households and ensure that sites have a mix of tenures.<sup>(18)</sup>
- 5.18** The London Plan sets out a London-wide target for 50% of new housing to be affordable and an objective that 70% of new affordable homes should be social rented and 30% should be intermediate housing. What is affordable varies according to local circumstances and Enfield's affordability threshold for home ownership or market renting has been determined in Enfield's 2008 Housing Market Assessment. In addition, Enfield's affordable housing target is based on evidence in the Enfield Affordable Housing Economic Viability Study (2009), which assesses the capacity of development in Enfield to deliver affordable housing without adversely affecting the financial viability of development.
- 5.19** The Mayor of London is negotiating affordable housing targets with all the London boroughs and Enfield has agreed a target figure of 648 homes to be delivered by 2011.<sup>(19)</sup> The target includes a range of potential sources of supply as set out in Policy 3A.9 of the London Plan. The policy in this section sets an overall target for affordable housing secured through planning agreements or conditions on private residential or mixed use (including residential) development, as well as a threshold in terms of housing unit numbers above which affordable housing will be required and the proportion of social to intermediate housing tenures required in such schemes.



Figure 5.4 Key worker housing: Ponders End

## 5 Core Policies for Housing and Services

### CORE POLICY 3

#### AFFORDABLE HOUSING

The Council will seek to achieve a borough-wide target of 40% affordable housing units in new developments, applicable on sites capable of accommodating ten or more dwellings. Affordable housing should be delivered on-site unless in exceptional circumstances, for example where on-site affordable housing would not support the aims of creating sustainable communities. The mix of affordable housing should reflect the need for larger family units as required by Core Policy 5.

Some form of contribution towards affordable housing will be expected on all new housing sites. Developments of less than ten dwellings will be assessed in order to determine the level of financial contribution required towards affordable housing off-site. For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a borough-wide target of 20% affordable housing.

In order to determine the precise number of affordable housing units to be delivered for each development, the Council will plan for balanced and sustainable communities and work with developers and other partners to agree an appropriate figure, taking into consideration site-specific land values, grant availability and viability assessments, market conditions, as well as the relative importance of other planning priorities and obligations on the site. The Council will monitor the implementation of these targets and identify any need to review them via the preparation of the Annual Monitoring Report.

The Council will aim for a borough-wide affordable housing tenure mix ratio of 70% social rented and 30% intermediate provision.

#### Justification

**5.20** The Borough's affordable housing targets are based on the recommendations of Enfield's Affordable Housing Economic Viability Study (2009), which provides an assessment of the effect of changes to affordable housing policy on residential development viability, alongside other planning obligations. This is to ensure that the Council's policies are locally relevant and viable and do not deter development through reducing the supply of land brought forward for residential development in general. The policy is designed to increase the delivery of affordable housing, whilst supporting wider planning obligations and maintaining sufficient incentive for landowners to release land for development.

**5.21** Targets are also based on an assessment of the likely level of finance available through public subsidy and have regard to the National Affordable Housing Programme 2008-11 and discussions with the Homes and Communities Agency.

**5.22** The requirement for developments with less than ten dwellings to contribute to the delivery of affordable housing reflects the large number of developments of this size coming forward in the Borough and to minimise the existing incentive



Figure 5.5 Affordable housing: Brimsdown

## 5 Core Policies for Housing and Services

for developers to bring forward schemes below the threshold. A financial contribution in lieu of on site provision is considered to be the most appropriate option to ensure the effective management of new properties.

- 5.23** A borough-wide ratio of 70% social rented and 30% intermediate provision follows recommendations in Enfield's 2008 Housing Market Assessment. The recommendations are based on evidence emerging from the survey commissioned as part of this study, which made a distinction between households who will be social renting and those who are candidates for intermediate sector affordable housing. To be a candidate for the intermediate sector, a household has to be both able to afford that type of housing and to have expressed an interest in the products available.

### Implementation

- 5.24** The Development Management DPD will set out details on the mechanisms for providing affordable housing and for determining applications. In the interim the Council will continue to use the GLA's affordable housing toolkit to calculate the viability of providing affordable housing and other planning contributions and abnormal costs associated with developing specific sites will be taken into account.

### Monitoring and Targets

- 5.25** Affordable housing completions will be monitored against the three year target of 648 gross affordable housing completions between 2008/9 to 2010/11, which will be updated in the Local Area Agreement.
- 5.26** The percentage of affordable housing completions will be measured against the target that 40% of total housing units completed are to be affordable.
- 5.27** The provision of affordable housing will be monitored against the target that of the affordable housing provided, 70% are social rented and 30% are intermediate housing units.

### 5.3 Housing quality and type

- 5.28** The provision of good quality housing and the improvement of the existing housing stock are key aspects of the Council's housing policy. The London Plan sets out design, density and construction policies for new developments, in association with the Mayor's Supplementary Planning Guidance on Sustainable Design and Construction. The London Plan states that at least 10% of new homes should be designed to be wheelchair accessible or be easily adaptable for residents who are wheelchair users. The aim of this is to promote the provision of more wheelchair accessible housing in London and so help to combat some of the discrimination that disabled people experience in finding suitable housing in both the private and social rented sectors.

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### **CORE POLICY 4**

#### **HOUSING QUALITY**

##### **New housing**

High quality design and sustainability will be required for all new homes. New housing developments should take account of the design and construction policies and sustainable design and construction guidance set out in the London Plan and should seek to exceed the Code for Sustainable Homes Level 3.

All new homes should be built to Lifetime Homes standards. The Council will seek to achieve a borough-wide target of 10% of all new homes to be suitable or easily adaptable for wheelchair users. Units should range in size to allow families to stay together, and to accommodate live-in carers.

Guidance and standards relating to the design, quality, safety, internal and amenity space for new developments will be set out in the Enfield Design Guide and Development Management Document and will be revised to take into account new standards including the Mayor's draft Housing Design Guide. Area specific design guidance, including design codes and opportunities for exemplar projects and design competitions, will be included in area action plans and related masterplans where appropriate.

##### **Housing renewal**

The Council will use its development management powers to prevent the loss of all homes, including affordable homes and will work with partners to seek to reduce the level of vacant homes, and improve the physical condition and energy efficiency of the existing housing stock. It will work with partners to encourage longer term occupancy of the housing stock in neighbourhoods where population turnover is high.

An Estates Investment Management Strategy will be undertaken to inform the future management and priorities for investment across the Council's own housing stock. The Council will facilitate the renewal of the Ladderswood Way and Highmead estates as early phases of this programme, undertaking feasibility studies and working with local residents to identify the most appropriate solution for renewal, taking into account potential for refurbishment and comprehensive redevelopment.

## 5 Core Policies for Housing and Services

### Justification

**5.29** Lifetime Homes<sup>(20)</sup> can contribute towards meeting some of these needs by providing adaptable, flexible, convenient accommodation appropriate to changing needs, enhancing choice, enabling independent living and helping to create more balanced and inclusive communities. To comply with the London Plan, all new housing should be built to Lifetime Home standards. Design and access statements submitted with applications should detail the approach taken in both the external and internal environment to deliver accessible homes and the opportunities and constraints of each proposal. Where elements of the scheme are unable to meet the full Lifetime Home standards, solutions introduced to overcome the constraint should be explained in the statement.



Figure 5.6 Pellipar Close, Palmers Green

**5.30** The Council owns over 15,650 estate based homes on over 100 sites ranging from four units to over 650. A Decent Homes programme is underway, however, this is not sufficient to tackle all of the issues affecting residents' quality of life or to support the priority for transformational change through the Council's place shaping programme. The Estates Investment Management Strategy will help inform the Council's decisions about the prioritisation of investment in its housing stock so that it continues to meet the needs and aspirations of tenants and leaseholders. It will look at a full range of options for all estates, ranging from repair to redevelopment and will appraise different approaches to delivery and investment.

**5.31** In some parts of the south and east of the Borough there has been a significant increase in the level of housing in the private sector rental market when compared to other forms of housing tenure. This is an immature sector in Enfield which is generally unregulated. The limited experience of some property owners combined with poor standards of property management is contributing to a decline in the quality of the environment in addition to the social and economic issues associated with a high turnover of population in these areas. The Government has signalled its intention through the Rugg Review<sup>(21)</sup> to consider options for the provision of additional powers for local authorities to have greater control over the private sector rental markets in specific areas. The Council will work with the Department for Communities and Local Government to review evidence and explore opportunities for greater control in those neighbourhoods where this is a particular issue.

### Implementation

**5.32** Guidance and standards relating to the design, quality, safety, internal and amenity space for new developments will be set out in the Enfield Design Guide SPD and Development Management DPD. Area specific guidance will be included in the relevant area action plan or related masterplan.

20 Lifetime Homes standards enable homes to be used and adapted as a family's needs change over time; they ensure that homes are better able to adapt to the needs of their occupants at different stages of their life and they allow people faced with incapacitating injury or illness to make short or longer-term adaptations to remain in their home. Lifetime Homes are therefore suitable for older people and disabled people.

21 This name originates from the report's principle author; Julie Rugg. The report (which is titled: *The Private Rented Sector: Its Contribution and Potential*) was published in 2008 by the Centre for Housing Policy at the University of York. It is available from: <http://www.york.ac.uk/inst/chp/publications/PDF/prsreviewweb.pdf>

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- 5.33** Standards and guidance related to the provision of Lifetime Homes standards and wheelchair accessible homes will be detailed in the Development Management DPD.
- 5.34** Preparation of the Council's Estate Investment Management Strategy is due to be completed in Spring 2010 and will inform future reviews of the Core Strategy and preparation of area action plans and masterplans where appropriate. Renewal schemes for Ladderswood Way and Highmead estates have been brought forward to accompany other housing programmes in the area.

### Monitoring and Targets

- 5.35** Building for Life assessments will be monitored to achieve a target that all new dwellings are built to Lifetime Homes standards.
- 5.36** New home completions will be monitored to achieve the target that 10% of all new homes will be wheelchair accessible.
- 5.37** In assessing Sustainable Homes and Eco Homes, all completed developments are to exceed the Code for Sustainable Homes Level 3.
- 5.38** On publication of the Council's Estate Investment Management Strategy, if necessary the relevant DPD documents will be reviewed where appropriate.

## 5 Core Policies for Housing and Services

### CORE POLICY 5

#### HOUSING TYPES

The Council will seek to ensure that new developments offer a range of housing sizes to meet housing need. Over the lifetime of the Core Strategy the Council will plan for the following borough-wide mix of housing:

- Market housing – 20% 1 and 2 bed flats (1-3 persons), 15% 2 bed houses (4 persons), 45% 3 bed houses (5-6 persons), 20% 4+ bed houses (6+ persons).
- Social rented housing - 20% 1 bed and 2 bed units (1-3 persons), 20% 2 bed units (4 persons) 30% 3 bed units (5-6 persons), 30% 4+ bed units (6+ persons).

The Council will seek a range of housing types in the intermediate sector, including affordable homes for families. The mix of intermediate housing sizes will be determined on a site by site basis and the Council will work with developers and other partners to agree an appropriate mix taking into account a range of factors including development viability and the affordability of potential users.

The density of residential development proposals should balance the need to ensure the most efficient use of land whilst respecting the quality and character of existing neighbourhoods and accessibility to transport and other infrastructure. The London Plan Density Matrix and area action plans for the Borough's strategic growth areas and the place shaping priority areas within them, will inform the density of proposals for housing developments.

#### Justification

**5.39** The Core Policy is in general conformity with the London Plan and consistent with the government's Planning Policy Statement 3. It is based on local need as identified in Enfield's 2008 Housing Market Assessment and has been tested through discussions with stakeholders in the house building industry.

**5.40** Enfield's 2008 Housing Market Assessment makes clear recommendations for the development mix of market housing and intermediate housing. For social rented housing, the assessment of need is more complex. Based on absolute numbers, the shortfall is greatest for two-bedroom dwellings, followed by three-bedroom dwellings, one-bedroom dwellings and finally dwellings with four or more bedrooms.



Figure 5.7 Poets Corner estate, Ponders End

**5.41** However, a different picture emerges when analysing the supply to need ratio, where the relative shortfall is much greater for the larger dwelling types. This means that households in need requiring larger dwellings will generally face longer waiting times before their needs are met. In recognition of the unlikelihood of raising the level of new build completions sufficiently to meet all identified need, prioritising the provision of new dwellings to address need where it is most acute is a sensible policy response. The Housing Market Assessment therefore sets

## 5 Core Policies for Housing and Services

out the percentage-split of house sizes required if a minimum of 50%, 75% of need is met for each dwelling type. The Core Policy assumes that the greatest of these percentages would be an appropriate starting point for policy.

- 5.42** Enfield's Homelessness Strategy (2008) and Enfield's Action Plan for Tackling Overcrowding (2009) identify a shortage of social rented homes in the Borough, with a particular need to increase the supply of affordable rented properties with three or more bedrooms to meet the needs of overcrowded households and help prevent homelessness. The delivery of the development mix set out in the Core Policy, in conjunction with the borough-wide affordable housing tenure mix of 70% social rented and 30% intermediate provision, will help to address these needs.

### Implementation

- 5.43** This will be achieved through the delivery of a range of housing sizes in the Borough's growth areas and through development management on large sites.
- The Development Management DPD will include policies relating to the subdivision of homes to balance the need to address the current deficit of family homes in the Borough with the need to maximise housing provision, having regard to the core policy on housing mix;
  - The Council will improve energy efficiency in the housing stock by introducing design advice for householders through the Enfield Design Guide Supplementary Planning Document, building upon standards set out in the Code for Sustainable Homes; and
  - An Area Action Plan for the area around the North Circular Road will consider options for the refurbishment, renewal or redevelopment of vacant and blighted properties in this part of the Borough.

### Monitoring and targets

- 5.44** The Borough target is to achieve the following housing size numbers for market and social rented dwellings:
- Market housing - 20% 1-2 bed flats, 15% 2-bed houses, 45% 3-bed houses, 20% 4+ bed houses.
  - Social rented housing - 40% 1-2 bed units, 30% 3-bed units, 30% 4+bed units.
- 5.45** The housing density target requires that over 95% of development complies with the London Plan density matrix.

## 5.4 Meeting particular housing needs

- 5.46** Core Policy 5 sets out the Council's plans for delivering housing types and sizes that meet housing needs and provide choice. In addition to this, there is a need for quality specialist accommodation services to meet the housing and support requirements of particular groups. These include older people, people with physical disabilities, people with learning difficulties, people with mental ill health and accommodation for the gypsy and traveller communities.

## 5 Core Policies for Housing and Services

- 5.47** In line with national strategy and the move towards a more personalised approach<sup>(22)</sup> the Council is moving away from the development of traditional and sometimes institutional models of accommodation and care (e.g. traditional residential care homes), towards the development of more flexible models of accommodation and support that offer vulnerable adults increased opportunities for maintaining independence, choice and control over their lives. Increasingly, support and care is being delivered 'closer to home' or within supported accommodation services (e.g. including 'extra care').
- 5.48** The supply of traditional residential care home provision for some groups now outweighs local demand in Enfield. As a result of this, and the lower land values in Enfield, new residential care home developments are increasingly serving to meet the accommodation and support requirements of vulnerable adults from outside the Borough. This can place increasing pressure on local health and social care services. It is important that future development of accommodation and support services meet the health and social care needs of Enfield's population, in line with Enfield's Health and Adult Social Care Commissioning Strategy.
- 5.49** The Council is currently developing a commissioning strategy for the development of accommodation, support and care services for vulnerable adults. This strategy will be based on a thorough local needs analysis and will include future requirements for sheltered and extra care accommodation. The emerging strategy will be underpinned by the principles of the Personalisation agenda. It will complement and extend upon existing documentation, including the Supporting People 5 year Strategy and other Health and Adult Social Care commissioning strategies. Current plans for the development of accommodation services to meet particular housing needs are detailed within the Council's Infrastructure Delivery Plan. The Infrastructure Delivery Plan should be revised and updated on a regular basis to accurately reflect local Health and Adult Social Care needs and ensure that development meets local demand.

### CORE POLICY 6

#### MEETING PARTICULAR HOUSING NEEDS

The Council, with its partners, will develop flexible and accessible accommodation services that meet the local housing needs of vulnerable adults and that support the delivery of the Personalisation Agenda. Future accommodation requirements will be set out in the emerging Health and Adult Social Care commissioning strategies. These strategies should be used as a tool for shaping and informing future development in the Borough. There is a particular need to control the development of traditional residential care home provision and align the development of supported accommodation services with local need.

The Council will work to ensure that there is appropriate provision of specialist accommodation across all tenures. Criteria for assessing applications for housing to meet particular needs, having regard to need and supply will be set out in the Development Management Document.

Locations for gypsy and traveller sites should meet the following criteria:

- There is vehicular access from the public highway and provision for parking, turning and servicing on site to ensure road safety for occupants and visitors;
- There is no harm to visual amenity and there is adequate landscaping and planting, with appropriate trees and shrubs;

## 5 Core Policies for Housing and Services

- The site has good access to shops, health care, school and other education facilities;
- The site is not in an area at high risk of flooding, including functional floodplains; and
- The size of the site is appropriate to its local context, and in relation to the local infrastructure and population size and density.

The Council will work with the Mayor of London to identify whether there is a requirement for pitches within the Borough, taking into account the existing supply of pitches readily accessible from the Borough in the wider area. Where need can be demonstrated, the Sites Schedule or relevant area action plan will consider appropriate sites for gypsy and travellers accommodation, having regard to the above criteria and any further guidance to be included in the Development Management Document as necessary. The presence of green belt and flood risk areas within the Borough will constrain and limit opportunities for identifying sites.

### Justification

- 5.50** The Policy will help ensure that the local development of accommodation services for vulnerable adults meets local need. It will also help deliver the spatial aspects of proposals set out in emerging Health and Adult Social Care commissioning strategies.
- 5.51** Enfield currently has no gypsy and traveller sites and the Gypsy and Traveller Accommodation Needs Assessment (March 2008) identifies that Enfield has the third lowest need for sites within London. The Mayor of London is reassessing the methodology for assessing allocation of sites across London, which is expected to inform the revision of the London Plan. This may result in a need for Enfield to identify sites, however, in the absence of clear and immediate need there is no justification for allocating sites in advance of the consideration of pitch numbers as part of a revision to the London Plan. The Core Policy complies with ODPM Circular 01/2006.

### Implementation

- 5.52** Criteria for assessing applications for housing to meet particular needs, having regard to need and supply and the Council's Health and Adult Social Care commissioning strategies will be set out in the Development Management Document. The Health and Adult Social Care commissioning strategies will also inform the development of the Council's Infrastructure Delivery Plan, area action plans and masterplans where relevant.

### Monitoring and Targets

- 5.53** On publication of the Council's Vulnerable Adults Accommodation Strategy, if necessary relevant DPD documents will be reviewed where appropriate.
- 5.54** Although there is no justification for allocating new Gypsy and Traveller Accommodation sites within the Borough, this will be reviewed on an on going basis with the Mayor of London and if necessary relevant DPD documents will be reviewed where appropriate.

## 5 Core Policies for Housing and Services

### 5.5 Health and social care facilities and the wider determinants of health

- 5.55** Improving the health and wellbeing of Enfield's residents and reducing the inequalities in health across the Borough is a key objective of the Enfield Strategic Partnership that is reflected in both the Sustainable Community Strategy and Local Area Agreement. There is a clear concentration of deprivation and child poverty in the east of the Borough.
- 5.56** Our Health, Our Care, Our Say<sup>(23)</sup> confirmed that people want support when they need it, and they expect it quickly, easily and in a way that fits into their lives. They want adult social care services to consider their needs with a greater focus on preventative approaches to promote independence and wellbeing. To make this happen, the social care sector has developed a shared vision: *personalisation*, including a strategic shift towards early intervention and prevention, will be the cornerstone of public services. This means that every person who receives support, whether provided by statutory services or funded by themselves, will be empowered to shape their own lives and the services they receive in all care settings. Local authorities, government departments and partners from independent, voluntary, and community organisations will all play a vital role in transforming social care services, taking into account housing, benefits, leisure, transport and health needs.<sup>(24)</sup>
- 5.57** Health and Adult Social Care priorities are set out in the Joint Strategic Needs Assessment, and further detailed in the emerging Health and Adult Social Care commissioning strategies. Development should reflect these priorities to ensure we deliver local services that meet the changing demands of local people. The Council will work closely with the PCT, private and third sector organisations to develop flexible, universal services in accessible communities that support delivery of the Personalisation Agenda, and empower vulnerable adults to choose how, when and where they are supported to lead independent lives.

23 'Our Health, Our Care, Our Say: A New Direction for Community Services' is a Government White Paper that sets out a vision to provide people with good quality social care and NHS services in the communities where they live.

24 Source: [http://www.dh.gov.uk/en/SocialCare/Socialcarereform/Personalisation/DH\\_080573](http://www.dh.gov.uk/en/SocialCare/Socialcarereform/Personalisation/DH_080573).

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### CORE POLICY 7

#### HEALTH AND SOCIAL CARE FACILITIES AND THE WIDER DETERMINANTS OF HEALTH

Existing health and social care provision in the Borough will be retained where these continue to meet, or can be adapted to meet needs. The Council will work with the Enfield PCT, NHS London, and other public and private sector health agencies in delivering appropriate proposals for new health and social care facilities. The priority for delivery will be in the east of the Borough. Improvements in primary health care will be delivered through the development of strategic Neighbourhood Health Centres and by more local facilities such as Walk in Centres or Modern GP Practices and Urgent Care facilities.<sup>(25)</sup>

To meet the needs of existing and new communities the Council, working with partners, will plan to deliver the following facilities over the next 15 years:

Phasing	Infrastructure Requirements	
0- 5 years (2010/11 - 2014/15)	<ul style="list-style-type: none"> <li>Improvements to facilities at Forest Road and Evergreen health care centres to create a Neighbourhood Health Centre at Edmonton Green;</li> </ul>	
	<ul style="list-style-type: none"> <li>Development of a Neighbourhood Health Centre in the Ponders End area;</li> <li>Potential expansion of Eagle House Surgery, Ponders End as a spoke facility;</li> <li>Development of a large spoke practice in Innova Park;</li> <li>Spoke facility proposed as part of a community hub in Ponders End High Street;</li> </ul>	Sites to be identified in the North East Enfield Area Action Plan.
	<ul style="list-style-type: none"> <li>Urgent Care Centres located in Chase Farm and North Middlesex hospital sites;</li> </ul>	
	<ul style="list-style-type: none"> <li>Potential Walk in Centre facility in Arnos Grove/New Southgate area;</li> </ul>	Potential site(s) to be considered in the North Circular Area Action Plan.

25 Neighbourhood Health Centres are sometimes referred to as Polyclinics or "hubs". Neighbourhood Health Centres will serve a minimum population of approx. 50,000. More local facilities are sometimes referred to as "spokes" and include Modern GP Practised (serving a population of approximately 10,000). Urgent Care Centres will handle urgent healthcare needs, but not accidents or trauma cases.

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Phasing	Infrastructure Requirements	
6-10 years (2015/16 - 2019/20)	<ul style="list-style-type: none"> <li>New Neighbourhood Health Centre facility in Enfield Town;</li> </ul>	Site to be identified in the Enfield Town Area Action Plan.
11-15 years (2020/21 - 2024/25)	<ul style="list-style-type: none"> <li>New spoke facility in Central Leaside (Meridian Water) community hub; and</li> </ul>	Site to be identified in Central Leaside Area Action Plan.
	<ul style="list-style-type: none"> <li>New Neighbourhood Health Centre facility for south west Enfield potentially in either Southgate or Palmers Green Town Centres.</li> </ul>	Site to be identified in the Site Schedule Document

Table 5.2 Health & Social Care Requirements

Further proposals for Walk in Centres and modern GP practices outside of the Area Action Plan areas are detailed in the Infrastructure Delivery Plan. Proposals for sheltered accommodation, a carers centre, a dual registered care home, and accommodation for people with physical and mental disabilities are also detailed in the Infrastructure Delivery Plan.

New facilities should be in locations with good access to public transport and health facilities should aim to co-locate with other community services. Detailed criteria to assess locations for future health care provision will be set out in the Development Management Document.

A pattern of land uses will be promoted to encourage healthier lifestyles including Core Policies 11 (recreation), 25 (pedestrians and cyclists), 30 (environmental quality), 34 and 35 (greater use of parks and open spaces) and Chapter 9 Core Policies for Places. The emerging Joint Strategic Needs Assessment (JSNA)<sup>(26)</sup> will establish the health and social care needs of local communities within Enfield. The Council will work with health care agencies and the Enfield Strategic Partnership to ensure whenever possible that new development helps to promote healthy communities and places, and to address health inequalities in the Borough, by influencing the wider determinants of health - particularly in the Edmonton Green Area for Regeneration. The JSNA and Health and Adult Social Care commissioning strategies will establish the health and social care needs of local communities within Enfield.

The programme to deliver 24 Children's Centres across the Borough by 2010 is nearing completion. The Council will support further provision where there is an identified need.

For major developments, the applicant will be required to undertake a Health Impact Assessment. The criteria for this will be set out in the Development Management Document. In addition, for major developments within South East Enfield (Edmonton) Area of Regeneration, the London Plan requires the applicant to undertake a Social and Economic Impact Assessment. The criteria for this will be set out in the Development Management Document.

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### Justification

- 5.58** The Core Policy will help to reduce social deprivation, child poverty and inequalities between areas of the Borough. It will help to meet the health care needs of existing and new communities and address existing deficiencies in health care provision (including dental care).<sup>(27)</sup> The Core Strategy has been informed by discussions with the Enfield PCT and reflects the emerging Primary Care Strategy.
- 5.59** The Council and PCT have a statutory duty to prepare a JSNA of the health and social care needs of their local community. The emerging JSNA, together with Health and Adult Social Care commissioning strategies, will describe the current and future health and social care needs of local populations, as well as the responsibilities for the delivery of services to meet those needs. Findings from the JSNA will feed into the Sustainable Community Strategy and Local Area Agreement.
- 5.60** By 2010 it is intended that every community within the Borough will have access to a Children's Centre. Children's Centres are service hubs where children under five and their families can receive services regarding health, childcare and learning. Although there are no proposals for further centres post 2010, any gaps in provision will be identified and assessed once all the Children's Centres are up and running.

### Implementation

- 5.61** Sites for facilities within the strategic growth areas will be identified in the area action plans. The Area Action Plans will also provide an opportunity to identify alternative sites, if the ongoing monitoring of the Infrastructure Delivery Plan identifies any issues preventing the identified sites coming forward for development. Elsewhere in the Borough strategic sites will be identified and safeguarded in the Sites Allocation DPD.
- 5.62** Provision of primary care and adult health and social care will be the subject of ongoing discussions with the PCT and other health care providers as a means to establish future requirements. Any changes to health care provision will be highlighted in updates of the Infrastructure Delivery Plan and the Council's Annual Monitoring Report.
- 5.63** Detailed criteria to assess locations for future health care provision will be set out in the Development Management DPD. For major developments the Development Management DPD will set out the criteria for those applicants who will be required to undertake: a) a Health Impact Assessment, and b) for proposals within the London Plan Area of Regeneration (South East Enfield - Edmonton), a Social and Economic Impact Assessment.
- 5.64** The Enfield Design Guide Supplementary Planning Document will provide guidance to developers on active design, by promoting opportunities for sport and physical activity through good design.

### Monitoring and Targets

- 5.65** The percentage of population living within 500 metres of a GP will be monitored, to improve accessibility where appropriate.

27 The PCT is preparing detailed plans for dentistry which will be published in December 2009.

## 5 Core Policies for Housing and Services

### 5.6 Education

- 5.66** The Council has a statutory duty to provide sufficient pupil places for primary and secondary school children within their area in accordance with the standards set by the Department of Children, Schools and Families (DCSF). For pre-school children the Council has a key role in shaping the private, voluntary, and independent childcare market, so that it is sufficient to meet the requirements of parents in the area so that they can work or undertake education or training leading to work. The Borough is also home to Middlesex University campuses, Capel Manor horticultural college and three further education colleges providing for skills and training. It is therefore essential in delivering sustainable development that the range of educational infrastructure is in place to be able to meet the needs of the existing and future community.



Figure 5.8 Primary school art class

#### CORE POLICY 8

##### EDUCATION

The Council will contribute to improving the health, lives and prospects of children and young people by supporting and encouraging provision of appropriate public and private sector pre-school, school and community learning facilities to meet projected demand across the Borough. Facilities will also be provided for further and adult education to develop and improve the skills of the existing and future workforce.

New facilities should be provided on sites that offer safe and convenient access by pedestrians, cyclists and public transport users, and schools will be encouraged to allow the use of buildings for other community purposes in the evenings and at weekends.

To meet the needs of existing and new communities the Council, working with partners, will plan to deliver the following facilities over the next 15 years.

Phasing	Infrastructure Requirements	Potential Location
0- 5 years (2010/11 - 2014/15)	<ul style="list-style-type: none"> <li>New Oasis Academy Hadley all age school (3 - 18 years) to include: 2 form entry primary; 60 part time nursery places, 8 form entry secondary; and provision for years 12 and 13 (i.e. 6th Form) at former Gas Holder Site, Ponders End;</li> </ul>	Details to be set out in the North East Enfield Area Action Plan.
	<ul style="list-style-type: none"> <li>An aspiration for an all age school on the existing Broomfield Secondary School site;</li> </ul>	Details to be included in the North Circular Area Action Plan.

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Phasing	Infrastructure Requirements	Potential Location
	<ul style="list-style-type: none"> <li>St Michael's Primary School, Enfield expansion from a 1 to 2 form entry school;</li> </ul>	
	<ul style="list-style-type: none"> <li>Capel Manor Primary School, expansion to include an additional 1 form of entry;</li> </ul>	
	<ul style="list-style-type: none"> <li>Merryhills Primary School, expansion to include an additional 1 form of entry;</li> </ul>	
	<ul style="list-style-type: none"> <li>George Spicer Primary School or Worcesters Primary School, expansion to include an additional 1 form of entry;</li> </ul>	
6-10 years (2015/16 - 2019/20)	<ul style="list-style-type: none"> <li>New 6 form entry secondary school in the south east of the Borough to include provision for years 12 and 13 (i.e. 6th Form);</li> </ul>	Site to be identified in Sites Schedule Document (area for search to be indicated on Proposals Map).
	<ul style="list-style-type: none"> <li>Two new 2 form entry primary schools, including two 60 part time nursery places in Meridian Water;</li> <li>New 6 form entry secondary school in Meridian Water to include provision for years 12 and 13 (i.e. 6th Form);</li> </ul>	Sites to be identified in the Central Leaside Area Action Plan.
	<ul style="list-style-type: none"> <li>Up to 2 forms entry primary provision, including 60 part time nursery places in the area around the north circular in the south west of the Borough;</li> </ul>	Site to be identified in the North Circular Area Action Plan.
	<ul style="list-style-type: none"> <li>Up to 2 forms entry primary places including 60 part time nursery places in the Enfield Town/ Bush Hill park area; and</li> </ul>	

## 5 Core Policies for Housing and Services

Phasing	Infrastructure Requirements	Potential Location
	<ul style="list-style-type: none"> <li>St Anne's lower secondary school to relocate to site in Oakthorpe Road site in Palmers Green.</li> </ul>	

Table 5.3 Planned phasing of education facilities

Primary and secondary school schemes which seek to improve existing facilities but not increase capacity are detailed in the Council's Infrastructure Delivery Plan.

The Council will support the on-site renewal and expansion of Southgate College and the College of Haringey, Enfield and North East London.

The Council will support the provision of a new specialist education centre in the south east of the Borough as set out in Core Policy 16.

### Justification

**5.67** The infrastructure requirements set out in the above Core Policy have been based on an assessment of need informed by a) the GLA's 2009 pupil projections for Enfield <sup>(28)</sup> and b) the estimated child yield arising from additional housing growth proposed within each of the strategic growth areas. The Core Policy will help to deliver the necessary primary and secondary schools to accommodate pupils arising from the levels of growth being proposed.

**5.68** The Council's Childcare Sufficiency Assessment (CSA) 2008<sup>(29)</sup> is a detailed assessment of the supply and demand for childcare provision across the Borough's four Children's Area Partnership (CAP) areas. The CSA found that there is generally a good supply of childcare within the Borough for the percentage of population that want it. The main gap in provision was for more affordable childcare; particularly for those parents seeking to return to work or study. The CSA has a three year timeline and is due to be reviewed in 2011, when the situation may be different. The Core Policy therefore seeks to support the provision of childcare during the life of the Plan where there is an identified need. Although nursery places attached to schools were excluded from the CSA, the above policy provides for part time nursery places (age 3 - 5) within schools and are based on estimated child yields within the strategic growth areas.



Figure 5.9 Enfield College, Brimsdown

28 The GLA 2009 population projections indicate that pupil projections will increase significantly as a result of an increase in the 2002 - 2005 London wide birth rate; with projected growth in Enfield during this period only second to Greenwich.

29 The 2008 Childcare Sufficiency Assessment looked at provision by childminders, day nurseries and pre schools in the private, voluntary and independent sectors as they provided care for a minimum of 4 hours; thereby enabling parents to work or study. Nursery classes were excluded from the assessment as they provided less than 3 hours of care

## 5 Core Policies for Housing and Services

- 5.69** The Council seeks to achieve a 4% buffer in the provision of both primary and secondary school places to provide flexibility, accessibility and some parental choice. Birth rates in the Borough have fluctuated affecting the achievement of this but it remains a longer term aim and will continue to be monitored. The Core Policy will help to deliver additional school places in the Borough.
- 5.70** The Core Policy will help to deliver the Building Schools for the Future programme, which is a 15 year capital programme aimed at secondary schools, through the identification of potential sites to meet the Council's programme.

### Implementation

- 5.71** Sites for facilities within the strategic growth areas and the place shaping priority areas will be identified in the area action plans. The area action plans will also provide an opportunity to identify alternative sites, if the ongoing monitoring of the Infrastructure Delivery Plan identifies any constraints to the identified sites coming forward for development. Elsewhere in the Borough strategic sites will be identified and safeguarded in the Sites Allocation DPD.
- 5.72** This Core Policy complements Core Policy 16 -Taking Part in Economic Success and Improving Skills - in seeking to establish a new higher education/further education campus.

### Monitoring and Targets

- 5.73** In common with many other education authorities in London, Enfield subscribes to the school roll projections service of the Greater London Authority (GLA). Annual projections are prepared on the basis of the January Schools Census; in preparing these projections, the GLA receives its basic population data from the Office for National Statistics (ONS) and information about housing developments from the Council. Most recent projections have reflected not only the effects of increased housing and migration, but also a sharp and sustained increase in birth rates across Outer London and specifically in Enfield.<sup>(30)</sup> The Council is now considering the impact of the 2010 projections on Pupil Places Planning. Further work is underway to consider options for meeting increased demand, which responds to spatial variations in need across the Borough. This will include the more efficient use of existing education sites and playing fields. New sites for schools will be set out in the Sites Schedule DPD.
- 5.74** The number of primary and secondary school places will be measured to ensure provision of sufficient primary and secondary school places available within a reasonable distance of pupils homes to meet projected demand.
- 5.75** The percentage of GCSE passes will be measured to achieve a target of 54% of 15 year olds achieving five or more GCSEs at Grade A-C or equivalent by 2010/11, which will be updated in the Council's Business Plan.

## 5.7 Supporting community cohesion

- 5.76** The London Plan defines social inclusion as the position from where someone can access and benefit from the full range of opportunities available to members of society. The concept of social inclusion is central to sustainable communities and aims to remove barriers for people,

30 The projection is based on the latest reception forecast from the GLA informed by the 2010 January Schools Census and the 2009 population projections (in turn based on the latest actual birth data – for 2008).

## 5 Core Policies for Housing and Services

or for areas, that experience a combination of linked problems such as unemployment, poor housing, high crime environments, bad health and family breakdown. Improving community cohesion is an overarching theme for the Core Strategy.

- 5.77** Enfield has wide gaps in the levels of unemployment, educational attainment, health, life expectancy, wealth, and crime rates, with the southern and eastern parts of the Borough experiencing high levels of deprivation and long term unemployment. Tackling deprivation and inequality is a Council priority as these factors often act as barriers to opportunity and community cohesion. Low income is often the basis for other social and economic disadvantages, which when combined can often prevent members of the community from partaking fully in society.
- 5.78** The Core Strategy has a significant role to play in delivering community cohesion and promoting social equity through: setting the pattern of urban growth; developing new facilities or improving existing ones; ensuring that public transport is available to maximise accessibility; dealing with crime and safety issues; and, providing for housing needs, schools, health provision, open space, and employment. Other sections within this document deal with these matters in more detail. However, it is vital that development proposed within the life of this Core Strategy is based on principles that promote social equity.
- 5.79** The Council and its partners are committed to tackling disadvantage and associated issues through area policies and action. The Council's Place Shaping approach focuses on not just the physical regeneration but also working with partners to improve services, health, housing, education, employment, safety and prosperity. Four areas of the Borough are the focus for intervention; the area around Enfield Town station, Ponders End, New Southgate and the establishment of a new community at Meridian Water. The Council is also building on the work already undertaken in Edmonton Green, which is an area that has been physically transformed by the remodelling of the retail centre, housing renewal, and the provision of a new leisure centre and bus station, but this is an area where social and economic problems still persist. Chapter 9 Policies for Places provides more detail.
- 5.80** A further key element to removing barriers to exclusion is the involvement of the community in decision making processes, so that future changes reflect the circumstances and aspirations of local people and promote community cohesion.

### CORE POLICY 9

#### SUPPORTING COMMUNITY COHESION

The Council will work with its partners to promote community cohesion by:

- Supporting area based policy interventions relating to the place shaping agenda which seek to tackle social disadvantage;
- Promoting accessibility whereby all members of the community have access to good quality health care, housing, education and training, employment, open space and other social facilities in locations that best serve the community;
- Contributing towards reducing crime, fear of crime and anti-social behaviour by using design principles that create environments which promote community safety and discourage offending, in accordance with Core Policy 30;

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- Actively encouraging participation by all members of the community in planning and decision making processes; and
- Requiring the provision of necessary community facilities to support local need within the delivery of Core Policies 37- 45.

### Justification

- 5.81** This policy supports the London Plan's objective to promote social inclusion and tackle deprivation.<sup>(31)</sup> It also helps to deliver those objectives within the Council's Sustainable Community Strategy (2009) which seek to: tackle unemployment through improving access to training, improving the provision of social infrastructure including the provision for health, childcare and play space; tackle concentrations of deprivation; improve the safety of the Borough's streets and public spaces; and tackle homelessness and discrimination.
- 5.82** This policy expects all developments to promote social inclusion by ensuring the accessibility of developments to the communities they serve.
- 5.83** The above policy also supports the processes, methods and standards for involving the community, including hard to reach groups, in the preparation of the LDF and for all planning applications as set out in the Council's Statement of Community Involvement (2006).
- 5.84** The Core Policy will help to deliver the aims and objectives of Enfield's Safer and Stronger Communities Board<sup>(32)</sup> and Enfield's Community Cohesion Strategy.<sup>(33)</sup> By seeking to create safe and secure environments opportunities for crime and anti social behaviour are reduced, and a fear of crime does not impact on the quality of life of residents within the community.

### Implementation

- 5.85** The Council will support the work of partner organisations in improving accessibility to housing, education and training, good quality health care, employment, open space, and other social facilities including Enfield PCT, housing associations, North London Learning and Skills Council, Middlesex University and Job Centre Plus North and North East London.
- 5.86** A spatial focus to tackling social disadvantage will be set out in the place shaping agenda, through the delivery of area action plans for the strategic growth areas of North East Enfield, the land around Enfield Town station, Central Leaside and the area around North Circular Road, and more detailed master plans for the place shaping priority areas of Ponders End, Meridian Water, New Southgate, Enfield Town and Edmonton.
- 5.87** Council departments will work with statutory undertakers to develop design principles that create environments which promote community safety and discourage offending, to support Enfield's Safer and Stronger Communities Board in the delivery of their Partnership Plan.
- 5.88** Site specific design briefs, masterplans and design codes for the place shaping priority areas (Ponders End, Meridian Water, New Southgate, the land around Enfield Town station and Edmonton) will contribute to reducing crime, the fear of crime, and anti-social behaviour in creating safe environments.

31 Objective 4: To promote social inclusion and tackle deprivation and discrimination, page 9, London Plan, February 2008.

32 Enfield Safer and Stronger Communities Board: Partnership Plan 2009 - 12

33 Enfield a Borough for all, Enfield's Community Cohesion Strategy 2007 - 2009.

## 5 Core Policies for Housing and Services

- 5.89** The Council will engage with members of the community in planning and decision making processes throughout the LDF process, as set out in the Statement of Community Involvement and in accordance with statutory guidance to which Enfield Council is bound.

### Monitoring and Targets

- 5.90** Enfield's position in the Index of Multiple Deprivation will be monitored to continually improve the Borough's position.
- 5.91** The serious acquisitive crime rate is monitored at national level, with a Borough level target to achieve 7,486 by 2010/11, which will be updated in the Local Area Agreement.
- 5.92** With regard to monitoring targets related to fear of crime, the Borough aims to increase the percentage of people who feel safe during the day, and to decrease the percentage of people who feel unsafe at night.

### 5.8 Emergency and essential services

- 5.93** Emergency incidents and disasters can happen at any time, from fires, flooding and severe weather to explosions, traffic accidents and infectious disease outbreaks. Such emergencies can endanger lives, property and the environment. It is therefore vital that the necessary emergency and essential services infrastructure is in place to be able to meet the needs of the existing and future community.
- 5.94** Cemetery provision has also been included in this chapter given it is a service the Council provides for the communities of Enfield.

#### CORE POLICY 10

##### EMERGENCY AND ESSENTIAL SERVICES

To meet the needs of existing and new communities the Council, working with partners, will plan to deliver facilities to support the emergency services where there is an identified operational need.

The Council recognises there is an identified lack of new burial space, including the provision of different types of graves, particularly in the east of the Borough, especially in the context of an increasing population and the planned growth in the Borough. The Council is currently investigating measures to address this, including the re-use of existing graves and the possible options and constraints for extending Edmonton Cemetery.

### Justification

- 5.95** The Core Policy is in general conformity with the London Plan and the statutory requirements placed upon the Council as set out in the Civil Contingencies Act (2004). The Policy also complies with Department of Communities and Local Government Circular 48/2008 in terms of infrastructure planning. The nature of facilities proposed has been informed by discussions with the Council's emergency planning team and the essential services namely, the police, fire and ambulance services.

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- 5.96** The Ambulance Service responds to emergency calls and also provides a passenger transport service. There are three ambulance stations located within the Borough and the London Ambulance Service indicate that these are no longer fit for purpose, due to the expansion of resources within the Borough over recent years. Future Ambulance Service provision will seek to relocate to purpose built facilities, but also to explore opportunities for co-location with Neighbourhood Health Centres (polyclinics).
- 5.97** Enfield Fire Service has three fire stations located in the Borough, which are all well located to service the growth that is proposed in the Borough.
- 5.98** In 2007, the Metropolitan Police Authority produced an Asset Management Plan (AMP)<sup>(34)</sup> for Enfield which looks at the existing estate and local requirements for modern day policing. The AMP identifies that future operational needs will focus on a) delivering several police facilities that enable better public access to the police with provision for neighbourhood policing teams<sup>(35)</sup> which will ideally be located within town and local centres that are readily accessible. Neighbourhood police centres without a contact point do not have to be in accessible areas and b) a new custody centre.
- 5.99** Enfield Council's Emergency Planning Team, in partnership with the Metropolitan Police, Met Office, London Fire Brigade, Enfield PCT, the Ambulance Service and the Environment Agency, have produced a Draft Multi-Agency Flood Plan,<sup>(36)</sup> which provides a strategic framework for a multi-agency response to a widespread flooding event within Enfield. The Plan identifies the communities and key infrastructure sites most at risk of flooding, and response actions, roles and responsibilities for the relevant agencies. Core Policies 28 and 29 address the spatial implications of flood risk in the Borough.
- 5.100** The stock of new burial space in London is diminishing. Of the five cemeteries that the Council manages, only Strayfield Road can provide new burial spaces, the other sites are closed to new burials and can only accommodate the re-opening of existing graves. It has been estimated that Strayfield Road could provide up to 3,000 usable spaces that will provide for 5-10 years.
- 5.101** In 2009, the Council's burial service commissioned a study by the Institute of Cemetery and Crematorium Management entitled "The Provision of New Burial Space Within the Authority's Cemeteries". The study considered a number of options regarding the extension of the land allocated for the Council's cemeteries, however, these have not been pursued because of a number of physical constraints, such as being bound by residential areas and in one case an underground culvert. There is the potential to extend Edmonton Cemetery to the east. However, this would require significant investment to satisfy planning requirements, which may render this option unlikely. An alternative would be to re-use existing graves or to re-provide new burial space within the place shaping areas and this is currently being considered by the Place Shaping Executive Team. A new cemetery could facilitate a mausoleum type burial chamber.

### Implementation

- 5.102** The Infrastructure Delivery Plan will be delivered in partnership with the emergency and essential services providers, ensuring that operational need is identified and spatial implications of the services required, are addressed within the area action plans and place shaping priority areas.

34 Metropolitan Police Estate, Asset Management Plan:Enfield, November 2007

35 The Safer Neighbourhoods Teams are additional to other policing units and are dedicated to local community issues rather than core policing such as response calls and criminal investigations

36 Draft Multi-Agency Flood Plan (July 2009)

## 5 Core Policies for Housing and Services

- 5.103** The Council will continue to investigate options to address the identified lack of new burial space.

### Monitoring and Targets

- 5.104** Additional new emergency and essential services will be delivered in accordance with the provisions of the Infrastructure Delivery Plan.
- 5.105** Additional burial spaces will be delivered in accordance with requirements identified by the Council's burial service and the Infrastructure Delivery Plan.

### 5.9 Recreation, leisure, culture and arts

- 5.106** Recreation, leisure, sport, culture and the arts are important aspects of any society. They contribute significantly to quality of life and wellbeing, community cohesion and learning, regeneration and the economy, and cover a wide variety of activities and industries.

- 5.107** There are a broad range of indoor and outdoor recreation and leisure facilities in the Borough, including sports halls, leisure centres, swimming pools and commercial leisure opportunities. Facilities for culture and the arts are provided through a wide range of venues, and include theatres, places of worship, schools, heritage venues, libraries, museums, cinemas, shopping centres, pubs and cafes, streets and town squares, industrial and business premises, community centres (including health centres and hospitals), parks and open spaces, and other public venues.



Figure 5.10 Pymmesfest Funday

- 5.108** Enfield's Retail and Town Centres' Study (2007) found that the provision of leisure and cultural facilities within the Borough are reasonably good. However, pricing, perceptions over public safety and transport accessibility act as barriers to participation for some parts of the community. The Council is advancing a number of strategies and initiatives to ensure these barriers continue to be addressed.

### CORE POLICY 11

#### RECREATION, LEISURE, CULTURE AND ARTS

The Council will seek to protect existing assets and provision, and promote and encourage the increased use of recreation, leisure, culture and arts facilities in the Borough by:

- Resisting the loss of existing recreation, leisure, heritage, culture and arts facilities, unless it can be demonstrated that they are no longer required or will be provided elsewhere;
- Supporting the implementation of Council's strategies which help to identify current and future needs for recreation, leisure, culture, heritage and arts facilities in the Borough;
- Supporting the relocation of libraries to high street locations in town centres, subject to suitable sites being available;

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- Exploring how more flexible use of existing school, college and community facilities and open spaces can be made for sport and physical activity and as arts and cultural venues and ensuring all new provision on school sites through the Building Schools for the Future programme provides quality facilities that meet both school and community needs;
- Addressing the identified need for sports halls provision - particularly in the south west of the Borough, and undertaking a facility audit and review of long term leisure facility needs by 2011;
- Supporting the refurbishment of, and improvements to, the Queen Elizabeth II Stadium and Enfield Playing Fields by 2011;
- Encouraging specific types of facilities for which current or future demand has been identified, including a ten pin bowling facility, a bingo hall, health and fitness clubs, and bars and restaurants. The Government's sequential approach will be applied to locating these facilities, ensuring sites have good access by public transport or improvements are planned for this, and are accessible to all sections of the community, including disabled people;
- Addressing the identified lack of arts and cultural services and venue provision in the Borough, notably in the north east and the south west, including gallery spaces for exhibitions of all types; studio and rehearsal spaces for the arts and the creative industries sector and local history museum sites;
- Facilitating major capital projects for key Borough venues, namely Forty Hall & Estate (project due to commence in 2010/11 for completion in 2012/13, subject to Heritage Lottery Funding), Millfield Arts Centre (completion expected in 2011) and ground floor cultural facilities at Thomas Hardy House (due to open in 2010); and investigating a viable solution to the extensively damaged Broomfield House;
- Encouraging a contribution from the cost of major mixed use developments towards a wide range of local cultural and arts projects, prioritising the commissioning of art as part of planned public realm improvements, and include specific criteria for contributions through the use of the Percent for Art mechanism in the Development Management DPD;
- Identifying the need for new recreation, leisure, culture and arts facilities in Enfield Town, Ponders End, New Southgate, Meridian Water and Edmonton Green place shaping priority areas and setting out arrangements for delivery, including the reconfiguration of existing facilities in appropriate area action plans and masterplans for the place shaping priority areas;
- Promoting employment opportunities associated with recreation, leisure, culture and arts in conjunction with Core Policy 16;
- Supporting the development of a diverse evening and night-time economy in accordance with Core Policy 17; and

## 5 Core Policies for Housing and Services

- Continuing to work with the Lee Valley Regional Park Authority to help develop its Park Development Framework (which will set out the Authority's vision, proposals and policies for the Park for the next 5-10 years), to identify the priority mix of additional recreation and leisure facilities at Pickett's Lock and throughout the rest of the Borough, and encourage the Authority to deliver aims that benefit Enfield's residents, in conjunction with Core Policies 34 and 35.

### Justification

- 5.109** While Enfield's Retail and Town Centres' Study (2007) found that the provision of recreation and leisure facilities within the Borough are reasonably good, the study suggests that the main sectors for which there is a current demand or predicted future demand include a ten pin bowling facility, a bingo hall, health and fitness clubs, and bars and restaurants.
- 5.110** In terms of indoor sports, Enfield's Open Space and Sports Assessment (2006) identified sufficient demand to justify the need for six additional sports halls, equivalent in size to 24 badminton courts. A need to improve access to sports hall provision to residents living further than 20 minutes journey time from existing facilities was also identified. Large areas of the south west and east of the Borough are outside of the 20 minute pedestrian catchment. Since the Assessment was undertaken a new leisure centre has opened in Edmonton Green, significantly contributing to addressing this deficiency in the east of the Borough. The Council supports the recommendation in the Assessment to address outstanding need by bringing forward more school sports halls into public use out of school hours. The Assessment predicts that there would be insufficient demand within the Borough, up to 2016, to justify the development of any new swimming pool facilities. The Assessment is to be revised to take into account population projections beyond 2016, as well as the proposed major developments in the strategic growth areas.
- 5.111** Enfield's Arts and Creativity Strategy has identified a lack of arts and cultural provision (services and venues) in the north east and south west areas of the Borough. Through area partnership working, arts and cultural venues and independent arts organisations can come together and emerge as a borough-wide infrastructure for the arts. In so doing, the arts and cultural sector in Enfield could more easily maximise opportunities within North London and the region leading to increased participation and growth of audiences.
- 5.112** The existing libraries in the Borough have the capacity to accommodate the projected population growth, therefore, the focus will be on the "quality" of the service provided. This will include enhanced services and facilities, such as IT and the provision of community rooms where possible and reshaping opening hours to better suit the needs of library users.
- 5.113** In many, if not all of Britain's town centres, the public library is one of the most accessible and open public institutions, and acts as a focal point in the town centre mixed economy where retailing alone cannot sustain liveliness and vitality. A key strand of Enfield's Library Strategy is to relocate poorly sited and therefore less well-used libraries



Figure 5.11 Southbury Leisure Centre

## 5 Core Policies for Housing and Services

into shopping areas where there is evidence that usage will increase and new customers will be attracted to the service. Such libraries include Palmers Green, Ponders End and Southgate Circus. The footfall to the library will also have a beneficial impact on local shopping centres.

**5.114** In December 2008, a new library opened in Enfield Island Village to address a recognised deficiency in provision in the area. The Council has recently refurbished Ridge Avenue and Winchmore Hill libraries and is currently refurbishing Enfield Town Library (temporarily located to Thomas Hardy House until March 2010) and Bush Hill Park Library.

**5.115** Within Enfield, the Lee Valley Regional Park Authority is investigating the potential of additional sports development at Pickett's Lock to complement the existing Lee Valley Athletics Centre, camping and Caravan site, golf centre and golf course. Current regional and local guidance also identifies Pickett's Lock as an area for future development and investment. The draft vision for the Upper Lee Valley, the existing Lee Valley Park Plan and 'Enriching Enfield' -Enfield's Leisure and Strategy 2005 - 2008 all identify Pickett's Lock as an area for the development of additional sports and recreation facilities of strategic importance.

### Implementation

**5.116** The Council will support the implementation of Council's strategies which help to identify current and future needs for recreation, leisure, culture, heritage and arts facilities in the Borough, including:

- Creative Enfield: Enfield's Arts and Creativity Strategy 2009-2013;
- Everybody Active: Enfield's Sport, Physical Activity and Physical Education Strategy 2009-2014; and
- Enfield's Heritage Strategy 2008.

**5.117** A number of Council strategies which will help identify how we can best contribute towards meeting recreation, leisure, cultural and arts facilities needs, now and in the future are under review. These include:

- Enriching Enfield: Enfield's Leisure and Culture Strategy 2005-2008 (to be updated in 2010); and
- Enfield's Library Strategy and Development Plan 2007-2012 (to be updated in 2010).

**5.118** As this work progresses, the outcomes will continue to be fed into Enfield's Local Development Framework, via the Development Management Document and the Enfield Design Guide Supplementary Planning Document.

**5.119** The Council will encourage partnership working between key arts organisations, private sector sponsors, private developers, small-medium enterprises (SMEs), educators, schools, planners, community development, and economic development professionals, particularly in relation to the Chicken Shed Theatre in the West, and Edmonton Green in the East, which is emerging as a cultural, as well as retail, centre.

**5.120** Specific criteria for contributions through the use of the Percent for Art mechanism will be included in the Development Management DPD.

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- 5.121** In the development of area action plans and masterplans for the place shaping priority areas the need for new recreation, leisure, culture and arts facilities will be identified.

### Monitoring and Targets

- 5.122** New facilities will be delivered in accordance with the Council's strategies and Business Plan.
- 5.123** On review and publication of relevant Council strategies, which influence the provision of recreation, leisure, cultural and arts facilities in the Borough, Core Policy 11 and other DPDs will be reviewed if necessary.
- 5.124** The delivery of the area action plans and masterplans for the place shaping priority areas will be monitored to meet the Local Development Scheme programme.

### VISITORS AND TOURISM

- 5.125** The development of a comprehensive visitor and tourism offer in Enfield is based on opportunities and needs relating to leisure, business, culture, arts, heritage and green spaces. There are many reasons to visit and to invest in Enfield. The Council is working with Visit London, the tourism development agency for London, to develop a sustainable approach to tourism in the Borough.

- 5.126** Visitors to Enfield bring many benefits to the Borough, and are attracted to visit Enfield for many different reasons. The Visiting Friends and Family (VFF) market is a major driver in the tourism economy of London, and the business market is also a considerable influencer. London is also gearing up for the projected increase in international visitors in the build up to the London 2012 Olympics and Paralympics Games and its Legacy Transformation. Visit London, the official tourism and marketing organisation for the capital, predicts growth in the Chinese and Indian overseas visitor market for London, and the American market is predicted to remain steady over the next few years. In addition, due to the downturn in the economy, more British people are now spending their holidays in the UK and are looking for things to do and places to visit.



Figure 5.12 Forty Hall

- 5.127** There are a number of key attractions for tourists and visitors on offer in Enfield, including:
- Lee Valley Regional Park, for outdoor recreation, including boating;
  - Forty Hall & Estate, including Elsing Palace, for a unique experience of historic and cultural London with a changing programme of exhibitions and family events;
  - Myddelton House and Gardens;
  - Capel Manor Gardens;
  - Crews Hill garden centres for a horticultural experience of London;

## 5 Core Policies for Housing and Services

- Millfield Arts Centre, Chicken Shed Theatre, and Thomas Hardy House for arts and cultural experiences day and evening; and
- Historic Royal Small Arms Centre & Heritage Trail, MoDA (Museum of Domestic Design and Architecture, Middlesex University), Forty Hall – home to the Borough museum collection, and Whitewebbs Museum of Transport for heritage experiences.

**5.128** The Council is also promoting Palmers Green as a Greek experience of London, and Edmonton as a Turkish experience of London, due to the large number of traditional cafés and restaurants on offer.

## 5 Core Policies for Housing and Services

### CORE POLICY 12

#### VISITORS AND TOURISM

The Council will enhance Enfield's visitor and tourism potential by:

- Supporting proposals for a wide range of visitor accommodation such as hotels, bed and breakfast accommodation and self catering facilities. Such accommodation should be located in the town centres of Enfield Town, Edmonton Green, Palmers Green, Southgate and Angel Edmonton and other locations with good public transport access;
- Supporting visitor accommodation in the Upper Lee Valley when accompanied by proposals to improve public transport accessibility;
- Supporting the development and refurbishment of the Borough's conference facilities including the ground floor of Thomas Hardy House in Enfield Town, Millfield Arts Centre and Forty Hall;
- Seeking to retain and improve tourist attractions, and access to them, within the Borough, such as the emerging travel plan for the Forty Hall and Estate development project (project due for completion in 2012/13);
- Continuing to work with the Lee Valley Regional Park Authority to help develop its Park Development Framework, and with other partners such as British Waterways, and Thames Water to identify the priority mix of additional recreation and leisure facilities in the east of the Borough, particularly at Ponders End, Pickett's Lock and Meridian Water, and encourage more visitors to the Lee Valley Regional Park;
- Encouraging new tourist attractions which are supported by appropriate infrastructure;
- Seeking to improve and promote wheelchair access to visitor accommodation and tourist attractions, which will also provide better access to facilities for families, children and older people - the Millfield Arts Centre and Forty Hall and Estate development projects will significantly improve accessibility at those venues; and
- Working with partners to ensure the maximum opportunities and benefits arising from the London 2012 Olympics and Paralympics Games and its Legacy Transformation, in accordance with the aims and objectives of the Council's Olympics Working Group.

#### Justification

- 5.129** Tourism can bring many broader benefits that will contribute to the economic and social well being of local communities as well as to individuals. It can help to regenerate areas and provide a catalyst for growth, help raise Enfield's profile and stabilise out-migration, provide employment, including skills development and retraining opportunities for the resident workforce, and provide opportunities for SMEs to provide services for visitors. Tourism can also help to maintain and expand underused leisure and cultural venues, and sports and recreation facilities.

## 5 Core Policies for Housing and Services

**5.130** The London 2012 Olympics and Paralympics Games is likely to provide a major boost to sport and culture in Enfield. The events are also likely to provide a boost to the local economy increasing the number of visitors staying and passing through the Borough. The Council is keen to utilise this opportunity to promote the Borough as a visitor destination. Maximising the potential economic benefits arising from the 2012 Olympics is an objective of Enfield's Sustainable Community Strategy. The Olympics Working Group, established by Council, has developed a Legacy Strategy<sup>(37)</sup> which sets out how Enfield plans to maximise the opportunities presented by the London 2012 Olympics and Paralympics Games to ensure Enfield's residents and businesses benefit from its Legacy Transformation. The aims of the Strategy include maximising volunteering and training opportunities for Enfield residents, and regeneration and employment opportunities particularly in the cultural, leisure and sporting industries.



Figure 5.13 Whitewebbs Transport Museum, Crews Hill

**5.131** Enfield has an identified lack of visitor accommodation for a Borough of its size, and North London has the lowest number of hotels when compared to other London sub regions:<sup>(38)</sup> the development of visitor accommodation in Enfield in town centres and other locations with good public transport accessibility will help to support the enhancement of Enfield's visitor and tourism potential, and will help the Borough to maximise the potential economic benefits arising from the London 2012 Olympics and Paralympics Games and its Legacy Transformation.

### Implementation

**5.132** Development standards relating to encouraging visitors and tourism will be contained in the Development Management DPD, which will set out criteria for assessing planning applications for new visitor and tourism facilities to ensure that developments will be accessible to, and meet the needs of, disabled people, families, children and older people.

**5.133** The Council will focus the development of new visitor and tourism accommodation in existing town centres, particularly those centres with good public transport access, and will support the development of new tourist facilities within the place shaping priority areas, in accordance with the Lea Valley Regional Park Development Framework, the area action plans and the masterplans for the place shaping priority areas, as they are developed.

**5.134** The development of the ground floor of Thomas Hardy House will be completed in 2010, and the refurbishment of Millfield House and Forty Hall are due for completion in 2011 and 2012, respectively. Further details of these projects are provided in the Council's Infrastructure Delivery Plan.

### Monitoring and Targets

**5.135** New visitor accommodation will be delivered in town centres, and / or the Lee Valley Regional Park.

37 Enfield's Legacy Strategy for the London 2012 Olympics and Paralympics Games (2009)

38 Source: London Development Agency, October 2009

## 5 Core Policies for Housing and Services

- 5.136** Additional recreation and leisure facilities will be delivered in the Lee Valley Regional Park at Ponders End, Picketts Lock and / or Meridian Water, as identified in the area action plans and the masterplans for the place shaping priority areas.

## 5 Core Policies for Housing and Services

## 6 Core Policies for Economic Development and Enterprise

### 6 Core Policies for Economic Development and Enterprise

- 6.1** Enfield's economy has incurred a major shift over the last 20 years, with the decline in traditional manufacturing in the UK and particularly London. Having relied on a long established manufacturing base, the Borough has transformed to a broader service-based economy. However, Enfield still has a very high share of declining sectors and a low concentration of the emerging growth sectors of knowledge intensive industries including creative industries, green technology industries, financial and business services, hospitality and other support services. There is an opportunity for Enfield to position itself to take advantage of the growth in these sectors, as well as to create new jobs in sectors where it already shows strength, for example high value manufacturing, public administration and retail.
- 6.2** In addition, Enfield is affected by the current global economic downturn affecting both the service and manufacturing sides of the economy. A carefully planned strategy is therefore required if Enfield is to recover effectively from the recession, grow its economy in the future, create new jobs and protect itself from the troughs of future economic cycles.

- 6.3** Enfield, and in particular the Upper Lee Valley, undoubtedly has great potential for a successful economic future, as identified in the Upper Lee Valley Economic Vision (NLSA, 2009). Its location between Stansted airport and the London 2012 Olympics and Paralympics Games and its Legacy Transformation in the Lower Lee Valley, presents the area with new locational benefits, building on its existing locational strengths such as proximity to the M25, and Hertfordshire economy and relationship to the markets of an expanding Central London.



Figure 6.1 Delta Park industrial estate, Millmarsh Lane Brimsdown

There is an availability of land in the Upper Lee Valley, much of it waterside land which could be better utilised. Its proximity to water and open spaces of the Lee Valley Regional Park provides opportunities to stimulate the leisure and visitor economy. To reflect this, in its response to the Outer London Commission in May 2009, Enfield identified the Upper Lee Valley as a "super corridor" within the Government's London-Stansted-Cambridge-Peterborough growth corridor, where a sustainable model of economic and housing growth could be developed, based on a network of growth points in Enfield, Haringey and Waltham Forest.

- 6.4** This chapter therefore sets out an overarching policy to promote economic prosperity and sustainability, supported by a series of policies on employment land, skills, services, and retail and office provision in order to achieve Enfield's strategic objectives.

#### 6.1 Promoting Economic Prosperity

- 6.5** The Core Strategy's overall objective to promote economic prosperity and sustainability is a long-term one, seeking to strengthen the economy, create new jobs and address unemployment over the next 15 years until 2026. It therefore plans beyond the current economic downturn and takes into account projections that the economy will not start picking up until 2010-11.

## 6 Core Policies for Economic Development and Enterprise

**6.6** In deciding on a realistic scenario for job growth, the Council has taken into account GLA projections for London as a whole as well as sub-regional and local forecasts for North London (North London Employment Land Study, 2006), Upper Lee Valley (Economic Vision for the Upper Lee Valley, 2009) and Enfield (Enfield's Employment Land Study 2006 and its Update Report 2009; Enfield's Retail and Town Centres' Study 2007, and its Update Report 2009). The evidence set out in Enfield's Skills and Employment Strategy (2008) forms the basis for the policies in this section.

**6.7** The Upper Lee Valley in the east of the Borough is home to large swathes of industrial land. North East Enfield, in particular Brimsdown Industrial Estate, has been the most successful of Enfield's industrial areas. Its strengths include availability of employment land – it has the second largest concentration of employment land in London – quality of the environment, and access to the strategic road network and Hertfordshire economy. As such it has experienced employment growth in a range of sectors including advanced manufacturing, transport, wholesaling and retailing, which has offset the decline in general manufacturing employment. In contrast, Central Leaside suffers from a deteriorating environment and industrial sites that are not attractive to modern business. With a greater concentration of traditional manufacturing activities, Central Leaside has thus suffered more than North East Enfield as this sector declined.



Figure 6.2 Business Innovation Centre, Innova Park  
Enfield Lock

**6.8** The Council is taking a proactive approach to investment and sustainable job growth and will plan to exceed the minimum target growth set out in Core Policy 13. To achieve this the Council is developing further work in understanding the local economy and aligning this knowledge to the strategic growth areas and place shaping priority areas. An Economic Assessment is forthcoming and this in turn will inform an Enterprise Framework/Inward Investment Strategy to be adopted later in 2010. This work will inform the preparation of area action plans, master plans and a review of the Core Strategy where appropriate.

**6.9** The Core Strategy has two complementary strands. The first is to build on Enfield's current economic strengths, seeking to maintain the competitiveness of the Upper Lee Valley, to support and grow sectors and businesses that are already established and successful in Enfield. The second is to diversify Enfield's economy and facilitate the establishment of new growth sectors. This should help to ensure that Enfield's economy grows in a sustainable way, reducing dependency on traditional sectors by establishing a broader employment base, and providing a range of jobs from the low to the high skilled. The challenge is to identify those locations that are best placed to take advantage of potential growth sectors and the interventions that are required in order to achieve success.

## 6 Core Policies for Economic Development and Enterprise

### CORE POLICY 13

#### PROMOTING ECONOMIC PROSPERITY

The Council will protect and improve Enfield's employment offer helping to facilitate the creation of a minimum of 6,000 new jobs from 2010-2026, focusing new growth in the Upper Lee Valley and Enfield's town centres. Approximately a minimum of 4,000 new jobs are expected to be created in the Upper Lee Valley with the remainder concentrated in Enfield's main town centres and in other place shaping priority areas.

Spatial distribution of new jobs	By 2026
Upper Lee Valley	4,000
Other town centres and Place Shaping Priority Areas	2,000
<b>Borough total</b>	<b>At least 6,000</b>

Table 6.1 Spatial Distribution of New Jobs

#### Building on Enfield's success

The Council will seek to maintain the competitiveness of employment sectors that are well established and successful in Enfield, providing support and investment to existing companies in order that they stay in the Borough and to new companies to encourage them to invest. This could include developing more proactive liaison with local companies, establishing more formalised management structures such as Business Improvement Districts (if and where there is support from businesses) and providing more coordinated public realm and infrastructure improvements in business locations. Examples include the logistics and distribution, advanced manufacturing, transport and communications and wholesale, construction, and repair sectors in North East Enfield and retail in Enfield Town.

#### Diversifying the employment base

The Council will seek to diversify Enfield's economy, intervening proactively where necessary to facilitate the establishment of growth sectors that are currently under-represented in Enfield as follows:

- In **North East Enfield**, there is scope to develop low carbon industries in Brimsdown which include renewable energy production, low carbon technology and manufacturing and recycling. In the longer-term, there could also be an opportunity to reposition North East Enfield as a location for internationally oriented businesses, taking advantage of its location in relative proximity to Stansted Airport and the economic growth predicted in the London-Stansted-Cambridge-Peterborough growth corridor. There are also opportunities to generate employment in sport, leisure and recreation, with a new water-based leisure facility at Columbia Wharf and an extended sports and leisure offer at Pickett's Lock in accordance with Core Policy 40;
- In **Central Leaside**, if the continuing decline in employment is to be reversed, significant policy intervention to achieve transformational change is required in order to position the area as somewhere attractive to growth sectors such as business services, creative industries, hospitality

## 6 Core Policies for Economic Development and Enterprise

and retail. When considering the balance of services and facilities in the new centre, attention will need to be paid to the needs of incoming businesses as well as new residents in accordance with Core Policy 38; and

- In **Enfield's main town centres**, there is scope to diversify the range of town centre uses to include more leisure, cultural and evening economy activities, business services and creative industries in accordance with Core Policy 17.

### Justification

- 6.10** The latest GLA borough level employment projections<sup>(39)</sup> indicate that Enfield will see a growth of 6,000 jobs from 108,000 in 2006 to 114,000 in 2026. A growth of 2,000 new jobs is expected by 2016. Although these projections were published prior to the onset of the recession, the Council is optimistic that 6,000 new jobs can be delivered by 2026 through the implementation of the core policies, with a growth of between 1,000 and 2,000 new jobs to 2016 depending on the severity of the recession and speed of recovery. There are several reasons for this. First, both the North London and Enfield Employment Land Studies undertaken in 2005, 2006 and its subsequent Update Report in 2009, provided more optimistic projections than the GLA projections at the time, the differing forecasts being primarily due to greater forecast growth in the transport and construction sectors. Second, the GLA projections and the Employment Land Studies do not take into account the potential growth in new sectors that could be achieved through policy intervention e.g. in Central Leeside and initiatives to improve the educational attainment and skills of local people. Third, the GLA projections, the Employment Land Studies and Enfield's Retail and Town Centres' Study (2007) and its Update Report (2009) are all based on population projections that do not reflect the level of housing growth that is planned for in this Core Strategy, house building and population growth being a strong generator of employment.
- 6.11** Enfield's Skills and Employment Strategy (2008) identifies that the growth of net new jobs (the net change in total employment resulting from growth of some sectors whilst others contract) represents only a small proportion of the overall gross level of demand, which includes "replacement demand". Replacement demand refers to the jobs created as employers need to hire new people as a result of workers leaving their jobs. It is estimated that Enfield will have nearly 30,000 openings of this type over the next 10 years. This emphasises how important it is to build on the success of existing businesses in Enfield, as well as diversifying the employment base.
- 6.12** There are a number of business sectors that have been successful in Enfield and are predicted to grow in the future. In North East Enfield, this includes the logistics and distribution, advanced manufacturing, transport, communications, wholesale, construction, and repair sectors that benefit from availability of land, high quality business environment and access to the M25. In Enfield Town, the image and environmental quality of the Town will be improved to retain and attract business, and the success of Enfield Town as the Borough's main shopping destination will be reinforced by developing additional retail floorspace around Enfield Town station. Although the public sector has been a significant source of local jobs in Enfield to date, this is likely to decline after 2011, and the balance will therefore need to shift towards the private sector.

## 6 Core Policies for Economic Development and Enterprise

- 6.13** Enfield's Skills and Employment Strategy (2008) provides evidence that overall job growth in Enfield is likely to be in the following sectors:
- High technology manufacturing;
  - Logistics/distribution;
  - Retail;
  - Health and social care;
  - Creative/Media;
  - Hospitality; and
  - Business services.
- 6.14** The first four of these sectors are already well represented in Enfield, the latter three less so. This distinction is shown by analysis presented in the draft Economic Opportunities for the Upper Lee Valley report (2009) which helps to identify the sectors that are successful in the Upper Lee Valley and predicted to grow, as well as those that are growth sectors but are currently poorly represented in the Upper Lee Valley. The Economic Vision for the Upper Lee Valley (NLSA, 2009) also emphasises the potential of housing as an economic opportunity. The London Plan states that 1,000 new residents can create up to 230 jobs through the services needed to support this level of population growth.<sup>(40)</sup>
- 6.15** Central Leaside's location next to the Lee Valley Regional Park could provide it with the locational advantage required to create a new mixed use residential community, which in turn would generate jobs in construction and higher wage growth sectors, particularly the service industry, as well as create a more varied pool of labour that might attract higher value businesses in growth sectors such as financial and business services, hospitality, retail and creative industries. However, substantial intervention is required to change the balance of land uses from predominantly industrial to mixed residential-leisure-commercial.
- 6.16** In order to achieve the desired growth in employment in the Borough, policies need to be supported by a coordinated strategy to (a) ensure land is available that is suitable for these uses, (b) develop the local skills base to allow local people to take advantage of new jobs and (c) create new retail and office floorspace in the right places to support growth in the retail and knowledge industry sectors. The remaining policies in this chapter address each aspect of the strategy.

### Implementation

- 6.17** The Council is to undertake an economic assessment during 2010 and this piece of work will help bring forward an Enterprise Framework/Inward Investment Strategy.
- 6.18** The Employment and Enterprise Board, part of Enfield Strategic Partnership, is responsible for the delivery of the actions set out in Enfield's Skills and Employment Strategy, which forms the basis for the delivery of jobs and the identification of growth sectors.
- 6.19** The Council will work with local estate management groups to identify and implement Business Improvement Districts and estate improvements, where appropriate.
- 6.20** The area action plans will identify opportunities for new employment, investment in infrastructure and environmental improvements, in order to attract new businesses in the sectors identified.

<sup>40</sup> Based on evidence from Professor Michael Batty of UCL (Batty M More Residents, More Jobs, the Relationship Between Population, Employment and Accessibility in London: A Review of the Report from the GLA Economics, GLA, 2007).

## 6 Core Policies for Economic Development and Enterprise

### Monitoring and Targets

- 6.21** New jobs created in the Borough will be monitored to achieve a minimum target of 6,000 new jobs by 2026, of which at least 4,000 will be located in the Upper Lee Valley.
- 6.22** The rate of new business registration per resident population over 16 years old will be monitored to achieve a continued increase.

### 6.2 The scale and location of industrial land

- 6.23** The availability of employment land of the right type and in the right location is central to achieving the Council's policy on economic prosperity and job growth. Most of the Borough's industrial land lies in the Upper Lee Valley. North East Enfield and Central Leaside together account for 83% of the Borough's industrial land and provide differing employment offers. Industrial land in North East Enfield is generally of higher quality with larger sites, dominated by the Brimsdown industrial area where primary land uses are distribution/logistics and food and drink manufacturing. At Central Leaside, the employment offer is more diverse with smaller clusters, poorer environmental quality and with declining employment. Whilst broadly speaking, the quality and future viability of employment sites is greatest in the north east of the Borough and gradually declines moving south to Central Leaside, there are some areas in the north which are also underused. In some areas of the Upper Lee Valley, there is a rationale to provide greater protection to employment areas than currently exists.

#### CORE POLICY 14

##### SAFEGUARDING STRATEGIC INDUSTRIAL LOCATIONS

The Council will safeguard the following sites as Strategic Industrial Locations (SIL)

Name of industrial area	Preferred Industrial Location (PIL) or Industrial Business Park (IBP)	Area of site (to the nearest hectare)	Area Action Plan
Freezywater	PIL	11	North East Enfield
Innova Park	PIL	26	North East Enfield
Brimsdown	PIL	116	North East Enfield
Redburn Trading Estate	PIL	4	North East Enfield
Meridian Business Park	PIL	14	North East Enfield
Aztec 406	PIL	18	Central Leaside
Edmonton Eco Park	PIL	16	Central Leaside
Montagu Industrial Area (northern section)	PIL	10	Central Leaside

## 6 Core Policies for Economic Development and Enterprise

Name of industrial area	Preferred Industrial Location (PIL) or Industrial Business Park (IBP)	Area of site (to the nearest hectare)	Area Action Plan
Eley's Estate	PIL	26	Central Leaside
Harbet Road Industrial Area (covering Lee Valley Trading Estate, Hastingwood Trading Estate and Stonehill Business Park)	PIL	18	Central Leaside
Great Cambridge Road (part) and Martinbridge Trading Estate (part)	IBP	50	
<b>Total</b>		<b>309*</b>	

Table 6.2 Strategic Industrial Locations

\* This measurement is the gross employment area, excluding main roads and amenity areas.

### CORE POLICY 15

#### LOCALLY SIGNIFICANT INDUSTRIAL SITES

The Council will safeguard the following sites as Locally Significant Industrial Sites (LSISs) for a range of industrial uses where they continue to meet demand and the needs of modern industry and businesses:

- Alma Industrial Estate;
- Claverings Industrial Estate/Dominion Business Centre/Horizon Business Centre;
- Montagu Industrial Area (includes the former rail sidings at Rays Road and Kennighall Estate);
- Commercial Road and North Middlesex Estate;
- Langhedge Lane Industrial Estate;
- Queensway area;
- New Southgate Industrial Area;
- Regent's Avenue area; and
- Oakthorpe Dairy.

Where sites are designated as LSISs and are no longer suitable for industrial uses or have been identified through the Council's place shaping programme as opportunities to contribute to wider regeneration benefits, a progressive release of land will be achieved through the development of comprehensive masterplans, in order to facilitate urban regeneration.

The Council is undertaking a review of its own industrial land portfolio to assess the range of the employment offer and the potential of the estates to support enterprise. This will inform the formulation of an Industrial Estates Action Plan and a review of this Core Policy.

## 6 Core Policies for Economic Development and Enterprise

### Justification

**6.24** The Council's objective is to strengthen the role of the industrial areas in North East Enfield and Central Leaside which are in employment use. These areas are busy, generally well-occupied, and are strategically important for Enfield, the sub-region and London as a whole. This approach is supported by the findings of the North London (2005) and Enfield Employment Land Study (2006) and its Update Report (2009) and with the initial proposals for a New Plan for London (April 2009).

**6.25** Evidence suggests that there are a number of sites within some of these areas which are not currently occupied intensively for industry such as land at Meridian Way, Glover Drive, Kimberley Road, and the southern part of Brimsdown. These sites have the potential for change to support urban regeneration within and around these areas that are currently experiencing high levels of deprivation where there are opportunities to maximise the re-use of previously developed land for more efficient uses.



Figure 6.3 Industrial area, Mollison Avenue Brimsdown

**6.26** The Borough has undergone some changes since the adoption of the UDP. The boundaries of the former Preferred Industrial Areas (PIAs), as identified in the UDP, have therefore been reviewed in partnership with the GLA in order to identify and safeguard industrial land which is of strategic importance to London and is appropriate to be designated as Strategic Industrial Locations (SIL).<sup>(41)</sup> The revised designations are illustrated on the proposals map. Following this review, the extent of the former PIAs remains largely unaltered. However, the review has identified scope to release land for mixed use development in a limited number of former PIAs without compromising the overall range and quality of employment land available in the Borough. This has the potential to meet other objectives, such as the regeneration of the Council's place shaping priority areas in particular – Ponders End and Meridian Water.

**6.27** Core Policy 14 reflects the release of approximately 26ha of previously designated employment land for alternative uses at Kimberley Road, the land at Meridian Way and Glover Drive (collectively known as Meridian Water), and a small part of southern Brimsdown. The potential to offset this has been identified through the extension of the SIL designation in parts of Central Leaside and North East Enfield, such as the inclusion of the Edmonton Eco Park, the Aztec 406 development site and Innova Park which together represent a gain of approximately 60 ha<sup>(42)</sup> of land designated as SIL and resulting in an overall borough net gain of 34ha of SIL.

**6.28** Core Policy 14 accords with the provisions set out in the London Plan consolidated with alterations since 2004 (2008) and its Supplementary Planning Guidance on Industrial Capacity, which supports the use of surplus industrial land to provide for a mix of other uses such as housing and social infrastructure. It is also in line with the objectives set out in the Government's Planning Policy Statement 4 (2009): Planning for Sustainable Economic Growth, which stresses the need for a critical approach to be taken towards allocating employment

41 Further details of the review of Strategic Industrial Locations is set out in Enfield's review of Employment Land Designations - Further background to the Submission Core Strategy (May 2010).

42 (Edmonton Eco Park approx 16ha + the Aztec 406 development site approx 18ha + Innova Park approx 26ha)

## 6 Core Policies for Economic Development and Enterprise

land, particularly land with single or restrictive uses, if there is no realistic prospect of it being used as such during the plan period. PPS4 asks Local Planning Authorities to consider the potential for regeneration in their plans and to prioritise deprived areas for development.

### Implementation

- 6.29** Strategic Industrial Locations will be reflected in the forthcoming London Plan and will thus have the greatest level of protection from redevelopment for alternative uses. They will be divided into two types: Preferred Industrial Locations (PIL) and Industrial Business Parks (IBP). The boundaries of SIL and Locally Significant Industrial Sites (LSIS) are set out on the Proposals Map.
- 6.30** The Council owns and manages a number of industrial estates in the Borough, some within the place shaping priority areas. The Industrial Estates Action Plan will include an analysis of each estate and consider options for the future including options for use, access, safety and appearance as well as opportunities to support enterprise growth. Phase 1 of the action plan is expected to be completed in 2010.

### Monitoring and Targets

- 6.31** The target to achieve no net loss of employment land designated as SIL will be monitored.
- 6.32** Previously developed land that has been vacant or derelict for more than five years will be monitored, with a target to modernise or consider a change of use for identified land that falls within an LSIS.

## 6.3 Taking part in economic success and improving skills

- 6.33** The Core Strategy's objective to promote economic prosperity and sustainability in the Borough is supported by a robust strategy to improve the skills of Enfield's population. Enfield's Skills and Employment Strategy (2008) sets out an action plan to increase jobs and wealth in Enfield, tackle worklessness and poverty and create a more socially cohesive Borough. It includes a number of actions relating specifically to skills, which are reflected in the Core Strategy policy below. Improving the skills of local people is required to (a) ensure that Enfield's residents benefit from the growth in jobs, (b) promote sustainability by providing local jobs for local people, and (c) attract new growth sectors, as new businesses are attracted to places where there are the available skills. Growth in the Upper Lee Valley could also provide a catalyst for improving the skills and opportunities of local people living in adjacent deprived areas and communities.
- 6.34** Evidence in Enfield's Skills & Employment Strategy (2008) suggests that the new jobs that will be created in the Borough will predominantly require people with higher skills level, although there is still considerable capacity for people with low skills. Research shows that it is difficult for adults with lower level qualifications to improve their qualification late in life, so it is important to get it right first time, in schools, as well as focusing on life-long learning opportunities.
- 6.35** As well as seeking to up-skill the local population to ensure they can access jobs in the future and improve their own quality of lives, the Council is tackling the problem of worklessness, which has seen the fastest rise in Enfield over the past 3-4 years of all the London boroughs. Unemployment rates are particularly acute in the south and east of the Borough, amongst 18-24 year olds (with the highest number of young claimants being in the Edmonton wards, in Ponders End, Enfield Lock and Enfield Highway), the long-term unemployed and the recently unemployed as a result of the recession. The Council has started to tackle the problem with some success. Achievements include setting up a job brokerage service, Enfield Jobsnet,

## 6 Core Policies for Economic Development and Enterprise

achievement of Local Area Agreement 1 stretch target E1, and collaboration with the London Boroughs of Haringey and Waltham Forest to establish the tri-Borough North London Pledge initiative to promote skills training initiatives as a pathway to employment. Enfield is building on that success by rolling out North London Pledge 2, with further funding from the LDA, to assist people into work. However, tackling worklessness is a significant challenge due to the complex nature of causes including: 1) poor access to job opportunities; 2) lack of basic employability skills; 3) employer attitudes including discrimination; and 4) specific barriers affecting individuals such as childcare costs and problems of health or disability.

### CORE POLICY 16

#### TAKING PART IN ECONOMIC SUCCESS AND IMPROVING SKILLS

The Council is committed to tackling worklessness, creating new jobs in the Borough and working to ensure that local residents are able to access existing and new jobs. To complement Core Policy 8, the Council will work with its partners to:

- Encourage the Borough's colleges and work-based learning providers to deliver vocational lines of learning, supporting the target growth sectors in particular;
- Explore the possibility of establishing a new higher education/further education campus within the Upper Lee Valley with a new or existing education partner, developing clear links between education and training and the growth sectors of the economy, such as media or green technologies;
- Develop local employment partnerships as vehicles to strengthen links between educational establishments and the private sector;
- Concentrate available resources into the Borough's place shaping priority areas in order to reach hard-to-serve populations and target the most disadvantaged areas;
- In the neighbourhoods with the lowest employment levels, integrate multiple interventions and mainstream services to deliver an integrated service through 'Enfield's Jobsnet' and develop new outreach services such as the economic and community development trusts and partnerships in Ponders End and Edmonton;
- Promote good employment practices, such as the provision of flexible working opportunities to make jobs more accessible, combined with access to affordable childcare;
- Continue to work with employers to promote advancement opportunities and to tackle inequalities in progression in employment leads to women, black and minority ethnic groups, and disabled people being significantly under-represented in leadership roles and better paid occupations; and
- Undertake a Local Economic Assessment to inform the preparation of an Enfield Economic Development Strategy.

## 6 Core Policies for Economic Development and Enterprise

### Justification

- 6.36** Improving educational achievement and raising skills levels among the labour market is a wider regeneration objective of various agencies and an important component of delivering the economic vision for Enfield.
- 6.37** Overall, it is predicted that about 36% of all openings will require an NVQ level 4 qualification - although this varies by sector as follows: Business services (50%), public sector (50%), wholesale/retail (20%), construction (14%), hospitality (14%). Overall, only 20% of new openings will be filled with people who are skilled to level 1 or have no qualifications at all. This also varies by sector as follows: Construction (30%), retail/wholesale (28%), hospitality (27%), business and other services (10%).<sup>(43)</sup>
- 6.38** The Economic Vision for the Upper Lee Valley (NLSA, 2009) recommends that the potential to establish a new higher education/further education institution is explored, in particular to develop the knowledge economy growth sector within the Borough. The study suggests that this would provide a 'ladder of opportunity' for local people to access jobs in a growth sector, and for the Upper Lee Valley to be a magnet for businesses in knowledge industries. This would improve skills of the current labour market, and provide the knowledge and research infrastructure aligned with particular growth sector or opportunity such as employment or recycling technologies. Up-skilling the workforce also allows local residents to compete more effectively for higher order jobs elsewhere in Enfield and Central London/the City. It is suggested that an alliance could either be forged with an existing education partner (such as College of North East London and Middlesex University) or with another establishment, such as the University of East London.

### Implementation

- 6.39** New outreach employment services will be developed in the place shaping priority areas such as Ponders End and Edmonton Green.
- 6.40** The Council will develop Employment Education Partnerships and investigate an alliance with an existing education partner or another establishment to upskill the local workforce to compete more effectively for higher order jobs.
- 6.41** The Council will undertake a Local Economic Assessment to provide the context and evidence to underpin an Enfield Economic Development Strategy which supports businesses and business enterprise.

### Monitoring and Targets

- 6.42** Qualifications will be monitored to achieve an increase in the proportion of Enfield's residents who are qualified to level 2 as a minimum to 70% by 2010, in accordance with the provisions of Enfield's Skills and Employment Strategy April 2008 to March 2011.
- 6.43** Economic activity will be monitored by measuring the percentage of Enfield's population in employment, to achieve an increase in employment in the Borough as a whole and in the worst performing neighbourhoods, in accordance with the provisions of Enfield's Skills and Employment Strategy April 2008 to December 2011.

## 6 Core Policies for Economic Development and Enterprise

### 6.4 The scale and location for retail and office development

#### Enfield's Town Centres

**6.44** Enfield's town centres are the most accessible locations in the Borough with significant potential to promote sustainable development. They are key locations for a diverse range of uses and activities such as retailing, leisure, offices, cultural activities, housing and community facilities. Many of these activities significantly contribute to the local economy by providing jobs and retaining expenditure within the local area. It is therefore vital that the Borough's town centres continue to provide for a range of goods, services and facilities to meet people's needs.



Figure 6.4 Palace Exchange shopping centre, Enfield

**6.45** The London Plan categorises London's complex pattern of town centres into five types according to function and the area they serve. Within the hierarchy, Enfield Town is designated as a Major Centre and Southgate, Palmers Green, Edmonton Green and Angel Edmonton are designated as District Centres. This hierarchy is supported within the Core Strategy. Health checks for these town centres<sup>(44)</sup> indicates that some of these centres are not performing as well as others. Edmonton Green and Angel Edmonton are identified in the draft London Plan as town centres where existing capacity can be utilised to support wider regeneration objectives.

**6.46** Within the Borough there are over 70 local shopping centres and parades, these vary significantly in terms of their size and mix of uses. However they play an important role in ensuring that residents have access to a basic range of small shops and services. 17 of these Local Centres are defined as 'large'.

## 6 Core Policies for Economic Development and Enterprise

### CORE POLICY 17

#### TOWN CENTRES

The Council will strengthen the role of Enfield's town centres by focusing new commercial, retail, leisure, office, residential and other appropriate social infrastructure related uses, such as police facilities within the centres according to the Borough's town centre hierarchy identified in Table 6.3, using the sequential test to direct development to appropriate sites.

- The Major Centre of Enfield Town will continue to be supported as the main destination for comparison goods shopping, and also the main centre for leisure, entertainment and cultural activities, as well as office uses. Enfield Town will be the preferred location for new retail, leisure and cultural developments, particularly those with a borough-wide catchment area;
- The District Centres of Angel Edmonton, Edmonton Green, Palmers Green and Southgate will continue to be supported and strengthened as important shopping and service centres to meet people's day-to-day needs. They should complement Enfield Town by providing for main and bulk convenience food shopping and a good range of comparison shopping facilities, and other town centre related services and facilities. The Council will take a proactive partnership approach to reinvigorating these town centres, widening their role and offer, developing their identities, improving the public realm and accessibility to them. Edmonton Green and Angel Edmonton will be priorities for physical, environmental and economic renewal;
- Development proposals which foster a diverse evening and night time economy in Enfield Town and the Borough's district centres of Edmonton Green, Angel Edmonton, Southgate and Palmers Green will be supported providing that measures are in place to address issues such as community safety, policing, litter and the potential impact of noise and disturbance to local people, for example through the establishment of an Entertainment Management Zone,<sup>(45)</sup> and
- Enfield's Local Centres will continue to be supported in providing core local shopping facilities and services (such as convenience store, post office, pharmacy and newsagent) for their respective local communities; largely catering for a catchment area within walking distance. Local shopping parades to support the regeneration of place shaping priority areas will be considered as part of comprehensive masterplans for these areas as set out in Core policies 37-45. A new Local Centre is proposed in Meridian Water within the Central Leaside Area Action Plan boundary, to cater for the day to day needs of the new local community that is to be established there.

#### Town Centre Management

The Council will work with its partners to support town centre management initiatives which enhance the vitality and viability of centres and improve the quality of the environment, and conserve and enhance the historic, archaeological and architectural heritage within them.

<sup>45</sup> An area including entertainment venues and other elements of the evening economy, designated by the Council, in which planning, licensing, policing, transport and street management issues are managed and co-ordinated.

## 6 Core Policies for Economic Development and Enterprise

### Justification

- 6.47** The concentration of new development within the Borough's town centres will help to maintain, enhance and support their vitality and viability. This is in accordance with national policy, the London Plan and the Sustainable Community Strategy objective of strengthening the Borough's town centres.
- 6.48** Enfield's Town Centre hierarchy is based on the shopping hierarchy within the London Plan, and the findings of the Enfield Town Centre Study (2007) and its Update Report (2009). Table 6.3 illustrates the hierarchy.

## 6 Core Policies for Economic Development and Enterprise

Status	Centre	
<b>Major Town Centre</b>	Enfield	
<b>District Centre</b>	Edmonton Green Palmers Green	Southgate Angel Edmonton
<b>Large Local Centre</b>	Baker Street Bounces Road Bowes Road BushHillPark <b>Meridian Water*</b> Chase Side Cockfosters Enfield Highway EnfieldWash Green Lanes	Hertford Road Central Lancaster Road Oakwood Ordnance Road Ponders End Winchmore Hill (Broadway) Winchmore Hill Green Winchmore Hill (Green Dragon)
<b>Small Local Centre</b>	Aldermans Hill Arnos Grove Bush Hill Parade Cambridge Circus Freezywater	Hertford Road South Main Avenue New Southgate Silver Street Windmill Hill
<b>Local Parades</b>	Barrowell Green Brimsgate Bullsmoor Bury St West Carterhatch Lane Chaseville Park Rd Durants Road Dysons Road Empire Parade Enfield Island Village Enfield Lock Enfield Rd/Linkside Firs Lane Green Street Hadley Wood Hazelbury Road Hertford Road North High St (Southgate)	Hoppers Road Huxley Parade Kempe Road Mottingham Road Nightingale Road Percival Road South Street Southbury Road Southbury Road/Kingsway Southgate Green The Grangeway Town Road Victoria Road Westerham Ave. Whittington Road Winchester Road

Table 6.3 Enfield's Hierarchy of Town Centres

\* *Meridian Water* - Proposals for a new local centre of no more than 2,000sqm gross for A1 – A5 uses are proposed, to meet the day to day needs of the new local community, as part of the Central Leaside Area Action Plan proposals to regenerate the area.

## 6 Core Policies for Economic Development and Enterprise

- 6.49** The Government's Planning Policy Statement 4 (PPS4) Planning for Sustainable Economic Growth, (2009), identifies the situations when the designation of new centres may be appropriate. New centres may be appropriate in areas of where there are deficiencies in the existing network of centres (with priority given to deprived areas). Enfield has four strategic growth areas where substantial new growth is anticipated, with the most significant change taking place at Meridian Water within Central Leaside.
- 6.50** Night time recreation, leisure, cultural and arts activities can play an important role in local economies and communities. A more diverse evening and night time economy in Enfield could attract a wider range of visitors and residents to the town centre at night, including those who feel excluded from alcohol-driven entertainment activities. However, late night entertainment activities can have disadvantages. Often fuelled by alcohol, effects can include noise, littering and anti-social behaviour, which then create problems and fear for local residents and visitors. The Council supports the development of the evening and night time economy in Enfield Town and the four district centres, provided any negative impacts are managed. The Council will consider the establishment of an Entertainment Management Zone, an area including entertainment venues and other elements of the evening economy, designated by the Council, in which planning, licensing, policing, transport and street management issues are managed and co-ordinated. Restrictions on opening hours for food and drink establishments (if not adequately covered by licensing laws) and criteria for assessing applications for night time economy, will be contained in the forthcoming Development Management DPD.
- 6.51** The use of the upper floor(s) of shops for commercial, residential and other uses contributes to the vitality and viability of the Borough's town centres. The Council supports the use of vacant and underutilised floorspace above shops, proposals for such uses need to be considered against the impact that they may have on the amenity of local residents and on existing town centre uses (detailed above), and on the amenity of users of the potential development. Criteria for assessing planning applications that seek to utilise the floorspace above shops will be set out in the Development Management DPD.
- 6.52** Heritage assets are often concentrated in town centres; PPS4 indicates that these assets if conserved and enhanced are important in promoting and sustaining town centre vitality and viability. Many of the Borough's town centres are designated in part as Conservation Areas for example, Southgate district centre and the major centre at Enfield Town. Town centre proposals which impact on heritage assets will be assessed against criteria contained in Core Policies 30 relating to maintaining the quality of the built and open environment and 31 which applies to preserving and enhancing built and landscape heritage.

### Implementation

- 6.53** Major town and district centre boundaries will be defined in the Development Management Document. The proposed new local centre at Meridian Water will be defined in the Central Leaside AAP.
- 6.54** The Development Management DPD will contain criteria for assessing planning applications for: a) the night time economy and b) for proposals for residential, commercial and other uses above shops.

### Monitoring and Targets

- 6.55** The total amount of floorspace for town centres uses in both town centres and the local authority area will be monitored to meet the targets identified in the Retail Study Update (2009).

## 6 Core Policies for Economic Development and Enterprise

### Retail

- 6.56** Ensuring that everyone has access to a range of shops which meet their needs, in a sustainable way, is important to delivering Enfield's sustainable communities agenda.
- 6.57** The LDF's role is to set out a proactive strategy for shopping, which is focused on directing new retail development such that it contributes to delivering the economic vision, improving existing retail hierarchy and planning for future growth. The task is to promote the vitality and viability of the town centres, encouraging a wide range of shopping and other services which allow for a genuine choice, in a good quality environment, with a vibrant mix of activity, which is accessible to all.
- 6.58** The town centre hierarchy established here in the Core Strategy sets the framework for distribution of new shops and services in Enfield's town centres. Future growth will be guided by the hierarchy as well as projected increase in demand in the Borough and the availability of land for new development. Enfield's Retail and Town Centres' Study (2007) and its Update Report 2009 are the main evidence guiding the Council's decisions regarding the distribution of retail floorspace for the short term up to 2015. The studies considered on the one hand future demand, by projecting future population growth, and on this basis calculated the anticipated increased demand for shopping in the Borough. On the other hand, the studies considered the supply of land suitable for retail development in the Council's town centres.



Figure 6.5 Arnos Grove local centre, New Southgate

## 6 Core Policies for Economic Development and Enterprise

### CORE POLICY 18

#### DELIVERING SHOPPING PROVISION ACROSS ENFIELD

The Council will protect existing retail uses in the Borough's centres as set out in the hierarchy in table 6.3, encourage new retail in town centres and promote new shopping development which contributes positively to the delivery of Enfield's economic vision for delivering sustainable communities.

#### Delivering new provision

The Council will plan to meet demonstrated shopping need, including the needs of disadvantaged communities and of a growing population, through the provision of a full range of shopping facilities, focused on the Borough's centres. The projected growth in gross comparison floorspace, including an allowance of 10% for other town centre uses, which will be planned to be delivered over the Plan period is set out below in table 6.4.

<b>Floorspace up to 2015</b>	<b>Floorspace up to 2020</b>	<b>Floorspace up to 2025</b>
<u>19,140 sqm</u>	<u>51,600 sqm</u>	<u>85,300 sqm</u>

Table 6.4 Projected growth in comparison goods floorspace and other town centre uses

In the short term first five years of the Plan period approximately 41% of the proposed additional comparison goods and other town centre uses floorspace should be accommodated within Enfield Town, this is based on current shopping patterns. The remaining 59% will be distributed across the district centres and local centres as follows:

<b>Centre</b>	<b>Status of Centre</b>	<b>Proportion (as a % of total proposed growth)</b>	<b>Floorspace (sqm gross) Up to 2015</b>
Enfield Town	Major	41%	7,810
Edmonton Green	District	6%	1,122
Angel Edmonton	District	4%	748
Southgate	District	8%	1,540
Palmers Green	District	6%	1,100
Other Centres		35%	6,820
	<b>Total</b>	<b>100%</b>	<b>19,140</b>

Table 6.5 Town Centre Status & Proposed Growth to 2015

In the medium to long term, the Council will seek to encourage a greater proportion of comparison goods and other town centre uses growth within Edmonton Green and Angel Edmonton district centres in tandem with the regeneration of Meridian Water, and as opportunities arise to improve these town centres, and to support wider economic and social regeneration objectives for the area as set out in Core Policy 39.

## 6 Core Policies for Economic Development and Enterprise

No sites have been allocated for food store development at this stage due to draft proposals under consideration regarding the provision of new food stores near the Borough boundary. If implemented these proposals would meet the projected need for convenience shopping for Enfield up to 2020.

### Protecting retail uses in town centres

In Enfield Town and the district centres, retail uses will be protected as the main function within the primary shopping areas. In the local centres, a range of facilities and uses will be encouraged consistent with their scale and function in the hierarchy, to meet peoples' day to day needs whilst preserving the predominance of retail uses within the centres. The level of non retail uses permitted will be specified in the Development Management Document.

Where it can be demonstrated through the sequential test that retail development cannot be accommodated in or on the edge of the Borough's centres, appropriate development could be directed to existing retail parks. If it can be demonstrated, following an impact assessment that there will not be a negative impact on a) the vitality and viability of existing centres, b) planned investment in centres, and c) that the development increases the overall sustainability and accessibility of the retail park in question.

### Justification

- 6.59** The London Plan encourages net additions to town centre capacity and additional comparison goods capacity in larger town centres. Enfield's Retail and Town Centres' Study (2007) and its Update Report 2009 support this. The 2009 Study Update indicates that baseline projections<sup>(46)</sup> be used when identifying sites to accommodate comparison retail development, but the scale and timing of development within the strategic growth areas, and competing out of borough retail development (such as the proposed Brent Cross extension), be monitored at this stage.
- 6.60** The 2009 Study Update indicates that there is potential in the Borough up to 2015 for an additional 19,140 square metres gross of comparison goods floorspace and other uses generally found in town centres such as bars, restaurants and cafes, over and above existing commitments. 90% of this is predicted to be for comparison goods. Vacant premises and small development opportunities within the Borough's main town centres could absorb some of this short term demand. Table 6.5 indicates those centres where the Council proposes to accommodate the growth in comparison floorspace. However, due to current market conditions and the effects of the recession, it seems unlikely that major town centre developments can be delivered by 2015. Recognising the time it will take to secure major developments, it is necessary to take a longer term view and the projections up to 2020 have been considered. By 2020 the Study indicates that there will be demand for 51,600 square metres more comparison goods floorspace, including a 10% allowance for other town centre uses. This will rise to 85,300 square metres by 2025.
- 6.61** There are a number of potential development opportunities within Enfield Town, but Enfield's Retail and Town Centres' Study (2007) identified only one area in the vicinity of Enfield Town Station is capable of accommodating a significant amount of additional floorspace in the medium to long term. The Council's aim to reinforce the role of Enfield Town as the focus for a range of shopping and complementary activities is in line with the Sustainable Community Strategy and the London Plan.

## 6 Core Policies for Economic Development and Enterprise

- 6.62** The draft London Plan<sup>(47)</sup> identifies Enfield Town, Edmonton Green, Angel Edmonton, Palmers Green and Southgate as town centres with moderate levels of demand for retail, leisure or office floorspace with the physical and public transport capacity to accommodate it. Edmonton Green and Angel Edmonton are recognised as centres in need of regeneration including physical, environmental and economic renewal. The masterplan for Edmonton will seek to regenerate the physical, environmental and economic fabric of the area, and will identify sites to accommodate retail growth. The above Core Policy supports this approach. An area scheme to improve the street scene in Southgate town centre will also be pursued to complement works already planned to reduce street clutter in the area. Further physical, social and economic improvements to the town centre will be supported to supplement these planned works. Core Policies 17, 18 and 19 support this approach to promote the wider social and economic role of the Borough's town centres.
- 6.63** The 2009 Update Report indicates that there is some potential for convenience goods (food and grocery) floorspace up to 2015 (about 1,800 sq m net), primarily within the Southgate area. However, given the uncertainty regarding the provision of new food stores near the Borough boundary, no sites have been allocated for food store development. Depending on the implementation of these stores there may be a requirement for food store development between 2015 to 2020, but the scale of development required is unclear at this stage.
- 6.64** The extent of protection of all the Borough's centres and retail parks will be reviewed, and any changes to boundaries will be identified within the Development Management Document.
- 6.65** Enfield's Retail and Town Centres' Study considers that there is a continuing need to designate separate primary and secondary shopping frontages within Enfield Town's primary shopping area and to adopt policies to protect Class A uses. The Study recommends a simpler approach to the district centres by defining a primary shopping area rather than separate primary and secondary frontages and to develop criteria to prevent the over concentration of non retail uses within them. The primary shopping areas for each of the district centres will be defined in the Development Management Document.
- 6.66** The Borough is well served by retail parks with Enfield and De Manderville Gate retail parks close to the A10 and the Ravenside and Angel Road retail parks lying either side of the North Circular Road. Together they provide over 40% of the existing comparison sales floorspace in the Borough. Traditionally retail parks provide large format premises for bulky goods retailing (that is, DIY, furniture, carpets and electrical goods) however, they have a legacy of being heavily car dependent. National policy and the London Plan acknowledges this in advocating that a sequential approach should be taken in assessing, a) proposals for out of centre retail and leisure developments and for b) the intensification or expansion of existing out of centre retail and leisure developments. Furthermore, proposals should seek to reduce car dependency, traffic generation and improve public transport access as a means to promote more sustainable forms of development.
- 6.67** PPS4 requires an impact assessment for retail and leisure proposals above 2,500 square metres gross that are not in an existing centre. An impact assessment may also be required for smaller scale proposals where the nature of the proposal is likely to have a significant localised impact on a designated centre(s).

## 6 Core Policies for Economic Development and Enterprise

### Implementation

- 6.68** The Development Management Document will define the: a) primary shopping areas for the major and each of the district centres; and b) the primary and secondary frontages for Enfield Town; and c) the criteria to prevent the over concentration of non retail uses within town centres.
- 6.69** The Edmonton Masterplan will identify sites to accommodate some of the proposed growth in comparison goods shopping.

### Monitoring and Targets

- 6.70** The total amount of retail floorspace (A1 use class) in town centres and within the Borough will be monitored to meet the targets identified in the Retail Study Update (2009).

### Offices

- 6.71** Enfield Town and Southgate are the main focus of office accommodation in the Borough. However, much of the existing floorspace dates from the 1950s and 1960s, and some of these appear obsolete. At the same time, there is a shortage of affordable accommodation for small businesses for which an accessible town centre location is ideal. Given the relatively limited demand from major occupiers for office uses in outer London locations such as Enfield, and competition from emerging new centres such as Stratford, a careful approach needs to be taken to managing the supply and location of office uses in the Borough, focusing on the locations that are likely to be most successful.



Figure 6.6 Innova House, Innova Park Enfield Lock

## 6 Core Policies for Economic Development and Enterprise

### CORE POLICY 19

#### OFFICES

The Council will:

- Protect and enhance Enfield Town as the main location in the Borough for new office development with particular emphasis on accommodating office floorspace around Enfield Town station, as well as the renewal and modernisation of existing offices. The Enfield Town Area Action Plan will provide more detail on the proposed mix of uses around Enfield Town station, including the amount of office floorspace;
- Protect office uses in Southgate town centre, encouraging renewal and modernisation of existing premises and the development of new premises, where there is evidence of demand;
- Support the conversion of surplus offices in other centres to other uses, where it can be demonstrated that there is no demand for offices in this location;
- Promote mixed use development with office uses in town centres or sites within strategic growth areas that are subject to a comprehensive master plan, where it is demonstrated that higher value uses, such as residential, are required in order to make office development viable;
- Support proposals for the provision of suitable space for small businesses, such as small managed workspace, with flexible lease terms and fixed costs for an all-inclusive service.

#### Justification

- 6.72** The London Plan identifies that there will continue to be some demand for office based activities outside Central London. For the North Sub Region (London Boroughs of Enfield, Haringey and Barnet) demand for office floorspace from 2006 to 2026 will be considerable (2.7 million sq m). However, anticipated demand for floorspace is less than originally envisaged in the 2004 London Plan. Although no single town centre or out of town location in Enfield is identified within the London Plan as being of strategic significance for office uses, the Plan recommends that boroughs should manage structural change in the office market (for renewal and new development of office stock) in a few key strategic locations such as town centres and business parks.
- 6.73** The GLA's London Office Policy Review (2007) recommends concentrating on encouraging offices in town centres and business parks with the greatest potential for growth, where public transport and access to Central London is already good, and where there is an opportunity to provide good quality office space and reinforce identity through a mix of residential, retail leisure uses and good quality public realm. In Enfield, Enfield Town and Southgate are identified as the main office locations.
- 6.74** Enfield's Retail and Town Centres' Study (2007) draws on existing land use data to suggest that commercial town centre developments could include approximately 20% Class A2/B1 ground floorspace and 35% of all floorspace to be devoted to B1 office use (equivalent to that of at 11,000 sq m by 2017). If this is achieved, this would represent about 25% of the borough-wide projection (44,600 sq m) set out in the London Office Policy Review up to 2016, which is broadly consistent with the existing office stock in town centres. The findings of this

## 6 Core Policies for Economic Development and Enterprise

study are broadly supportive of the GLA's suggested approach i.e. that Enfield Town and Southgate can be promoted as locations for office provision, as part of wider mixed use schemes, and that other centres in the Borough should not be actively promoted for office development. Office development in other centres is likely to be small scale.

- 6.75** Enfield lacks suitable accommodation for small businesses. Where it exists, it is well occupied, for example the BIC site and BIC2 at Innova Park. Enterprise Enfield has recently reported a huge growth in enquiries from people seeking to set up a new business, however there is a limited supply of suitable premises in Enfield.

### Implementation

- 6.76** The Enfield Town Area Action Plan will identify the mix of uses including the amount and location of new office development in the vicinity of Enfield Town Station.
- 6.77** Criteria for assessing proposals for change of use of offices to alternative uses within town centres will be detailed in the Development Management DPD.

### Monitoring and Targets

- 6.78** The total amount of office floorspace (B1 use class) in town centres and the Borough will be monitored to meet the target to accommodate new office floorspace around Enfield Town station.

## 6 Core Policies for Economic Development and Enterprise

## 7 Core Policies for Delivering Physical Infrastructure

### 7 Core Policies for Delivering Physical Infrastructure

#### 7.1 Using less energy and delivering efficient and sustainable energy

##### Sustainable Energy

**7.1** The London Plan makes a commitment to work towards the long term reduction of carbon dioxide emissions by 60% by 2050, with interim review targets of 20% by 2015, 25% by 2020, and 30% by 2025. A significant proportion of carbon dioxide emissions result from energy used every day - at home, at work and when we travel. A more sustainable approach to energy provision is critical to help reduce carbon dioxide emissions.

**7.2** In response to this and the wider climate change agenda, the Council established a Climate Change Board in 2007 which monitors the Council's own carbon footprint and coordinates actions to reduce emissions by reviewing energy use, fleet provision, procurement, staff travel, and implementing energy efficiency initiatives across these areas.

**7.3** Using less energy, using renewable energy and supplying energy more efficiently, are the three principles set out in the Mayor's Energy Strategy (2004). To comply with these principles, development needs to achieve reductions in energy demand, particularly through the use of sustainable design and construction methods, by increasing the proportion of energy generated from renewable sources and selecting more efficient energy supplies. These are the key components of a sustainable approach to energy, and is the approach which is taken forward in this document.

**7.4** In working towards a reduction of carbon dioxide by 60% by 2050, the Mayor's Climate Change Action Plan (2007), sets out actions to contribute to achieving this target for existing homes, existing commercial and public sector buildings, new development, transport and energy supply. The following actions are of particular relevance to Enfield:

- Improving energy efficiency in housing, via the Green Homes Programme;
- Improving energy efficiency in the commercial and public sector, through the Better Buildings Partnership;
- Requiring high standards of energy efficiency and renewable energy use in new developments;
- Reducing emissions from transport; and
- Increasing the proportion of London's energy supplied from decentralised, renewable and low carbon sources to a quarter by 2025 and a majority of 2050.



Figure 7.1 Renewable energy from wind

## 7 Core Policies for Delivering Physical Infrastructure

- 7.5** To inform the approach to sustainable energy, the Council has commissioned a Renewable Energy and Low Carbon Development Study to examine:
- Strategic opportunities for renewable and low carbon energy use in new and existing development, particularly in the Area Action Plan areas; and
  - Sustainable design and construction options that consider how all existing and new development could contribute towards sustainable energy use and there reductions in CO<sub>2</sub> emissions.
- 7.6** In accordance with the London Plan, and in order to meet the Council's Strategic Objectives 2 – Environmental sustainability, this Core Policy will contribute towards achieving sustainable energy use and the provision of a necessary level of energy infrastructure. Other policies in this Plan also contribute towards reducing energy use and carbon dioxide emissions, including those supporting and encouraging sustainable transport.

### CORE POLICY 20

#### SUSTAINABLE ENERGY USE AND ENERGY INFRASTRUCTURE

The Council will require all new developments, and where possible via a retrofitting process in existing developments to address the causes and impacts of climate change by: minimising energy use; supplying energy efficiently; and using energy generated from renewable sources in line with London Plan and national policy.

The Council will support appropriate measures to mitigate and adapt to the impacts of climate change and will reduce emissions of carbon dioxide as part of development proposals, in line with the London Plan.

The Council will set local standards and targets, based on an understanding of local potential and opportunities for renewable or low carbon energy and existing or planned decentralised energy infrastructure. Where opportunities are identified, development will be required to contribute towards realising these opportunities subject to the Council and its partners undertaking further work that is required to explore the feasibility and development potential of projects or strategies in order to take them forward.

The Council, working with its partners, will seek to ensure that Enfield's future energy infrastructure needs are managed effectively by ensuring that the necessary infrastructure is in place to accommodate the levels of growth anticipated within the Borough.

#### Justification

- 7.7** The requirement for new developments to reduce energy use and contribute to achieving efficient and sustainable energy use is in line with London Plan, the Mayor's Energy Strategy and national policy. The need to increase energy efficiency is recognised as one of Enfield's Sustainability Appraisal objectives.
- 7.8** Reducing energy use through sustainable design and construction, producing 'clean' energy through renewable energy generation and supplying energy efficiently will have positive environmental impacts in terms of reduced carbon dioxide emissions. Reducing energy demand

## 7 Core Policies for Delivering Physical Infrastructure

and more efficient use of energy also has the associated advantage of helping to tackle fuel poverty, contributing to social justice as well as environmental outcomes. Generating energy closer to the point of use through the use of decentralised energy systems also has the additional benefit of reducing the inefficiencies associated with transmitting electricity over greater distances; and ensuring a reliable and secure power supply, helping to sustain economic growth.

- 7.9** The scale and proximity of development, the mix of uses proposed, and the prevalence of existing development in the area action plan areas mean that there is scope for the greater use of sustainable energy measures, particularly the potential use of decentralised and renewable energy sources. However, it is acknowledged that at least 70% of homes that will exist in 2050 have already been built,<sup>(48)</sup> it is therefore imperative to consider opportunities to maximise the potential to achieve sustainable energy use in both new and existing development. Both these opportunities will be looked at as part of the Renewable Energy and Low Carbon Development Study.



Figure 7.2 Solar panel roof tiles

- 7.10** Growth in residential, commercial and other uses needs to be underpinned by the necessary energy supply infrastructure. The Council will work with developers and energy companies to help co-ordinate development with the provision of energy supply infrastructure.

### Implementation

- 7.11** The outcomes of the Renewable Energy and Low Carbon Development Study will provide the necessary evidence for setting Enfield specific requirements and targets, and will help to inform this policy or specific policies in the area action plans, criteria in the Development Management DPD and guidance in the Enfield Design Guide SPD.
- 7.12** The Development Management DPD will set out criteria for sustainable design and construction, including minimum energy efficiency standards. It will also set out specific criteria that will be used to assess both standalone installations and the integration of renewable and low carbon energy into developments. A Sustainable Design and Construction Statement and Energy Assessment may be required in order to assess the potential implications of the development on sustainable design and construction principles.
- 7.13** The Enfield Design Guide SPD will provide supplementary guidance on sustainable design and construction and design advice for statutory undertakers.
- 7.14** The Council is committed to taking action on carbon emissions and is set to cut its carbon footprint and reduce its energy bills by joining phase seven of the Carbon Trust's Local Authorities Carbon Management (LACM) programme. The Council is one of 63 local authorities from across England, Scotland and Wales to participate in the latest phase of the programme, which will see participants collectively cut their carbon footprint by 395,000 tonnes and energy costs by £60 million per year.

### Monitoring and Targets

- 7.15** The forthcoming Renewable Energy and Low Carbon Development Study will identify appropriate targets and policy mechanisms to increase energy efficiency and the supply of renewable and low carbon energy in the Borough.

## 7 Core Policies for Delivering Physical Infrastructure

- 7.16** Delivery of the area action plans will identify local targets for the strategic growth areas and appropriate technologies to be used.

### 7.2 Delivering sustainable water supply, drainage and sewerage infrastructure

- 7.17** The London Plan notes that water is an increasingly scarce resource for which there is rising demand. Hotter drier summers due to climate change combined with the predicted growth in Enfield's population may increase overall water demand, whilst reducing availability and placing further pressure on water quality. Higher intensity rainfall events and increased development are also likely to increase surface run-off, foul, and storm water discharge and make it more difficult to retain rainfall for utilisation.



Figure 7.3 New River water supply channel Palmers Green

- 7.18** In the context of climate change, the predicted growth in Enfield's population and the growth planned in the Borough over the life of this Core Strategy, it is vital that Enfield's future water resource needs (water supply, sewerage and drainage) are effectively managed.

#### CORE POLICY 21

##### DELIVERING SUSTAINABLE WATER SUPPLY, DRAINAGE AND SEWERAGE INFRASTRUCTURE

The Council will work with developers, residents and water supply and sewerage companies to ensure that Enfield's future water resource needs, wastewater treatment and drainage infrastructure are managed effectively in a coordinated manner by:

- Ensuring that water supply, sewerage and drainage infrastructure is in place in tandem with development, to accommodate the levels of growth anticipated within the Borough. New development may need to be phased to allow the prior completion of necessary infrastructure;
- Promoting water conservation and efficiency measures in all new developments, and, where possible, via a retrofitting process in existing developments; and
- Ensuring that sustainable drainage measures are incorporated within new developments, wherever possible, as a means to manage surface water run off.

Subject to the nature of proposals, developers may need to ascertain the impact of development on existing water supply and wastewater infrastructure. Water and wastewater infrastructure requirements will need to be put in place in tandem with planned growth and prior to the occupation of new development to ensure that additional water resources are provided in a timely and efficient manner and that Enfield's drainage and sewerage infrastructure is sustainable.

In order to improve water quality in the Borough during the life of this Plan, Thames Water Utilities Ltd plan to improve/redevelop Deephams Sewage Treatment Water Works.

## 7 Core Policies for Delivering Physical Infrastructure

The Development Management Document will set out criteria to promote high standards of sustainable design and construction. The Enfield Design Guide Supplementary Planning Document will provide more detailed design advice on methods to effectively manage water.

### Justification

- 7.19** The above policy supports the precautionary approach advocated in the London Plan<sup>(49)</sup> in seeking to ensure that future water resource needs (water supply, sewerage and drainage) are managed in a sustainable manner.
- 7.20** The policy also supports the delivery of one of the objectives contained within the Council's Sustainable Community Strategy, in terms of future water resource needs. In that it seeks to promote sustainable development, by supporting residents and businesses to preserve natural resources, conserve water, reduce pollution and address the cause of global warming.<sup>(50)</sup>
- 7.21** Thames Water and Three Valleys Water provide a water supply to the Borough, but Thames Water is the sewerage undertaker for the whole Borough. The investment programmes of both companies are based on a five year cycle. The Thames Water Business Plan, 2010 - 2015,<sup>(51)</sup> indicates that environmental improvement works and the redevelopment of Deephams Sewage Treatment Works are necessary to meet Environment Agency standards; so that the quality of water being returned to the River Lee is improved. While work is proposed to commence in the Business Plan it is unlikely to be completed until 2017.

### Implementation

- 7.22** The Development Management DPD will contain policies that have regard to the impact of development proposals on water demand and existing capacity – The London Plan sets a maximum water use target of 105 litres per person per day for residential development.
- 7.23** The Development Management DPD will promote high standards of sustainable design and construction, including methods to reduce water use, encourage rainwater harvesting and water recycling, and reduce storm water discharge.
- 7.24** The Enfield Design Guide SPD will provide supplementary design advice on methods to manage water, including:
- Sustainable drainage techniques;
  - Rainwater harvesting opportunities;
  - Water recycling;
  - Water efficiency; and
  - Retrofitting of water efficiency measures and sustainable drainage systems to existing developments.

49 Policies 4A.14 Sustainable Drainage, and 4A.16 Water Supplies and Resources, The London Plan: Spatial Development Strategy for Greater London. Consolidated with Alterations since 2004. February 2008.

50 Objective 5i, page 48, Enfield's Future: A Sustainable Community Strategy for Enfield 2007 - 2017.

51 Final Business Plan Submission for the 2009 Price Review, Thames Water, April 2009.

## 7 Core Policies for Delivering Physical Infrastructure

### Monitoring and Targets

- 7.25** Targets for water conservation and efficiency and sustainable drainage measures incorporated into new developments will be identified in the Development Management DPD.
- 7.26** New/improved infrastructure to deliver water supply, drainage and sewerage to support new development should be delivered in accordance with the Infrastructure Delivery Plan.

### 7.3 Delivering sustainable waste management

**7.27** The London Plan sets out a number of targets designed to increase the sustainability and self sufficiency of waste management in the Capital. To help achieve these targets, the Mayor requires each borough to identify land to manage a set amount of Municipal Solid Waste (MSW) and Commercial and Industrial (C&I) Waste. This is referred to as the borough-level apportionment. The north London boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are currently working together to produce a joint waste development plan document (the 'North London Waste Plan', or 'NLWP'), which, once adopted, will form part of each borough's LDF.

**7.28** The NLWP will ensure that sufficient land is allocated for waste management facilities capable of dealing with the combined apportionment targets for the seven boroughs: 1,504,000 tonnes/year by 2010; 1,994,000 tonnes/year by 2015 and 2,341,000 tonnes/year by 2020. It will also consider whether land needs to be allocated to deal with construction, demolition and excavation (CD&E) and hazardous waste and will set out a number of policies to ensure a consistent approach to the delivery of facilities across the seven boroughs. These policies will be limited to those issues directly concerned with delivering the NLWP.



Figure 7.4 Collecting domestic organic waste for recycling

**7.29** The Core Strategy has a wider role in setting out the Council's overall approach to waste management, including in its role as a waste disposal authority through the activities of the North London Waste Authority (NLWA).

### CORE POLICY 22

#### DELIVERING SUSTAINABLE WASTE MANAGEMENT

The Council will support the provision of sufficient, well-located waste management facilities, which will increase the self-sufficiency of North London and meet the combined apportionment figures of the constituent boroughs of the North London Waste Plan (NLWP) by:

- Safeguarding existing waste management sites, transfer sites and any additional sites located in Enfield that are identified in the NLWP, unless compensatory site provision is made elsewhere within the seven boroughs;

## 7 Core Policies for Delivering Physical Infrastructure

- Prioritising more efficient use of existing waste sites followed by the reorientation of existing transfer sites to waste management. Should these sites not prove suitable to meet waste management needs, potential new waste sites will be identified in the NLWP; and
- Continuing to support the use of the Edmonton Eco-Park as a strategic waste site and working with the North London Waste Authority and the site operator to maximise the use of the site with more sustainable and efficient waste management processes including the future decommissioning of the current incinerator. This includes exploring opportunities for local energy provision to support new development at Meridian Water to the south.<sup>(52)</sup>

Working with the NLWA and the private sector, the Council will manage all types of waste in accordance with the principles of the waste hierarchy as set out in the Mayor of London's Municipal Waste Strategy (2003) and will meet the targets set out in the London Plan. The Council will require active consideration of sustainable transport of waste where it is not treated at source (e.g. via rail and water).

A wide range of appropriate waste management facilities that take advantage of the latest technological developments in order to maximise potential environmental, social and economic benefits will be encouraged primarily on existing sites identified in the North London Waste Plan where these facilities meet the requirements set out in that Plan. Where possible, facilities will be grouped so that their activities complement each other and will be located so that the outputs of the waste management process (e.g. heat/materials) can be utilised nearby, including in district heating networks.

In all new developments, the Council will:

- Encourage the inclusion of re-used and recycled materials;
- Encourage on-site reuse and recycling of construction, demolition and excavation waste; and
- Require appropriate provision to be made for on-site waste treatment, storage and collection throughout the lifetime of the development.

### Justification

- 7.30** London Plan Policy 4A.24 requires the protection of existing waste sites unless compensatory site provision is made elsewhere. In line with the sub-regional approach to waste management set out in the North London Waste Plan (NLWP), it is appropriate that any re-provision should be made within this sub-region, taking account of the sustainability criteria that will be set out in the NLWP, PPS10 and the London Plan. The emerging NLWP indicates that approximately 28ha of land will be needed across the seven boroughs in order to meet the apportionment and the needs of the North London Waste Authority. The NLWP will identify and rigorously assess potential sites to deliver the most sustainable combination of sites to meet this need. It is therefore appropriate to delegate the allocation of sites to this document.
- 7.31** The hierarchical approach to the location of waste facilities will be set out in detail in the NLWP. The aim is to improve the current stock of waste facilities while ensuring new sites are in the most appropriate locations. Prioritising redevelopment of existing facilities will help to

## 7 Core Policies for Delivering Physical Infrastructure

re-orientate inefficient and less sustainable waste operations toward more sustainable ones. For similar reasons, reorientation of transfer sites to waste management (in accordance with policy 4A.24 of the London Plan) will be supported. This will be possible because transfer stations, which are used to bulk waste before it is sent to landfill, will become redundant as the amount of waste going to landfill decreases. If intensification or reorientation cannot deliver suitable sites, then new sites may be considered. Potential sites are identified in the NLWP. These sites will have undergone a rigorous sustainability appraisal, and are therefore to be developed in preference to windfall sites. Developers will need to demonstrate why options higher in the hierarchy are not suitable before lower order options can be considered.

- 7.32** The Council is not opposed in principle to hazardous or construction demolition and excavation waste facilities. However, work on the development of the NLWP has found that it is not practical to plan for hazardous waste at the sub-regional level as these specialised facilities have regional catchments. Should applications for such facilities come forward in Enfield, the sustainability criteria set out in PPS10, the London Plan and the NLWP would need to be applied. Similarly, due to the high on-site reuse and recycling rates for construction, demolition and excavation waste, (which accords with the proximity principle and waste hierarchy), and the emerging NLWP findings that the remainder of this waste must be sent to landfill outside of London, it is unlikely that facilities to deal with this waste will be needed. However, should applications for such facilities come forward, the above stated criteria will need to be applied.
- 7.33** The principle of waste management in accordance with the waste hierarchy was introduced by the Waste Framework Directive and is supported through the Waste Strategy for England (2007), the Mayor of London's Municipal Waste Strategy (2003) and the London Plan.
- 7.34** Self-sufficiency aims to increase the responsibility communities take for their waste, reducing the distance it travels and so the associated congestion and vehicle emissions. This is supported in the London Plan, which aims to increase the self-sufficiency of London through the borough-level apportionment. Inevitably waste will have to travel some distance from its source to its treatment facility, and occasionally a significant distance where specialised facilities are needed (e.g. for hazardous waste). A key aim should therefore be to minimise the impacts of this through the use of more sustainable alternatives to road-based transport. Opportunities such as utilising Ash Wharf at Edmonton Eco Park for waterborne transportation should be explored.

## 7 Core Policies for Delivering Physical Infrastructure

**7.35** The options for dealing with waste have been revolutionised in recent years (for example, through the continuing development of pyrolysis, gasification and anaerobic digestion technologies). Rather than trying to predict which technologies are appropriate, the emerging NLWP concludes that this should be assessed on a case by case basis to increase flexibility and allow selection of the newest and most sustainable technologies. The Core Strategy therefore reflects this approach.

**7.36** The outputs of waste facilities (for example materials or heat and electricity) can be used in other industrial processes (e.g. manufacturing) or in district Combined Heat and Power (CHP) schemes. Locating facilities in close proximity to each other reduces the need to transport materials and is essential for the efficiency of district CHP, all of which aids the creation of more sustainable communities.

**7.37** In order to drive waste management up the waste hierarchy, it is necessary to ensure that there is sufficient infrastructure in place to support more sustainable waste management options. Ensuring ease, efficiency and convenience of the storage and collection of waste must form part of this Strategy. In larger developments, on-site treatment of waste may be the most sustainable option, for example, through a Combined Heat and Power (CHP) facility.



Figure 7.5 London Waste Eco Park, Edmonton

### Implementation

**7.38** The Core Policy will be implemented through the Council's development management service and in partnership with the six north London boroughs who are jointly producing the North London Waste Plan. The same boroughs are responsible for collection and disposal of municipal waste through the activities of the North London Waste Authority (NLWA). The NLWA has produced a North London Waste Strategy, which sets out how the seven boroughs can achieve sustainable management of municipal waste. The NLWA is currently in the process of procuring sites to enable this.

### Monitoring and Targets

**7.39** The North London Waste Plan will identify targets to monitor the uptake and capacity of allocated waste sites. The amount of municipal waste arising and how it is managed will be monitored to achieve a target of 41 per cent recycled waste by 2011/12, and residual waste of 658kgs per household by 2010/11. These targets will be updated in the Council's Business Plan.

## 7.4 Aggregates

**7.40** It is understood that workable land-based reserves of aggregates in Enfield are largely depleted. There may be potential for dredging sand and gravel from the King George V Reservoir, but the feasibility of extraction is currently unknown.

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### CORE POLICY 23

#### AGGREGATES

The Council will continue to work with its partners, including the London Aggregates Working Party, to identify potential sources of aggregates in the Borough. These sources will be protected providing that exploitation can be shown to be both feasible and desirable.

#### Justification

- 7.41** Initial indications from Thames Water are that there are no plans for the extraction of aggregates from the King George V Reservoir, but they have been unable to confirm this and the impact of such operations upon the environmental qualities of the site, which is a Site of Special Scientific Interest, would need to be carefully assessed. There are no other known potential sources of aggregates within the Borough.

#### Implementation

- 7.42** The Council will continue to engage with the London Aggregates Working Party regarding potential aggregate resources in the Borough. The Council will also continue to engage with Thames Water and the Lee Valley Park Authority to establish the acceptability of aggregate extraction in the King George V Reservoir. This will be assessed against a range of matters which include the need to consider the degree of impact on the wildlife of the reservoir given its designations as a SSSI and the wider amenity of the Regional Park.
- 7.43** Should further aggregate resources be identified in the Borough, the feasibility of extraction would be assessed against a number of considerations including national and regional planning policy guidance, an adequate and steady supply of minerals to meet demand and the impact of operations on the environment, local character and amenity. If proven, these sites will be identified on the Proposals Map and protected through policies in the Development Management Document.

#### Monitoring and Targets

- 7.44** There are currently no primary land-won aggregates extracted in Enfield. There may be further investigations by Thames Water at King George V Reservoir, however the results are not yet known.

## 7 Core Policies for Delivering Physical Infrastructure

### 7.5 Transport

- 7.45** The remaining policies in this chapter focus on transport. They aim to both address the existing deficiencies in transport in the Borough and to ensure that planned growth is supported by adequate transport infrastructure that promotes sustainable transport choices. The Council has undertaken a Transport Assessment<sup>(53)</sup> to inform the core policies. The underlying approach is to ensure that travel choice across the Borough is enhanced so as to provide everyone with the opportunity to decide how they choose to travel, be that by car, public transport or walking and cycling.

## 7 Core Policies for Delivering Physical Infrastructure

**7.46** The Core Strategy seeks to address the following key transport issues:

- Continued growth in the volume of traffic using the network is placing increasing pressure on the available capacity and planned growth will need to consider and mitigate this pressure;
- A lack of good quality east-west links across the Borough, limiting movement and access to jobs and services;
- The need for good access to the strategic road network to support the needs of business and industry away from residential neighbourhoods;
- The impact of proposed improvements to the West Anglia Main line in the Lee Valley (see below) on increased local services and on east-west crossings;
- Access to public transport in the east of the Borough, where most of the planned growth is proposed;
- Poor bus connectivity between the strategic growth areas and town centres in Enfield;
- The relatively high use of the private car to travel around and beyond the Borough. Nearly 50% of individuals living in the Borough travel to work by car, compared to 36% across all London boroughs; and
- Provide a framework by which transport proposals are appropriate to their context, complement local character and are designed in accordance with the principles set out in Core Policy 30.

**7.47** There are a number of future committed and proposed public transport schemes that will affect the Borough. These include upgrades of the Victoria and Piccadilly underground lines to provide additional capacity. The most relevant proposed scheme is the proposed enhancement West Anglia main line to improve services to Stansted which also has the potential to increase frequencies of local rail services in the east of the Borough.

**7.48** Whilst the Department for Transport is currently considering the viability of the scheme, given the long-term nature and uncertainty of this proposal, early phases of development in this Core Strategy are based on alternative forms of improved public transport infrastructure. The Council will continue to pursue options to improve local services on the line and later phases of the growth set out in this Core Strategy are based on what the Council believes is a realistic assumption that four local train services per hour will be achieved.

**7.49** In line with London Plan policies 3C.1, 3C.2 and 3C.11, the transport policies in this section seek to ensure that future development and transport capacity are integrated, and that both development and transport infrastructure provision are phased to ensure that development matches the available transport capacity. Details of the development phasing are set out in Chapter 10 and the Infrastructure Delivery Plan.

### 7.6 Road network

**7.50** A functioning highway network is essential for all modes of transport. The strategic highway network in Enfield comprises the A10 Great Cambridge Road (north-south link) and the A406 North Circular (east-west link) and the M25 running along the northern boundary of the Borough.

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These are supplemented by a number of A-roads that are key connectors in the Borough including the A1055 Bullsmoor Road/Mollison Avenue/Meridian Way (north-south link), the A1010 Hertford Road (north-south link), and the A110 east-west link.

### CORE POLICY 24

#### THE ROAD NETWORK

The Council working with partners will seek to deliver improvements to the road network to contribute to Enfield's economic regeneration and development, support businesses, improve safety and environmental quality, reduce congestion, and provide additional capacity where needed. In particular the following key improvements have been identified:

- Priorities for improvements to the main road network will be:
  - A406 North Circular Road;
  - A1055 Bullsmoor Lane / Mollison Road / Meridian Way;
  - A110 Southbury Road including the one-way system in Enfield Town;
  - A10 Great Cambridge Road;
  - A1010 Hertford Road; and
  - To improve accessibility to the Upper Lee Valley, particularly east-west connections, linking areas on either side of the West Anglia rail line.
- The Council will also work with the Department for Transport, Transport for London and Network Rail to ensure adequate alternative arrangements are provided in association with any closure of level crossings on the West Anglia Main Line in association with increased rail service frequencies;
- The Council will identify and safeguard land required for the construction of major transport projects in the relevant area action plan or Site Schedule Document;
- The Council will encourage sustainable travel choices and reduce growing congestion levels through the promotion of Travel Demand Management Programmes, and will support the use of low carbon vehicles, including electric vehicles. Standards for the provision of off-street parking in new developments and requirements for transport assessments, travel plans, car clubs and car share schemes will be set out in the Development Management Document; and
- The Council will work with partners to continue to consider the potential merits, benefits and impacts of a Northern Gateway Access Package to improve accessibility and movements within north east Enfield and to support existing and new businesses in the Upper Lee Valley.

#### Justification

- 7.51** The Mayor of London has published a Draft Transport Strategy (2009) which reiterates the aim to reduce congestion, whilst seeking the efficient use and maintenance of the road network to cater adequately for all essential traffic movements.

## 7 Core Policies for Delivering Physical Infrastructure

- 7.52** Enfield's Core Strategy Transport Assessment (2009) considers the potential effect of the planned growth in the Borough to 2026 both with and without the proposed improvements to the West Anglia Main Line in the Lee Valley. It concludes that the greatest impact of the proposed development on the main road network is likely to be associated with trips along the A1055 in the Central Leaside area and along the A406 North Circular Road. It suggests that access to the M25 via the A1055 Bullsmoor Lane will continue to experience a significant level of congestion unless suitable mitigation measures are established. The assessment of important key junctions also identified east-west movements in these areas as key priorities for improvement, along with the A110 Lea Valley Road/Southbury Road.
- 7.53** With regard to the A406 North Circular Road, the Core Strategy Transport Assessment (2009) recognises that there are significant capacity constraints to the road west of Green Lanes in the Borough, and although this is not considered to be a constraint on strategic growth in Enfield, it has been identified as an area for further consideration in the relevant area action plans, in partnership with Transport for London.
- 7.54** The operation and capacity of the North Circular Road between Green Lanes and Bounds Green Road has been a longstanding concern to residents and businesses and there is an acute need to provide additional capacity, improve the environment and address issues of blight in this part of the Borough. These issues will be somewhat addressed by the North Circular Area Action Plan in the context of Transport for London's Safety and Environmental Improvements Scheme for this section of the North Circular Road. However, further works are required to provide grade separation at some of the key junctions between Bounds Green Road and Green Lanes if significant capacity improvements are to be realised.
- 7.55** The Council is undertaking modelling and optioneering for traffic in Enfield Town Centre which will test the impact of alternative development options for the Town, and which will inform the preparation of the Enfield Town Area Action Plan, and associated masterplanning for the area around Enfield Town rail station.
- 7.56** Enfield's Core Strategy Transport Assessment (2009) recognises that strategic growth proposed in the Borough, particularly at Central Leaside and Meridian Water, will affect traffic flows on the local road network. The cumulative traffic impacts of growth in the Upper Lee Valley will be addressed in the forthcoming Upper Lee Valley Transport Study (further details are provided in the implementation section) and will inform the development of the Central Leaside Area Action Plan, within which the local road network will be addressed.
- 7.57** The capacity problems forecast at the A10/A1055 Bullsmoor Lane, even taking into account the potential improvements to the West Anglia rail line, through the Upper Lee Valley, provide justification for the continued consideration of the merits of the Northern Gateway Access Package (NGAP) scheme to reduce congestion in the area. However, the limited scale of the additional congestion caused by the projected development trips indicates that the NGAP scheme is not required to deliver the planned growth in Enfield alone and should be considered in the context of growth in North London as a whole.
- 7.58** The Department of Transport has confirmed that if the improvements to the West Anglia rail line are progressed in any format, the level crossings in the Borough would have to be closed. Enfield's Transport Assessment identifies that future work will be needed to examine options for replacing crossing facilities as part of the wider enhancement scheme.
- 7.59** The Enfield Transport Assessment acknowledges that there is limited opportunity to increase highway capacity in the Borough and that behaviour change measures to encourage travel by sustainable modes of transport represent the biggest opportunity to address congestion. It

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highlights that restricting the provision of car parking at developments where there is high public transport accessibility and good walking and cycling links is supported by government policy (e.g. PPG13) and can have a role to play in encouraging sustainable travel in some cases, particularly for large new developments.

### Implementation

- 7.60** Highway improvement schemes will be set out in the Infrastructure Delivery Plan.
- 7.61** The Council will work with other North London boroughs, Transport for London and partners to commission a strategic transport assessment for the Upper Lee Valley, for which a brief is currently being prepared. It is intended the study will use dynamic modelling tools to undertake more detailed assessments of the impact of developments across a broader geographical scale. The outcomes of this study will be monitored and if necessary a review of the Core Strategy will be undertaken to ensure that appropriate contingency measures are in place to support strategic growth in the Borough.
- 7.62** The Upper Lee Valley Transport Study will address the cumulative impact of growth in the Upper Lee Valley, informing the Central Leaside Area Action Plan and Meridian Water Masterplan which will provide further detail on the physical enhancements required to improve junction capacities along the A1055 Meridian Way.
- 7.63** The area action plans and master plans for the place shaping priority areas in the Upper Lee Valley will consider the highway improvements/management measures required to maximise capacity at the A10 junctions with A1055 Bullsmoor Lane and A110 Southbury Road. NGAP will be considered alongside alternatives in the context of the North East Enfield and Central Leaside Area Action Plans in partnership with Transport for London and the Highways Agency.
- 7.64** The Council will carry out further assessment of the potential impact of any closure of level crossings in the Upper Lee Valley to inform the preparation of the Upper Lee Valley Opportunity Area Framework, and ongoing discussions with Network Rail, on the need to make adequate alternative provision.
- 7.65** The Council will increase the awareness of sustainable options for travel through a range of demand management initiatives including the promotion of travel plans and travel awareness campaigns. The Council will as an employer, develop a workplace plan and encourage existing businesses and communities to do likewise.
- 7.66** Core Policy 27 sets out Council's policy to promote the efficient and sustainable movement of freight.

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**7.67** The Development Management DPD will:

- Provide standards and criteria for car parking provision in new developments including reduced parking in town centres with good public transport and on-street parking controls;
- List criteria for new developments to incorporate car club and car sharing;
- Set out requirements for developers to adopt travel plans in new developments; and
- Set out requirements for the provision of electric recharging points, where appropriate, in new developments.

### Monitoring and Targets

**7.68** Once agreed, timeframes for the delivery of the Upper Lee Valley Transport Study will be set out in the Council's Local Development Scheme.

**7.69** Monitoring arrangements and local targets for the delivery of travel plans and transport assessments will be detailed in the Development Management DPD.

**7.70** The Council will monitor the implementation of Travel Plans in the Borough with Transport for London's iTrace system.

**7.71** Monitoring arrangements for the delivery of the area action plans are set out in section 9: Core Policies for Places.

## 7 Core Policies for Delivering Physical Infrastructure

### 7.7 Pedestrians and cyclists

#### CORE POLICY 25

##### PEDESTRIANS AND CYCLISTS

The Council, working with its partners, will seek to provide safe, convenient, and accessible routes for pedestrians, cyclists and other non-motorised modes by:

- Developing and implementing improvements to strategic and local walking and cycle routes in the Borough;
- Improving the quality and safety of the public realm, implementing streetscape improvements to be outlined in the Enfield Design Guide and relevant area action plans, fostering road safety, and implementing 'Streets for People' initiatives; and
- Working with Department for Transport, Network Rail and Transport for London to ensure that West Anglia rail line improvements address the barrier to east-west movements for pedestrians and cyclists caused by the line in the east of the Borough, including the identification of alternative crossing points.

Priority will be given to schemes that overcome community severance, particularly those linking communities on either side of the West Anglia Main Line, routes to schools, town centres and recreational resources including greenways and the Lee Valley Regional Park.

#### Justification

- 7.72** The Core Policy reflects key priorities identified in Enfield's Local Implementation Plan (LIP) to promote walking and cycling and complies with London Plan policies for improving conditions for walking and cycling. The Mayor's emerging Transport Strategy and wider Mayoral strategies (e.g. Walk London, London Cycle Hire, Legible London) place increasing emphasis on the role of walking and cycling as a viable journey to work mode that can help reduce congestion.
- 7.73** The proposed improvements to the West Anglia rail line in the Lee Valley will necessitate the removal of existing level crossings and will impact on east-west walking and cycling routes. The project does provide an opportunity, however, to consider alternative options, such as bridges and underpasses, which could help to address the barrier caused by the railway line.
- 7.74** The Council will implement its Rights of Way Improvement Plan for investment in the footpath network. The Plan incorporates public footpaths, bridleways and byways. Routes may be open to pedestrians, cyclists and horse riders. Consultation on the draft Plan identified the following priorities: personal safety, environmental improvements, lighting, conflicts with other users and lack of knowledge of the network.
- 7.75** The Enfield Leisure Cycle Route Network is being developed and will be implemented by the Council to provide a high quality cycle route that provides safe and attractive cycle routes through the Borough and will include a new strategic route in the north of the Borough, developed in collaboration with Sustrans, to extend NCN12 so that it links to NCN1.

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### Implementation

- 7.76** Priority walking routes will be identified and implemented through the LIP. Priorities will be determined in accordance with Transport for London's Best Practice for Local Walking Schemes and the Council's Walking Action Plan.
- 7.77** Developing and implementing the Rights of Way Improvement Plan actions and an 'Enfield Walking Action Plan' to improve the condition of existing walking routes and complete missing links, particularly seeking to overcome barriers to movements and improve east-west links in the Upper Lee Valley.
- 7.78** Implementing regional level strategies where appropriate at the local level including the National Cycle Network, Strategic Walk Network, and Legible London.
- 7.79** Completing the Enfield Leisure Cycle Route Network to provide safe and attractive cycle routes particularly to town centres, public transport nodes, green spaces and employment uses.
- 7.80** Improving wayfinding and signage, the provision of cycle parking and storage at public transport interchanges and large employment sites.
- 7.81** The West Anglia Main Line improvements will develop provision for east-west pedestrian and cycle connectivity over the railway through the Upper Lee Valley.
- 7.82** The Enfield Design Guide SPD will provide guidance on providing improved environments for pedestrians and cyclists to give greater priority to the use of streets as social spaces and for public transport, walking and cycling.
- 7.83** The area action plans and place shaping masterplans will integrate planned development in the strategic growth areas with infrastructure improvements to promote walking and cycling, including the provision of cycle parking facilities, safe and secure routes through development areas, and an urban realm that facilitates walking and cycling without prohibiting vehicular movements. The North East Enfield and Central Leaside Area Action Plans will identify a series of east-west 'green corridors' that link residential areas to the River Lee waterways and Regional Park, including improved pedestrian crossings over the railway line.



Figure 7.6 Bicycle parking facility, new factory complex in Brimsdown.

### Monitoring and Targets

- 7.84** The completion of sections of Enfield's walking and cycle networks will be monitored, with targets to be identified in the forthcoming Enfield Walking Action Plan (to be developed 2010-12) and the Enfield Cycle Route Network.

### 7.8 Public transport

- 7.85** Currently some areas of Enfield have limited access to rail and bus services. There is poor public transport accessibility along the Lee Valley Corridor despite the presence of the West Anglia Main Line, which suffers from low service frequencies and poor station access, particularly at Angel Road station. Overcrowding issues have also been identified at peak periods on rail

## 7 Core Policies for Delivering Physical Infrastructure

lines into Central London, along the Lee Valley Line, the Southbury Loop and the Hertford Loop. Developing a comprehensive public transport network for the Borough is critical to support the planned growth.

### CORE POLICY 26

#### PUBLIC TRANSPORT

The Council, working with its partners, will seek to secure a comprehensive, safe, accessible, welcoming and efficient public transport network, capable of supporting the development proposals for the Borough and providing attractive alternative travel options by:

- Supporting proposals to upgrade the West Anglia Rail line in the Lee Valley to enable a four trains per hour service at local stations in Enfield;
- Working with Network Rail and other rail operators to strongly promote increasing the frequency of off peak rail services between Enfield Town and Seven Sisters in association with planned growth around Enfield Town station;
- Improving access to and safety of railway and underground stations, as well as associated environmental works to make these more attractive and welcoming. Accessibility improvements to Angel Road, Edmonton Green, Ponders End and Silver Street stations will be sought in conjunction with development at Central Leaside, North East Enfield and upgrades to the West Anglia rail line in the Lee Valley;
- Improving public transport interchanges to facilitate better wayfinding, integration between modes including provision for taxis, water based transportation and cycle parking and storage, particularly at Enfield Town, Edmonton Green, Ponders End, New Southgate and Southgate Circus;
- Working with Transport for London to enhance bus provision to offer a realistic alternative to the private car, focusing on areas with poor public transport accessibility, particularly in the Upper Lee Valley and orbital bus services. This will include new and diverted services, improving bus stop accessibility, reducing walk access time and improving safety;
- Ensuring new developments demonstrate that existing or proposed public transport levels can accommodate development proposals, and where necessary, identify opportunities for public transport improvements; and
- Promoting and providing accessible transport options for persons with reduced mobility including community transport vehicles, Dial-a-ride and Taxicard.

#### Justification

- 7.86** As an outer London borough, it is acknowledged that many people in Enfield will continue to rely on the use of the car for travel. However, according to 2001 Census data, 29% of the Borough's households have no access to a car and in some wards in the east of the Borough

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up to 50% of households do not have a car. It is predicted that over the lifetime of the Plan there will still be at least 25% of households in the Borough without the available use of a car.<sup>(54)</sup> The provision of realistic public transport alternatives is therefore essential.

**7.87** The Mayor of London, working with strategic partners, aims to increase the capacity of public transport in London by up to 50% by 2026. The Mayor's emerging Transport Strategy notes the need for improved public transport in outer London and in the West Anglia/A10 Corridor (identified as Corridor L) to serve over 240,000 additional homes in the London-Stansted-Cambridge-Peterborough Growth Corridor.

**7.88** Network Rail's Delivery Plan 2009 - 2014 details the lengthening of trains and increasing frequency of the service on the West Anglia Main Line as committed enhancements to the rail network, which do not provide for an increase in local services. The *West Anglia Main Line Progress Report* (DfT, March 2009) notes that although it is possible to achieve four trains per hour at all stations in Enfield there is a potentially poor business case for this. The Department for Transport's work does not currently take into account the growth proposed by the Council in this Core Strategy thus potentially underestimating the value of service improvements in the Upper Lee Valley. The Mayor's emerging Transport Strategy identifies four tracking of the West Anglia Main Line route, to increase capacity, as a high priority for further investment in the rail network beyond 2014.

**7.89** The Core Strategy strongly supports a baseline level of provision of four local trains per hour at all Enfield stations along the West Anglia Main Line, through the Lee Valley. The provision of four trains per hour is shown by Enfield's Transport Assessment to be an important element of enhancing public transport accessibility in the Upper Lee Valley, where the majority of Enfield's development growth is planned. It is also shown to mitigate any overcrowding on the Victoria Line, which could result from the Core Strategy development proposals.



Figure 7.7 Ponders End railway station

**7.90** In 2003, Transport for London carried out an assessment of the costs and benefits of extending the Victoria Line as far as Northumberland Park. None of the options considered were shown to offer value for money, mainly as a result of lack of demand. The development proposals at Central Leaside offer an opportunity to reconsider the business case for extension further into Enfield, where the catchment area created by proposed new development might make the scheme more viable. It should be noted, however, that the land required to develop the scheme would conflict with the proposed four tracking of the Lee Valley Line and therefore would only be worth pursuing if four tracking were not implemented. The Council will therefore work with neighbouring boroughs of Haringey and Waltham Forest and Transport for London to reconsider the merits of extending the Victoria Line in light of development proposed at Central Leaside, if the improvements to the West Anglia rail line are not confirmed.

## 7 Core Policies for Delivering Physical Infrastructure

- 7.91** In order to ensure that some development can take place in advance of improved frequency of local services on the West Anglia rail line, Enfield's Transport Assessment recommends enhanced bus provision to provide a much greater penetration of bus routes into new development sites and to provide better connections between development sites and town centres.
- 7.92** Interchange priorities support those identified in Enfield's LIP and Transport for London's Interchange Plan (2002). Community consultation associated with the preparation of the Enfield Town Area Action Plan identified an integrated public transport interchange as vital to town centre improvements.

### Implementation

- 7.93** Public transport route selection and service provision falls under the remit of Enfield's transport partners and will be set out in the Infrastructure Delivery Plan. The role of Enfield as the local authority is to facilitate public transport improvements by continuing to work with transport partners and regional partnerships to lobby for improvements to the public transport network.
- 7.94** Core Policy 26 reflects priorities set out in Enfield's LIP for securing better railway services and improvements to the West Anglia Main Line, Thameslink, and improved access to and safety at railway stations.
- 7.95** The Council will continue to work with the Mayor of London, Transport for London and the Department for Transport on the proposals for the West Anglia Main Line, through the Lee Valley, to ensure that Core Strategy growth is included in any future testing of four tracking options to improve the business case.
- 7.96** Core Policy 26 will be implemented in part through the Upper Lee Valley Transport Study, referred to under the implementation section of Core Policy 24. The preparation of the four area action plans and masterplans for the place shaping priority areas will provide an opportunity to work more closely with partners including Network Rail and London Buses to provide more detail on possible public transport improvements in the strategic growth areas including an improved interchange at Enfield Town station, improved access to Angel Road station, station enhancements, new bus routes and bus standing facilities.
- 7.97** Section 10 *Implementation and Monitoring* of this Strategy outlines a phased approach to development and provides a summary of the key infrastructure projects required to support each phase of development in the strategic growth areas. With regard to public transport, Table 10.1 identifies that in the short to medium term phased growth proposed can be supported by enhanced north-south bus service provision, travel choice measures, and walking and cycling enhancements over a ten year period to 2019/20. Beyond this, in the long term, current evidence indicates that it is likely that an improved service frequency of local services, to 4 trains per hour on the West Anglia Main Line Route and a full enhanced bus service will be required to support further growth, particularly at Central Leaside.



Figure 7.8 Bus stop Ponders End

## 7 Core Policies for Delivering Physical Infrastructure

- 7.98** The preparation of the areas action plans and masterplans for the place shaping priority areas will be informed by the Upper Lee Valley Transport Study. The preparation of masterplans for Meridian Water and Ponders End will examine innovative transport solutions and consider sustainable alternatives in the context of proposed development based on eco-neighbourhood principles.
- 7.99** Core Policy 26 and development of the area action plans will be reviewed in light of further detail provided by the Upper Lee Valley Transport Study and masterplanning for Meridian Water, at Central Leaside.
- 7.100** The Development Management DPD will include:
- Criteria for the location of new development, including mixed use development, according to public transport accessibility;
  - Requirements for applications for new development to be accompanied by transport assessments and travel plans; and
  - Priorities for S106 contributions to public transport improvements and maintenance.

### Monitoring and targets

- 7.101** Once agreed, timeframes for the delivery of the Upper Lee Valley Transport Study, in partnership with Transport for London, will be set out in the Council's Local Development Scheme.
- 7.102** The provision of public transport infrastructure to support phased development in the Borough, in the short to medium term, will be achieved through working with Transport for London and in the preparation of the area action plans and masterplans for the place shaping priority areas.
- 7.103** In the long term, a minimum service frequency of four trains per hour at all local stations in Enfield by 2026 will be achieved.

## 7.9 Freight

- 7.104** In Enfield, industries with the greatest reliance on bulk freight movement tend to be located in the east of the Borough, particularly on key routes such as Mollison Avenue, Meridian Way and Great Cambridge Road. This policy should be read in conjunction with the core policies on economic development and enterprise, which seek to manage the location of freight generating development, and the core policy on the road network, which seeks to improve key highway corridors that carry freight traffic.

### CORE POLICY 27

#### FREIGHT

The Council, working with its partners, will seek to promote the efficient and sustainable movement of freight by road, rail and water by:

- Supporting freight intensive uses in areas with good access to the strategic road network and/or proposed water and rail freight facilities, particularly strategic industrial sites in the Upper Lee Valley including Brimsdown Industrial Estate;

## 7 Core Policies for Delivering Physical Infrastructure

- Promoting, where appropriate, the potential for freight movement by rail and water;
- Continuing to investigate ways to improve freight movement between the Upper Lee Valley and the Strategic Road Network; and
- Continuing to manage lorry movements on the Borough road network to protect residential amenity.

### Justification

**7.105** The Core Policy complies with the existing and emerging Mayor's Transport Strategy, London Freight Plan and Enfield LIP objectives to provide for the safe, reliable and efficient movement of freight, and to promote modal shift from road to rail and waterways to support more sustainable distribution. Brimsdown's role as a key freight generator within London will continue and expand with the Core Strategy's policies for economic development and enterprise.



Figure 7.9 Heavy goods vehicles, North Circular Road Bowes Park

**7.106** Transport for London predicts a 15% growth in the demand for freight and servicing by 2025.<sup>(55)</sup> Brimsdown Industrial Estate is one of the largest industrial areas in London, thus the impact of increased freight movements will be particularly significant in Enfield. This places additional pressure on the Borough's already congested roads and contributes to increasing levels of carbon dioxide emissions.

**7.107** Rail and waterborne freight is promoted in the London Plan and London Freight Plan. Road freight will continue to be the dominant mode in London due to its flexibility, the lack of continuous waterways and heavy passenger use on rail lines. However, compared to London as a whole, Enfield has an extensive waterway network and its key industrial locations are adjacent to the River Lee. Its 16 miles of railway corridor are less constrained due to its outer London location. Together this means that Enfield has a greater opportunity to advance the aim of the Mayor's Transport Strategy to meet the distribution needs of businesses as efficiently as possible whilst minimising the negative environmental impacts by facilitating a progressive shift from road to rail and water.



Figure 7.10 Lee Navigation, Ponders End

**7.108** British Waterways is assisting Transport for London in reviewing the waterways to safeguard strategic wharves to ensure the River Lee Navigation is accessible in the future for the range of purposes that may be identified.

## 7 Core Policies for Delivering Physical Infrastructure

### Implementation

- 7.109** The Development Management DPD will detail requirements for access, servicing, loading/unloading and turning facilities in accordance with the standards set by the *Freight Transport Association*. It will also set out the requirements for delivery and servicing plans and constructions logistics plans.
- 7.110** Setting out the requirements for freight delivery and servicing plans for the new developments in the Development Management DPD.
- 7.111** Safeguarding wharves at Picketts Lock and London Waste Eco-Park and rail freight interchanges in the Lee Valley Corridor.
- 7.112** Ensuring the needs of rail freight are fully considered as part of the work to West Anglia Main Line upgrades.
- 7.113** Working with the Brimsdown Freight Quality Partnership to improve the efficiency of freight to develop practical projects to make freight movements in the Brimsdown Business Area and North London more environmentally friendly, safe and efficient.
- 7.114** The Area Action Plans for North East Enfield and Central Leaside will ensure that development takes into account the infrastructure required to facilitate the sustainable movement of freight, including along the waterways.
- 7.115** The Council already has a range of lorry controls in place to protect residential areas from unnecessary lorry movements. The Council, working with partners, will review and extend existing controls and enforcement arrangements to ensure that freight traffic only utilises suitable roads.

### Monitoring and Targets

- 7.116** Monitoring arrangements and local targets on standards and requirements for delivery and servicing plans will be set out in the Development Management DPD.

## 8 Core Policies for Environmental Protection and Green Infrastructure

### 8 Core Policies for Environmental Protection and Green Infrastructure

#### 8.1 Managing flood risk

- 8.1** The Council has completed a level 1 Strategic Flood Risk Assessment (SFRA) that assesses the spatial distribution and magnitude of flood risk at the borough-wide scale. The level 1 SFRA reveals that one of the greatest sources of flood risk in the Borough is fluvial flooding, i.e. originating from rivers and watercourses. Enfield has a number of these, including the River Lee Flood Relief Channel, the River Lee itself and a number of its tributaries. In addition, there are risks of flooding from surface water, ground water, sewers and reservoir overtopping.
- 8.2** Level 2 SFRAs are being undertaken at southern Brimsdown, Meridian Water and Enfield Town. These will provide more detailed information to inform the management of the identified flood risk in these areas. In addition to the level 2 SFRAs, a pan-London project is being undertaken through the *Drain London Forum*<sup>(56)</sup> to create a Surface Water Management Plan (SWMP) for Greater London.<sup>(57)</sup> Enfield Council's Emergency Planning Team have produced a Draft Multi-Agency Emergency Flood Plan,<sup>(58)</sup> in partnership with the Metropolitan Police, Met Office, London Fire Brigade, Enfield PCT, the Ambulance Service and the Environment Agency. The Plan identifies communities and key infrastructure sites potentially at risk of flooding, and the actions, roles and responsibilities of the relevant agencies in response to a widespread flooding event.
- 8.3** The Lee Flood Relief Channel protects significant parts of Enfield from fluvial flooding. Nevertheless, the Channel almost reached full capacity in 1987, 1993 and 2000 and significant residual risk remains. There have been a number of recent flood incidents, particularly affecting the Eley's Estate, Montagu Road and Grange Park. Enfield Island, Grange Park and Upper Edmonton (including the Lee Valley Trading Estate) are identified as being at particular risk<sup>(59)</sup> and increasing urbanisation and climate change will result in some areas being at greater risk of flooding in the future. A major challenge for the Borough is that the areas of greatest flood risk are also those with the greatest opportunities for development, growth and regeneration.

56 The *Drain London Forum* was created by the GLA to bring together representatives from organisations with the information and/or responsibility for managing surface water drainage in London including: the Department of Environment Food and Rural Affairs; the Environment Agency; Government Office for London; the Greater London Authority; London Boroughs; London Councils; London Development Agency; Thames Water; and Transport for London

57 SWMPs form a "framework through which key local partners with responsibility for surface water and drainage in their area work together to understand the causes of surface water flooding and agree the most cost effective way of managing surface water flood risk" (Surface Water Management Plan Technical Guidance: Living Draft Version 1, [February 2009]).

58 Draft Multi-Agency Emergency Flood Plan (July 2009).

59 Lower Lee Flood Risk Management Strategy: Consultation Update , (June 2008).

## 8 Core Policies for Environmental Protection and Green Infrastructure

### CORE POLICY 28

#### MANAGING FLOOD RISK THROUGH DEVELOPMENT

The Council will take a risk-based approach to development and flood risk, directing development to areas of lowest risk in accordance with Planning Policy Statement 25: Development and Flood Risk. However:

- Development of sites in the Central Leaside and North East Enfield Area Action Plan areas that lie within flood zones 2 and 3a,<sup>(60)</sup> but that contribute to the strategic objectives for change in the Upper Lee Valley, will be supported in principle. These schemes will be expected to comprehensively address flood risk, mitigating the impacts of the development and reducing flood risk overall; and
- Redevelopment and intensification of existing industrial sites within the strategic industrial locations will be encouraged, provided that this reduces flood risk overall.

The Sequential Approach, Exception Test, and all other requirements of PPS25 will still need to be applied to individual developments.

Given that there is likely to be redevelopment within the floodplain, there will be increased emphasis on innovative, flood resistant and resilient design, including a requirement to normally set back development from the watercourse. Sustainable Drainage Systems (SUDS)<sup>(61)</sup> will be required in all developments, irrespective of the flood risk at individual development sites.

Developments proposed in areas identified as being at risk from surface or groundwater flooding (in level 1 and/or 2 Strategic Flood Risk Assessments and in any subsequent surface water management plans) will be required to demonstrate that further investigation of the extent of risk, and the feasibility of options for prevention or mitigation, have been considered.

#### Justification

- 8.4** The PPS25 Practice Guide<sup>(62)</sup> acknowledges that flooding is one of many considerations when deciding on the best location for development. The Upper Lee Valley lies within the London-Stansted- Cambridge- Peterborough growth corridor and is identified as an Opportunity Area within the London Plan. Furthermore, the Sustainability Appraisal that accompanies the Core Strategy recognises that there may be overriding social and economic reasons for development in these locations. In order to meet wider sustainability objectives, in particular the need for housing supply and transformational change in this deprived area, it is not possible to meet development objectives while completely avoiding areas of flood risk. A Sequential Test<sup>(63)</sup> has been carried out in accordance with PPS25 and in discussion with the Environment Agency. The conclusions of this Test support the Council's approach to development in the area.<sup>(64)</sup>

60 As defined in table D.1 of Planning Policy Statement 25

61 SUDs are discussed in detail in Chapter 5 of the PPS25: Development and Flood Risk: Practice Guide (2008) and are defined there as "a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques". They include, for example, permeable paving, swales and detention ponds

62 Planning Policy Statement 25: Development and Flood Risk: Practice Guide, (2008, paragraph 2.8)

63 The Sequential Test is a requirement of PPS25 and must be applied where development is proposed in flood zones 2 or 3 (as defined in table D.1 of PPS25). The basic requirement is to demonstrate that there are no reasonably available alternative development sites in areas which are at a lower risk of flooding

64 High Level Sequential Test: London Borough of Enfield Core Strategy Submission Document (2009)

## 8 Core Policies for Environmental Protection and Green Infrastructure

- 8.5** The Lee Valley contains employment land that is safeguarded as Strategic Industrial Locations (SILs) at Brimsdown, Central Leaside and Great Cambridge Road that are identified as being of strategic importance in the London Plan. Many of these areas are at risk of flooding. However, there are no opportunities to re-locate them to areas of lower risk and there is significant financial capital and embodied energy invested in existing infrastructure. Therefore the most sustainable option is to maximise the social and economic contribution of the employment offer, through encouraging intensification and diversification,<sup>(65)</sup> while using redevelopment opportunities to reduce flood risk overall.
- 8.6** Growth and “urban creep” outside of the floodplain has a significant and cumulative impact on flood risk elsewhere. Planning Policy Statement 25 (2006), the London Plan (2008) and the emerging Thames Catchment Flood Management Plan (TCFMP) state the need to reduce flood risk where possible and the use of Sustainable Drainage Systems (SuDS) is cited as a primary means of achieving this. Enfield’s level 1 Strategic Flood Risk Assessment (SFRA)(2008) also recommends standards for the use of SuDS in all developments and set-backs are recommended by both the Environment Agency and in Section 4 of the London Plan.
- 8.7** The level 1 SFRA identifies areas that may be at risk of groundwater flooding and recommends that measures be taken to investigate and reduce this risk. Level 2 SFRA’s will investigate further the presence of surface water flood risk and make recommendations for where further site-specific investigations may be necessary.

### Implementation

- 8.8** Area action plans are being prepared for both North East Enfield and Central Leaside, and further work is being undertaken within the strategic growth areas of Ponders End and Meridian Water respectively. This more detailed work will be informed by the level 2 Strategic Flood Risk Assessments and will identify development sites and the quantum and type of development needed. Masterplanning exercises and development briefs will ensure that flood risk is considered at an early stage, at an appropriate scale, and in close consultation with the Environment Agency. Sequential Tests will be conducted to ensure proposals are in accordance with PPS25, and flood risk assessments for individual development proposals will need to demonstrate that development is safe.
- 8.9** The Development Management DPD and Enfield Design Guide SPD will set out Borough-wide standards and guidance respectively for managing flood risk through development, including those relating to:
- The need to address non-fluvial sources of flooding;
  - Requirements for site-specific Flood Risk Assessments;
  - The use and design of SuDS;
  - The design and layout of developments including setting built development back from rivers, watercourses and flood defences; and
  - Requirements for implementation of flood resilient and resistant building techniques.
- 8.10** More detailed, location-specific guidance will be provided where necessary.

## 8 Core Policies for Environmental Protection and Green Infrastructure

### Monitoring and Targets

- 8.11** The number of planning permissions granted contrary to the advice of the Environment Agency on flood and water quality grounds will be monitored, to achieve a target of no planning permissions granted that are contrary to the advice of the Environment Agency.
- 8.12** The number of properties at risk of flooding will be monitored to achieve an overall reduction of flooding.

### CORE POLICY 29

#### FLOOD MANAGEMENT INFRASTRUCTURE

The Council will continue to work closely with key partners such as the Environment Agency, Thames Water and British Waterways to maintain and enhance the Borough's existing flood defence infrastructure in the medium to long term. The Council will support flood risk management projects, (including the Salmon's Brook Flood Alleviation Scheme), and will require that opportunities for multiple benefits are maximised (for example, resulting in increased biodiversity, access to waterways and recreation).

As details of projects become available, the Core Strategy and/or other development plan documents as appropriate will be reviewed in consultation with the Environment Agency, to ensure their successful delivery (for example by safeguarding the required land). Proposals that compromise the function of existing, or planned, flood risk management infrastructure will normally be resisted.

Opportunities for removal of culverts, river restoration and naturalisation should be considered as part of any development adjacent to a watercourse. Additional culverting and development of river corridors will be resisted. Development behind existing defences will be expected to reduce residual flood risk and works to open spaces within the floodplain or adjacent to watercourses elsewhere should explore opportunities for floodwater storage, river restoration and wetland creation. There may be particular opportunities for such projects in the Lee tributaries.<sup>(66)</sup>

Innovative responses to flood risk will be encouraged and explored as part of the transformation of Meridian Water and Central Leaside.<sup>(67)</sup>

### Justification

- 8.13** The Environment Agency's emerging TCFMP and Lower Lea Flood Risk Management Strategy (LLFRMS)<sup>(68)</sup> both support the maintenance of the existing defences within the Lower Lee catchment, as does London Plan Policy 4A.13.
- 8.14** There are a number projects for which sustainable flood risk management is a key theme, that are outlined in the emerging LLFRMS and in the London Rivers Action Plan<sup>(69)</sup> but that are currently in the very early stages of development. The LDF will need to take account of the requirements of these projects as their delivery mechanisms and details of their design become more certain. All schemes will reduce flood risk in their immediate vicinity as well as elsewhere

66 A Strategy for Restoring Rivers in North London, (Environment Agency, 2006).

67 Please refer to Core Policies for Places 37-46.

68 Lower Lee Flood Risk Management Strategy: Consultation Update, (June 2008).

69 The London Rivers Action Plan can be found at: <http://www.therrc.co.uk/lrap.php>.

## 8 Core Policies for Environmental Protection and Green Infrastructure

in the Borough, and so will be supported wherever possible. However, it is important that flood management projects take full advantage of the potential for multiple benefits and that the social, economic and environmental implications are assessed.

- 8.15** Although existing defences are to be retained in the short-medium term, the cost of maintaining these defences is likely to increase and they will become less effective, partly as a result of climate change, which will mean an increase in flood risk in many locations. The emerging TCFMP and Lower Lee Flood Risk Management Strategy, Planning Policy Statement 25 (2006) and section 4 of the London Plan (2008) require consideration of this issue. Therefore, the long-term aim should be their removal and a return to a more natural flooding regime as set out in the London Rivers Action Plan. For these reasons, the reduction of flood risk behind defences as areas are redeveloped is a key aim of the TCFMP. Attenuation of water in open spaces forms part of this strategy and is also recommended in PPS25.

### Implementation

- 8.16** The maintenance of existing flood defence infrastructure is the responsibility of the owner of the asset in question, and the Environment Agency have powers to intervene where necessary. The Council will ensure that neither its activities, nor development which it approves, will preclude the ability of owners or the Environment Agency to carry out this function.
- 8.17** Flood management projects will be supported through any area action plans within which the proposal falls. Where necessary, the Core Strategy may be reviewed to protect the required land.
- 8.18** The Development Management DPD will set out the circumstances under which river restoration activities will be required as part of development and where the creation of storage areas in open spaces should be pursued. The reduction of flood risk to developments behind existing defences will be assessed through site-specific flood risk assessments.
- 8.19** Policies relating to strategic growth areas and other specific site allocations will be contained in the appropriate DPD where that allocation is made.

### Monitoring and Targets

- 8.20** The progress of flood alleviation schemes and river restoration works will be monitored to achieve the individual targets relevant to each scheme.
- 8.21** New planning permissions will be monitored to achieve a target of no new culverts being granted planning permission in the Borough.

## 8 Core Policies for Environmental Protection and Green Infrastructure

### 8.2 Quality of the built and open environment

**8.22** Enfield is a diverse borough, consisting of a mosaic of distinctive character areas. These include large areas of open, green land in the north west; relatively dense urban areas in the south east; and a number of distinct local centres built around historic settlements. The various character areas are discussed further in the London Borough of Enfield Characterisation Study (2008). A key aim is to build on the positive characteristics of the Borough, while addressing those areas and issues that would benefit from improvement.



Figure 8.1 Thorneycroft Drive Enfield Island

#### CORE POLICY 30

##### MAINTAINING AND IMPROVING THE QUALITY OF THE BUILT AND OPEN ENVIRONMENT

All developments and interventions in the public realm must be high quality and design-led, having special regard to their context. They should help to deliver Core Policy 9 (Supporting Community Cohesion) by promoting attractive, safe, accessible, inclusive and sustainable neighbourhoods, connecting and supporting communities and reinforcing local distinctiveness.

The Council will:

- Adopt Borough-wide standards and guidance relating to design quality, including:
  - Maximising restoration of, access to and visibility of the blue ribbon network and the Borough's green assets;
  - Addressing issues at the urban edge; and
  - Reversing the decline in the loss of street greenery, architectural detailing, boundary treatments and addressing the impact of parking on front gardens.
- Build on and extend the Enfield Characterisation Study to investigate wider urban design issues and identify:
  - Poor quality environments where improvements are needed;
  - Opportunities for strategic design interventions that will significantly enhance people's experience of the Borough;
  - Areas of distinctive quality that warrant protection, but that do not meet the standards for conservation area designation;
  - Areas appropriate, inappropriate and sensitive to tall buildings, including consideration of the strategic growth areas located in the Upper Lee Valley Opportunity Area. These areas will be mapped and policies will be developed as part of the Development Management DPD;

## 8 Core Policies for Environmental Protection and Green Infrastructure

- Important strategic and local views; and
- Opportunities for enhancing local distinctiveness, including that of the historic settlements which make up the Borough.

Tailored design standards and guidance will be prepared to:

- Guide development in areas of significant change (initially at Ponders End, Meridian Water, New Southgate and the North Circular Road Area, Enfield Town and Edmonton) through masterplanning work and the preparation of design codes;
- Produce site-specific planning and design briefs for key sites to ensure the maximum potential of the site is realised; and
- Further coordinate the activities of Council departments and work with statutory undertakers in order to protect and enhance the quality of the public realm.

### Justification

**8.23** The need to secure high quality places through good design is set out in PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPG15 (Planning and the Historic Environment), and in section 4B of the London Plan. The Planning Act (2008) also requires that bodies preparing Local Development Documents must have regard to the desirability of achieving good design. The Council fully supports these aims and will incorporate local interpretations of the principles set out in key texts such as “By Design: Urban Design in the Planning System: Towards Better Practice” (Commission for Architecture and the Built Environment, 2000) and the “Urban Design Compendium” (The Housing Corporation and English Partnerships, 2007).

**8.24** The national and regional imperative for high quality, design-led development needs to be implemented at the local level. Enfield’s Characterisation Study identifies a number of broad issues affecting the quality of the environment (such as the loss of street greenery, architectural detailing, boundary treatments and the visual impact of parking in front gardens, poor highway and public realm quality including street furniture and the poor quality of many new buildings and alterations) that need to be addressed. In addition, Enfield has a extensive boundary between the greenbelt and urban environment and this needs to be managed to protect the qualities of both areas. Similarly, we have a wealth of blue and green assets which have the potential to make a much greater contribution to people’s quality of life, especially concerning the Lea Valley Regional Park and waterways. However, further work is needed to provide a robust evidence base to identify location-specific priorities for action. This Core Policy therefore sets out a commitment to this work, to inform area action plans, the Development Management DPD, the Enfield Design Guide Supplementary Planning Document and future reviews of the Core Strategy.



Figure 8.2 Abercrombie Building at Myddelton House, Freezywater

## 8 Core Policies for Environmental Protection and Green Infrastructure

- 8.25** Reference is made to the potential of the Upper Lee Valley Opportunity Area and the strategic growth areas it contains, to accommodate tall buildings, which have the potential to act as landmarks and beacons of regeneration. This potential is highlighted in the London Plan (Policies 2A.5 and 4B.9) and emerging Upper Lee Valley Opportunity Area Planning Framework. However, these benefits may equally be achieved through other means and the suitability of these areas for tall buildings may depend on the provision of sufficient transport infrastructure and a more detailed analysis of the potential impacts on their surroundings including local character, in accordance with Policy 4B.1 of the London Plan. Therefore, areas appropriate, sensitive or inappropriate for tall buildings will be considered in the Development Management DPD, and more detailed work will be conducted to inform proposals in relevant area action plans. This will be informed by the work set out above.

### Implementation

- 8.26** An Urban Design Agenda is currently in the later stages of production. This document sets out the Council's plans for delivering high-quality, sustainable development and public realm through urban design. As part of this process an Urban Design Charter will be produced that will formalise the Council's commitment to good urban design and a more detailed Urban Design Strategy to identify key principles and priorities.
- 8.27** To inform this work, the Council will build on the Enfield Characterisation Study to identify both areas and characteristics of the Borough that warrant protection, as well as areas where improvements are desirable. Outcomes and recommendations from this study will be reflected in revisions to the Core Strategy, in area action plans and in the Enfield Design Guide SPD and the Development Management DPD.
- 8.28** Planning briefs will continue to be produced, with input from relevant Council departments. In addition, a Streetscape Policy and Guidance document is being produced to ensure that highways interventions support the Council's aspiration for consistently high quality public realm.

### Monitoring and Targets

- 8.29** The Council's Urban Design Strategy and Charter is to be adopted in 2010/11, following which a review of relevant DPD documents will be undertaken.
- 8.30** On publication of the Enfield Design Guide Supplementary Planning Document, if necessary relevant DPD documents will be reviewed.
- 8.31** On publication of the extension to the Enfield Characterisation Study, if necessary a review of the relevant DPD documents will be undertaken.

## 8 Core Policies for Environmental Protection and Green Infrastructure

### 8.3 Built and landscape heritage

**8.32** Enfield's Heritage Strategy (2008) defines heritage as: "all inherited resources which people value for reasons beyond utility", including those resources described as natural, historic, material culture, intangible (e.g. language) and community-based (e.g. faith, and special interest groups). The Borough is rich in tangible heritage assets including:

- 5 scheduled monuments and 1 local monument;
- 22 areas of archaeological interest;
- 451 statutorily listed and 93 locally listed buildings;
- 21 conservation areas; and
- 5 nationally registered and 26 locally registered historic parks and gardens.



Figure 8.3 The Crescent, Hertford Road  
Edmonton

**8.33** However, intangible heritage assets have been neglected in the past because they are less easily defined and the mechanisms for protection less obvious.

## 8 Core Policies for Environmental Protection and Green Infrastructure

### CORE POLICY 31

#### BUILT AND LANDSCAPE HERITAGE

The Council will implement national and regional policies and work with partners (including land owners, agencies, public organisations and the community) to pro-actively preserve and enhance all of the Borough's heritage assets. Actions will include:

- Reviewing heritage designations and their boundaries where appropriate, and continuing to maintain non-statutory, local lists and designations based on formally adopted criteria;
- Ensuring that built development and interventions in the public realm that impact on heritage assets have regard to their special character and are based on an understanding of their context. Proposals within or affecting the setting of heritage assets will be required to include a thorough site analysis and character appraisal which explicitly demonstrates how the proposal will respect and enhance the asset;
- Identifying opportunities for the repair and restoration of heritage assets and working with owners of heritage assets on English Heritage's Heritage at Risk Register to find viable solutions to secure the asset's long-term future. Where necessary, the Council will make full use of its legislative powers to ensure their preservation;
- Ensuring developments in areas of archaeological importance take into account the potential for new finds by requiring consultation with English Heritage and on-site investigations, including the appropriate recording and dissemination of archaeological evidence;
- Supporting appropriate initiatives which increase access to historic assets, provide learning opportunities and maximise their potential as heritage attractions, particularly at Forty Hall and the Area of Special Character in the north west of the Borough; and
- Finding new ways to record and recognise Enfield's intangible heritage resources and, where possible, open up wider public access to them.

#### Justification

- 8.34** Protecting the distinctive characteristics of the Borough arising from its historical development is an objective of Enfield's Sustainable Community Strategy (2009 – 2017). The need for the protection of the historic environment and the many benefits this brings are set out in national planning policies PPG15 Planning and the Historic Environment, and PPG16 Archaeology and Planning. Regional policies are set out in section 4B of the London Plan.

## 8 Core Policies for Environmental Protection and Green Infrastructure

**8.35** Enfield's Conservation Area Character Appraisals document how the gradual erosion of traditional features, materials and details in both the public and private realm is undermining the special character of many of the Borough's conservation areas. A more proactive approach is needed to halt and reverse this trend, and to reinstate these features as part of replacement works.

**8.36** The Conservation Area Character Appraisals, Management Proposals and Enfield's Characterisation Study indicate that a number of historic buildings and areas are of distinctive quality, but do not meet the criteria for either statutory listing or designation. This is reflected in a number of applications for adding buildings to the statutory list that have been unsuccessful due to the state of their interior, but where the exteriors nonetheless make a valued contribution to the townscape and historic character of the area beyond that of being part of a coherent group.



Figure 8.4 MAN (former Ripaults factory), Southbury Road Enfield

**8.37** The Council's Heritage Strategy states that, where possible, historic assets should be accessible for all to enjoy and that they can make a positive contribution to education, recreation and tourism.

### Implementation

**8.38** The architectural and historic interest of conservation areas will be proactively enhanced through the Conservation Area Management Proposals, which are specific to each area and will be regularly reviewed. The Review of Conservation Area Designation Guidance sets out formal criteria for the designation of conservation areas in the Borough. Proposals for new conservation areas, and reviews of existing areas will be judged against these criteria as necessary.

**8.39** The Development Management DPD and Enfield Design Guide SPD will set out standards and guidance necessary to preserve and enhance Enfield's heritage assets. Where necessary, standards/guidance will be area-specific, as informed by the most up to date Conservation Area Character Appraisals and Management Proposals.

**8.40** In addition, Enfield's Heritage Strategy sets out a number of actions which will enhance the Borough's heritage offer through: the winning of grants and funding for the protection and enhancement of individual assets; investment in the museum service; actively engaging the community to identify and protect examples of material culture and intangible heritage assets; becoming a signatory to the Learning Outside the Classroom Manifesto; and actively engaging with learning providers to maximise the potential of Enfield's heritage as a learning resource. Finding solutions for buildings at risk must be conducted on a case-by-case basis, but progress is already being made in this regard, for example through the recent grant funding allocation to find a viable solution for the restoration and future use of Broomfield House.

**8.41** Further work, to build on the existing Characterisation Study is already planned as described in Core Policy 30. This work will also assess and define important historical landscapes including the existing Area of Special Character.

### Monitoring and Targets

**8.42** The number of buildings on English Heritage's Heritage at Risk Register will be monitored and the Council will work with partners to reduce the number of assets at risk in the Borough.

## 8 Core Policies for Environmental Protection and Green Infrastructure

- 8.43** Conservation Area Appraisals and Management Proposals will be reviewed, with the next round of reviews due to commence in 2011. Following their publication, if necessary the relevant DPDs will be reviewed.

### 8.4 Pollution

- 8.44** Enfield, in common with other urbanised areas, has to contend with pollution in its various guises, namely: air; water; noise; light pollution; and the risks associated with contaminated land and hazardous substances. Planning and other environmental regulatory regimes help to ensure that pollution and its associated risks are considered and minimised. The Council, working with its partners, will continue to place a strong emphasis on the prevention of environmental problems.
- 8.45** Together with other policies in this Plan, including those supporting and encouraging sustainable and efficient land use through the spatial strategy, energy, flooding, sustainable design and construction, and sustainable transport, this strategic policy will contribute towards reducing the impacts and incidence of pollution.

## 8 Core Policies for Environmental Protection and Green Infrastructure

### CORE POLICY 32

#### POLLUTION

The Council will work with its partners to minimise air, water, noise and light pollution and to address the risks arising from contaminated land and hazardous substances.

In particular, new development will be required to:

- Improve air quality by reducing pollutant emissions and public exposure to pollution, particularly in areas identified as having poor air quality in the Air Quality Action Plan. Criteria for assessing applications will be set out in the Development Management Document. The area action plans, particularly the North Circular Area Action Plan, will consider how pollution can be reduced or successfully mitigated against at a local level;
- Ensure that water quality will not be compromised, and to secure, where appropriate, improvements to water quality. The Council will work with partners, particularly the Environment Agency, to seek improvements to the water environment in adherence with the Water Framework Directive and as per the programme of measures set within the Thames River Basin Management Plan;
- Ensure that noise and light pollution is minimised;
- Address the risks arising from contaminated land through land remediation so that it is suitable for the proposed end use. Proposals on or in the vicinity of potentially contaminated land will be assessed according to criteria set out in the Development Management Document; and
- Assess and minimise the risks associated with establishments where hazardous substances are or have been used and stored, and the location of new development in the vicinity of these establishments, such as gasholder installations in the strategic growth areas.

#### Justification

- 8.46** Poor air quality damages health and reduces quality of life, particularly affecting the most vulnerable in society. This policy approach is in line with national policy, the London Plan and the Mayor's Strategies for Air Quality and Noise, and is supported by sustainability appraisal objectives. The aim to reduce air pollution is a European, national and regional policy objective. The whole of the Borough of Enfield is declared an Air Quality Management Area (AQMA) for the pollutants Nitrogen Dioxide (NO<sub>2</sub>) and Fine Particles (PM<sub>10</sub>).
- 8.47** The Council has prepared an Air Quality Action Plan (2003) which identifies that road traffic is a major contributor to air pollution, and also notes a minor contribution from industry. The Air Quality Action Plan showed that the problems of air pollution are particularly marked alongside the Borough's major roads, including the A406, A10 and Bullsmoor Lane. However, given the nature of air pollution, consideration of the issue needs to be applied to the Borough as a whole. An air quality modelling update is currently being undertaken for the seven North London boroughs, which provides a borough-wide air quality assessment of NO<sub>2</sub> and PM<sub>10</sub>, as well as a detailed scenario on the North Circular Road. The aim is to predict NO<sub>2</sub> and PM<sub>10</sub> concentrations based on detailed dispersion modelling of road traffic emissions for the baseline

## 8 Core Policies for Environmental Protection and Green Infrastructure

year 2007. The modelling will provide information on areas that are likely to exceed the Air Quality Standard objectives and outcomes when known will inform any update of the Air Quality Action Plan.

**8.48** The sources of water pollution and consequent poor water quality can be from a single source, or from diffuse sources, such as from agricultural and urban runoff. Environment Agency water quality monitoring data shows that there is room for improvement in Enfield's water environment. The EU Water Framework Directive (WFD) provides the opportunity to work with partner organisations, particularly the Environment Agency, to improve the whole water environment and promote the sustainable use of water for the benefit of both people and wildlife. It sets out the aim to achieve good status for all inland (surface and groundwater) and coastal waters by 2015. River Basin Management Plans (RBMP) are being prepared in order to set out environmental objectives and standards, and a programme of measures by which this aim can be achieved. The Thames River Basin Management Plan is expected at the end of 2009 and will inform the Core Strategy and area action plans.

**8.49** Water quality can be improved through a number of measures including the effective design, construction and operation of sewerage systems and sewage treatment plants, the use of wetlands/greenspace for flood alleviation, and the use of SUDS to reduce the impact of intense rainfall events. Some of these measures can be taken forward through the planning system and are covered in other sections in this document.



Figure 8.5 Pymmes Brook, Arnos Park New Southgate

**8.50** Noise and light pollution are emerging as pollution issues which need to be considered, especially in an urban context. The sustainability appraisal identifies a need to improve noise environments in Enfield, especially for housing, schools, hospitals and other noise sensitive uses; and to protect and enhance the tranquillity of open spaces, green networks and the public realm. Planning Policy Guidance (PPG) 24 and the London Plan seek to minimise the adverse impacts of noise, and maintain or enhance soundscape quality through sensitive design, management and operation. National planning guidance in PPS1 and PPS23 refers to the need to reduce light pollution from new development.

**8.51** The Council has a responsibility to identify contaminated land and ensure that it is managed in an appropriate manner, as set out in the Environmental Protection Act 1990 and PPS23. The Council completed a Contaminated Land Inspection Strategy in 2001 and holds a Contaminated Land Register. The Strategy set out a phased programme of inspection which consisted of:

- Phase 1 - an initial assessment of the Borough to identify potentially contaminated sites. The potentially contaminated land identified was assessed according to risk to prioritise sites for inspection;

## 8 Core Policies for Environmental Protection and Green Infrastructure

- Phase 2 - the inspection of sites identified as potentially contaminated according to risk, and an assessment of whether a more detailed investigation is required for any of the sites; and
- Phase 3 - where a site has been or is likely to meet the definition of Contaminated Land, the person(s) responsible or liable for contamination and remediation works is identified, and the Council aims to ensure that the site is remediated through either voluntary or legal means.

**8.52** A review of the Contaminated Land Inspection Strategy was completed in 2007 and all the sites identified as potentially contaminated sites have now been inspected; no sites have been determined as meeting the statutory definition of contaminated land. However, the review mechanisms for the Strategy acknowledge that re-inspection of sites identified may be necessary for example, if the use of a site has changed.

**8.53** Hazardous substances legislation<sup>(70)</sup> aims to prevent major accidents and limit the consequences of such accidents. As part of the planning process, with advice from the Health and Safety Executive (HSE), the Environment Agency, and any other appropriate agencies, risks associated with establishments where hazardous substances are used and stored and development within the vicinity of these establishments can be considered and minimised. Development on sites within set proximity to gasholder installations are subject to HSE advice. There are gas holder installations within the proposed strategic growth areas. Where these have been found to be surplus to requirements, the relevant area action plans will include a co-ordinated strategy to bring forward and realise their development potential.

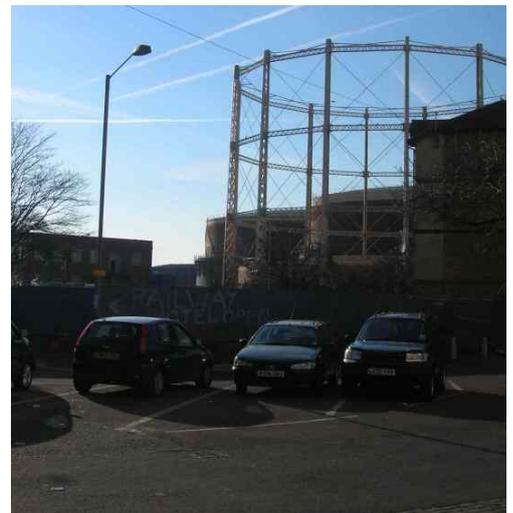


Figure 8.6 Gas holders at Ponders End

### Implementation

- 8.54** The Development Management DPD will set out the criteria against which applications for potentially polluting developments and developments near to polluted or potentially polluted sites will be considered, including the need for the impact assessments to be undertaken when appropriate. The Development Management DPD will also consider the criteria against which applications for proposals on or in the vicinity of potentially contaminated land will be assessed.
- 8.55** The Enfield Design Guide Supplementary Planning Document will provide advice on minimising light pollution through encouraging the use of lighting that is energy efficient and minimises light scatter.

### Monitoring and Targets

- 8.56** The Borough's river quality will be monitored to achieve a percentage increase in Enfield's rivers or canals rated as 'fair' or better in terms of their chemical/biological water quality.

70 Namely the Planning (Hazardous Substances) Act 1990, the Planning (Hazardous Substances) Regulations 1992, and Planning (Control of Major Accident Hazards) Regulations 1999

## 8 Core Policies for Environmental Protection and Green Infrastructure

- 8.57** Air quality levels will be monitored (average NO<sub>2</sub> and PM<sub>10</sub> levels mg/m<sup>3</sup>) and the geographical areas of Enfield where air quality objectives are exceeded, will be expanded.

### 8.5 Green belt and countryside

- 8.58** Almost a third of open land in Enfield is designated as green belt, contained in a green arc that wraps around the north and east of the Borough. This significant green asset is important for several reasons: its contribution to the overall suburban and rural setting; the opportunities it provides for access to the open countryside, for outdoor sport and recreation; and for other diverse uses including agriculture, nature conservation and historic significance.

- 8.59** Although the green belt is an important part of the open space network, regard needs to be had to the different range of uses undertaken within it. For example, in the west of the green belt, farming has played an important role in creating and maintaining an attractive agricultural landscape, whilst the east lies predominantly within the Lee Valley Regional Park, with its associated waterways and leisure activities. Enfield has a strong horticultural tradition with a distinctive area of nurseries and garden centres centred around the Crews Hill area and the nationally renowned Capel Manor Horticultural College.



Figure 8.7 Greenbelt

- 8.60** Within the green belt there are two major developed sites: Middlesex University's Trent Park campus and the Picketts Lock leisure complex.
- 8.61** Proposals for development in the green belt will generally be assessed according to national and regional guidance as set out in Planning Policy Guidance Note 2 (PPG2): Green Belts and the London Plan. As suggested in national and regional guidance, the Borough's role through the LDF process is to identify and provide evidence for any alterations to the green belt boundary.

### CORE POLICY 33

#### GREEN BELT AND COUNTRYSIDE

The Council will continue to protect and enhance Enfield's green belt. The strategic green belt boundary is shown on the Proposals Map. Proposals for changes to the detailed boundary at the local level will be brought forward as part of the Development Management Document subject to criteria set out in Planning Policy Guidance 2 and reflecting more local priorities.

Middlesex University's Trent Park campus and the Picketts Lock leisure complex are identified as Major Development Sites within the green belt, the boundaries of which are shown on the Proposals Map. Where existing uses become redundant, the Council will work with partners to prepare planning briefs or masterplans in order to guide appropriate future development that preserves and enhances the character of the green belt.

The Council acknowledges the need for utilities companies to be able to carry out their statutory functions. Where this requires development within the green belt boundary, the Council will consider applications as cases of potential exceptional circumstance.

## 8 Core Policies for Environmental Protection and Green Infrastructure

The Council acknowledges that exceptional circumstances may be presented by the need for diversification of the farming industry and for continued business growth in the Crews Hill defined area (as shown on the Proposals Map). The Development Management Document will set out specific criteria for assessing proposals of this nature that fall within the green belt.

In order to support the GLA's Green Arc initiative, the Council will promote positive uses for the use of the green belt whilst meeting its statutory purposes, as identified in the North London Sub-Regional Development Framework.

The Development Management Document and Enfield Design Guide Supplementary Planning Document will set out criteria for assessing proposals in Areas of Special Advertisement Control and Areas of Special Character as shown on the Proposals Map.

### Justification

- 8.62** The Borough has undergone some changes since the adoption of the UDP and a strategic review was deemed necessary to ensure that its green belt boundaries are robust and defensible. Following this review, the extent of the green belt remains largely unaltered however, it is considered that special circumstances do exist to justify a strategic review of the green belt in the north east of the Borough at Enfield Island Village. This area of land formerly lay in Epping Forest District and was designated as green belt in that authority's Local Plan. The site was transferred to Enfield in April 1994, subsequent to the adoption of Enfield's UDP in March 1994. The site has been the subject of large-scale residential development, which is denser and more visually conspicuous than the the Royal Small Arms Factory, which was the previous use on the site. Given the now clear distinction between the residential development and the surrounding open land, it is considered that its continued inclusion would not meet any of the purposes of including land in green belts and that there are exceptional circumstances in this case to justify its removal from the green belt. The open land which runs through the development will be retained as green belt in order to maintain continuity with the green belt to the north and south.
- 8.63** In accordance with guidance contained in Annex C of PPG2 and in light of responses received from consultation on the Issues and Options and Preferred Options Reports, it is considered that the Middlesex University Campus at Trent Park and the Pickett's Lock leisure complex should be designated as Major Development Sites in the green belt. Middlesex University is looking at rationalising its estate in order to provide more suitable accommodation to meet the university's needs. This could result in the closure of the Trent Park campus. At Picketts Lock, there is an opportunity for improvements to the regional sports and recreational offer and biodiversity offer, as reflected in the Upper Lee Valley Vision, the emerging Lee Valley Regional Park Development Framework.
- 8.64** Within the green belt, there are a number of important utility operational sites, such as the William Girling and King George V Reservoirs operated by Thames Water. These sites may require future development and expansion in order for utility companies to carry out their statutory functions to meet environmental, social and economic change and new standards. Government guidance indicates that Development Plan Documents should take account of the future plans and requirements of utility companies and agencies for land and premises.
- 8.65** Support for farm diversification in line with locally specific criteria is in accordance with national policy expressed in PPG2 Green Belts and PPS7 Sustainable Development in Rural Areas.

## 8 Core Policies for Environmental Protection and Green Infrastructure

- 8.66** The majority of the green belt is designated as an Area of Special Advert Control. The Council will review the Area of Special Character as part of the Characterisation Study.

### Implementation

- 8.67** The Central Leaside Area Action Plan will set out the context for a more detailed masterplan /planning brief for Picketts Lock.
- 8.68** The Council will set out criteria and undertake a detailed review of green belt boundaries in accordance with PPG2 and the local character. This work will inform the Development Management DPD.
- 8.69** Locally specific criteria to protect Enfield's special landscape features and character and the urban edge from development that is visually intrusive will be set out in the Development Management DPD.

### Monitoring and Targets

- 8.70** The quantity of green belt land will be monitored with a target of no net loss of green belt, following proposed changes to the detailed boundary at local level.

## 8.6 Parks, playing fields and other open space, green links and waterways

- 8.71** In addition to its green belt, the Borough has a diverse network of open space, which includes parks, playing fields, cemeteries, allotments, civic spaces, and green corridors along its rivers and waterways. Some of this open space contributes to London's strategic network of open space and is designated as Metropolitan Open Land (MOL). Other open spaces play an important role in local provision.

- 8.72** There are more than 340 open spaces over 0.4 hectares in size in the Borough, totalling some 2,005 hectares.<sup>(71)</sup> 35% of this lies within 66 public parks, rising to 57% if the Lee Valley Regional Park is included. 22% of open spaces are privately owned outdoor sports facilities. The remainder include children's play areas, allotments, private amenity, civic spaces, cemeteries and churchyards, and natural green spaces.

- 8.73** Despite Enfield's green appearance and the overall good quality of public park provision in the Borough, the Enfield Open Space Study (2006) identifies that there are deficiencies in the quantity and quality of public parks and other types of open space in some areas, an uneven distribution of children's play provision and a need to improve facilities, and that some of the most deprived wards in the Borough are the most severely affected. Some of the areas with the greatest deficiencies lie in the east of the Borough in areas where there is also the greatest opportunities for regeneration and the creation of new communities. Here, creating new and improved green spaces can be at the very heart of the process for change.



Figure 8.8 Arnos Park, New Southgate

## 8 Core Policies for Environmental Protection and Green Infrastructure

### CORE POLICY 34

#### PARKS, PLAYING FIELDS AND OTHER OPEN SPACES.

The Council will protect and enhance existing open space and seek opportunities to improve the provision of good quality and accessible open space in the Borough by:

- Protecting Metropolitan Open Land (MOL) and extending its designation to include green chains that meet MOL designation criteria;
- Requiring improvements to open space provision through increasing the access to, quantity and quality of publicly accessible open spaces and supporting the community use of non-public open spaces. Priority will be given to addressing areas of deficiency identified in the Enfield Open Space Study, particularly in the south and east of the Borough;
- Requiring the provision of new and improved play spaces to address existing deficiencies and to meet future needs, with priority given to those areas where the deficiency of play space is considered most significant as identified in the Enfield Open Space Study;
- Seeking to address deficiencies in allotment provision across the Borough identified in the Enfield Open Space Study, through improving existing allotments, and creating new informal growing spaces;
- Requiring the creation of new open space at Central Leaside as part of the regeneration of Meridian Water and which provides effective links to the Lee Valley Regional Park to the north and south;
- Exploring opportunities for links to the East London Green Grid particularly for communities in the east of the Borough; and
- Maximising the potential for parks and playing pitches to be used for formal, organised sporting activities, particularly in the context of the London 2012 Olympics and Paralympics Games and its Legacy Transformation.

#### Justification

- 8.74** Improving the quality and quantity of, and access to, all types of open space is crucial to promoting community cohesion, providing opportunities for recreation and play, improving the health and well being of the community, promoting more sustainable development, enhancing the image and vitality of areas, and helping to ameliorate environmental effects including the urban heat island effect.

## 8 Core Policies for Environmental Protection and Green Infrastructure

**8.75** The continued protection of MOL to protect strategically important open land within London's built up area, and its extension to include the Borough's green chains and associated green spaces where they meet the MOL designation criteria, is in accordance with the London Plan Policy 3D.10.

**8.76** Enfield's Open Space Study (2006) identifies deficiencies in the access to, quantity and quality of types of open space (including parks, natural and semi, green space and allotments) and children's play space. The Study found that the quantity of open space provision varies between wards with the following being deficient in public park provision:

- Turkey Street
- Enfield Lock
- Ponders End
- Jubilee
- Lower Edmonton
- Haselbury
- Edmonton Green
- Upper Edmonton
- Palmers Green
- Bush Hill Park
- Southgate
- Bowes
- Grange
- Highlands

**8.77** These wards, with the exception of Haselbury, are also deficient in access to public parks as well as the wards of Cockfosters, Enfield Highway and Winchmore Hill. However, when considering the significance of the deficiency areas, priority should be given to Bowes, Lower Edmonton and Southbury (which have the highest need for open space due to high residential densities, high child densities, poor health or high deprivation scores).

**8.78** Where there is limited scope to improve the quantity of public parks in order to address deficiencies, Enfield's Open Spaces Study suggests options for improving access or adapting other forms of open space for public park use.

**8.79** Allotments are very popular in the Borough and demand for them continues to grow. The Enfield Open Space Study concludes that an extra 18 ha of allotment land is needed to meet existing deficiencies particularly in the south and east of the Borough, and to provide for population growth.<sup>(72)</sup>

**8.80** The Enfield Open Space Study concludes that there are areas deficient in the quantity of, and access to natural and semi-natural greenspace, this is considered in section 8.7 on Biodiversity.

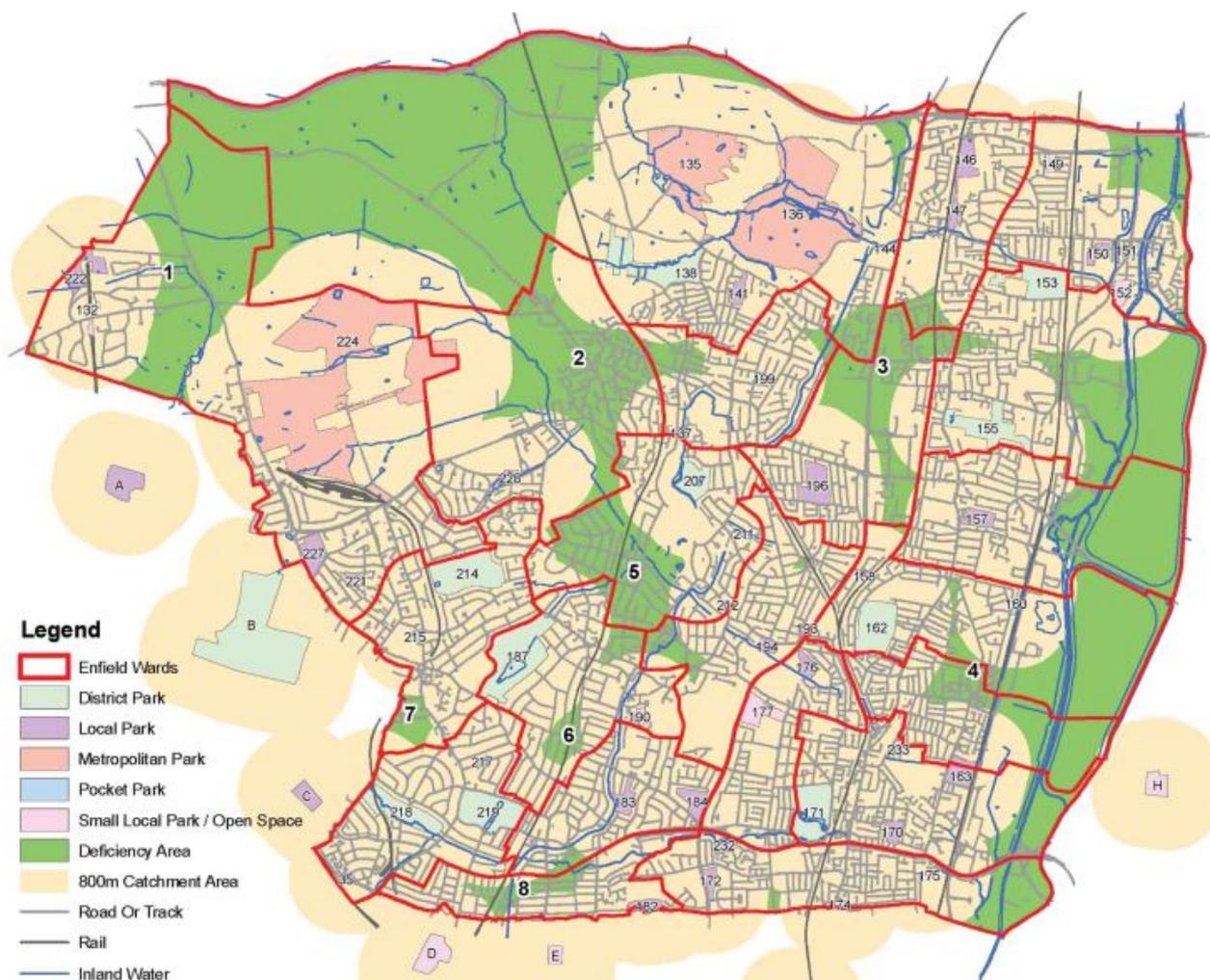


Figure 8.9 Allotments, Bowes Park

## 8 Core Policies for Environmental Protection and Green Infrastructure

- 8.81** Current population projections, and the estimated child yield arising from additional housing growth proposed within each of the Borough's strategic growth areas, will mean that the Borough will be home to an increasing number of children and young people. Making provision for formal and informal play is therefore crucial however, the current distribution of children's play provision is not even, and parts of the Borough are deficient in access to formal children's play provision. All wards within the Borough have parts which are outside a 400m catchment area for play facilities. This policy will help to address these deficiencies and reflects London Plan Policy 3D.13 and the Mayor's SPG on Providing for Children and Young People's Play and Recreation (2008).
- 8.82** The Enfield Open Space Study identifies those open spaces which have the potential to upgrade existing or to accommodate children's play facilities in order to alleviate deficiencies. It was noted that of six sites identified as accommodating a role for 'teenagers hanging out', this was predominately an informal role as just one site has dedicated provision for this use. It is therefore important for play provision to recognise the needs of older children as well.
- 8.83** Playing Pitches are an important sporting and recreational resource, and form part of the network of open space in the Borough. The Enfield Open Space and Sports Assessment identified a potential surplus in provision, however this study did not consider the projected population growth arising from developments in the strategic growth areas, and opportunities to remedy other open space deficiencies. In light of this, a review of the evidence base will be undertaken to ensure there is adequate provision of playing pitches to meet expected future needs, and opportunities are sought to maximise the potential of this as an open space and sporting resource.
- 8.84** Central Leaside is expected to house up to 5,000 new homes over the next 20 years. Given the scale of development, it is likely to create an even greater need for open space in an area where there are identified open space deficiencies. Therefore, in Central Leaside, the Council will require the provision of a large open space, along with the need to forge links and improve access to the Lee Valley Regional Park, and ensure that the open spaces in this area are accessible and of a good quality, as priorities when considering proposals for new development coming forward as part of the Area Action Plan. The scale of transformational change at Meridian Water at Central Leaside will provide an opportunity to ensure open space requirements and links to the wider Lee Valley Regional Park and East London Green Grid will form an integral part of more detailed masterplanning work.
- 8.85** Areas of deficiency in open space also overlap with other Area Action Plan areas so opportunities will be sought to improve access to nearby parks in North East Enfield, Central Leaside, and the North Circular area through the development of these Plans.

## 8 Core Policies for Environmental Protection and Green Infrastructure



Map 8.1 Areas of the Borough deficient in public parks

### Implementation

- 8.86** The Council is preparing a Parks and Open Space Strategy, which will outline how the wider role of open spaces fits into its four main aims: to make open spaces in Enfield places for everyone; to deliver high quality open spaces in partnership; to create sustainable open spaces for the future and to protect and manage the exceptional quality and diversity of Enfield's open spaces. It will be a ten year strategy that sets out the Council's plans for improving and conserving our parks and open spaces. The main focus of this strategy is delivery, providing a detailed delivery plan to prioritise actions and guide resource allocations.
- 8.87** In addition, a Food Strategy for the Borough will be developed to draw together all aspects of food production and consumption and how they are delivered locally. This Strategy will look at improving existing allotments, and new informal growing spaces, through the diversification of existing open spaces and new community growing spaces.
- 8.88** The Open Space Study does not set specific standards of provision for other types of open space, including civic spaces and areas of hard landscaping. However, it is acknowledged that these open spaces form an integral part of the urban fabric and contribute towards local interest, character and distinctiveness; and where appropriate should be integrated as part of development proposals. In light of this, the Council will explore the potential for creating and improving these spaces as part of further work on the Enfield Characterisation Study (referred

## 8 Core Policies for Environmental Protection and Green Infrastructure

to in the section 8.2); and a design led approach will be used to identify the appropriate level of provision. A review of the evidence base will be undertaken to inform the provision of playing pitches to meet expected future needs.

- 8.89** Based on the London Plan open space hierarchy, the Development Management Document will set out the hierarchy for Enfield's open spaces, setting out the main function for each open space type. This will be used to assess priorities for future open space provision. It will also set out the criteria for open space provision requirements as part of development proposals. As recommended by the Enfield Open Space Study, locally specific standards will be applied for the provision of open space. These standards will be set out in the Development Management Document and will ensure that existing deficiencies are alleviated, and there continues to be an adequate overall supply of open space provision. These standards will be revised following the review of the London Plan and adoption of a revised housing target for Enfield which reflects the proposed growth in the area action plan areas. The London Plan provides the most recent assessment of requirements for children's play space in London and, as such, should replace the standards recommended in Enfield's Open Space Study.
- 8.90** The area action plans provide the most scope for intervention through new development. The Core Policy sets out the broad priorities for open space provision in these areas. The area action plans will define the location and manage the delivery of new open space, including their long term funding and management arrangements.

### Monitoring and Targets

- 8.91** The quantity of open space by type will be monitored to achieve a target of no net loss of protected open space designated as Metropolitan Open Land due to new development.
- 8.92** Children and young people's satisfaction with parks and play areas will be monitored to increase satisfaction year on year and to improve Enfield's London ranking.
- 8.93** General satisfaction with parks and play areas will be monitored to increase satisfaction year on year.
- 8.94** An Allotment Strategy is to be completed 2010-11, the recommendations of which will be monitored.

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### CORE POLICY 35

#### LEE VALLEY REGIONAL PARK AND WATERWAYS

The Council will work with the Lee Valley Regional Park Authority, British Waterways, riparian owners, the Environment Agency and other partners to:

- Improve access to the Lee Valley Regional Park, particularly from residential communities to the west of the park, focusing on two key areas: Ponders End and Central Leaside. The area action plans will propose specific physical infrastructure and/or urban design in order to deliver improved access in these locations;
- Support the work of the Lee Valley Regional Park Authority (LVRPA) to realise the potential of the Lee Valley Regional Park. The Park Development Framework being prepared by the LVRPA will inform the preparation of the North East Enfield Area Action Plan, Central Leaside Area Action Plan and evidence base for review of the Core Strategy; and
- Make the best use of the waterway network (part of London's Blue Ribbon Network) in the Upper Lee Valley, including the River Lee, River Lee Navigation, and the Turkey, Salmons and Pymmes Brooks, seeking to fully restore the waterways and improve their pathways, and facilities for freight, recreational and educational use.

#### Justification

**8.95** The Lee Valley Regional Park is a large and unique swathe of public open space on the doorstep of communities in the east of Enfield. However, much of the area consists of reservoirs to which access is restricted and the opportunities for formal and informal recreation are limited to pedestrian and cycle routes to the west of the Regional Park and to fishing. The Park is under-used in terms of a major recreational asset and in places there is a lack of access and visibility. Enfield's Open Space Study suggests that although the Regional Park's catchment covers most of Enfield Borough, its potential to fulfil the role of a Metropolitan Park, thereby addressing deficiencies in Metropolitan Park provision, is limited. The Core Policy therefore has two strands. The first is to improve access to the Regional Park in places where there is most potential to intervene and need has been identified in the Open Spaces Study (Ponders End and Central Leaside). The second is to improve the recreational potential of the Park.

**8.96** The Lee Valley Regional Park Authority is preparing a new Park Development Framework to set out the Authority's vision, proposals and policies for the future management of the Park for the next 5-10 years. Within the emerging Park Development Framework, Picketts Lock is identified as one of the main destinations in the Park with the potential for multiple uses for sport, recreation, accommodation and biodiversity. The forthcoming Park Development Framework will inform the preparation of the Central Leaside Area Action Plan and future reviews of the Core Strategy.



Figure 8.10 New River Path, Palmers Green

## 8 Core Policies for Environmental Protection and Green Infrastructure

- 8.97** The North London River Restoration Strategy<sup>(73)</sup> highlighted a number of areas within Enfield where improvements could be made to the river corridors. It suggested that the River Lee together with Turkey, Salmons and Pymmes Brook have a great potential to be restored, bringing improvements in biodiversity, green corridors (linking the east and west of Enfield), pathways, recreational and educational facilities, including fishing and access to nature. The London Rivers Action Plan identifies a series of current and known river restoration projects in Enfield, to inform decisions on priority projects to be funded.

### Implementation

- 8.98** To incorporate the provisions of the Park Development Framework into the Central Leaside and North East Enfield Area Action Plans where relevant to improving access to, and providing for recreational uses in the the Lee Valley Regional Park.

### Monitoring and Targets

- 8.99** Lee Valley Regional Park Authority are to review the Park Development Framework, following the publication of which relevant DPD documents will be reviewed if necessary.

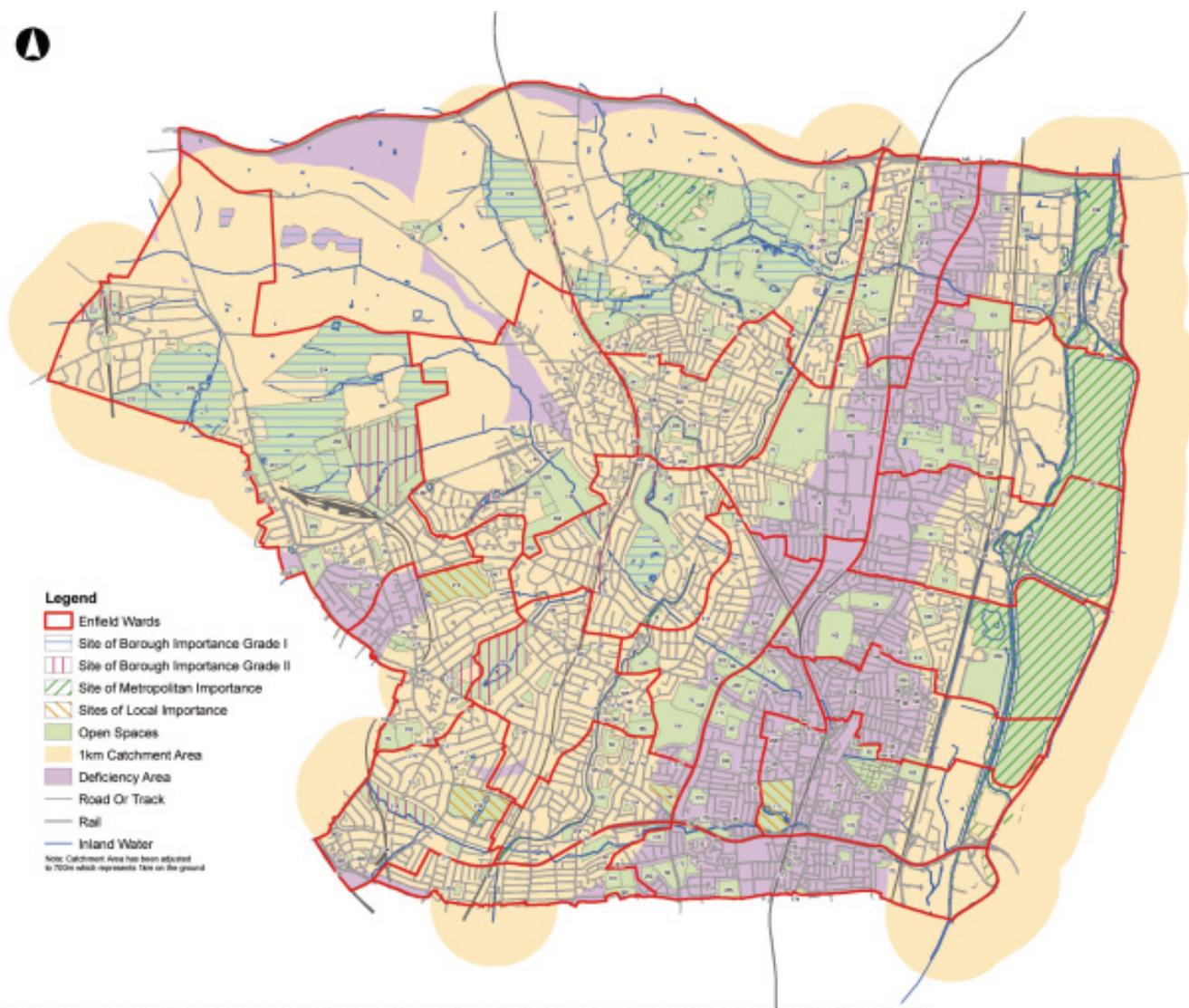
## 8.7 Biodiversity

- 8.100** The Borough's wealth of green open spaces and extensive stretches of rivers and waterways host a variety of habitats and species. Given their importance, these biodiversity interests are designated for their international, national, regional and local importance, and accorded a level of protection appropriate to their place within this hierarchy.
- 8.101** The UK Biodiversity Action Plan (BAP) sets out national priorities for conservation action and targets. The London BAP has 26 action plans for important habitats and species in London. It aims to improve the condition and increase the extent of the BAP habitats and species found in London, and has set targets accordingly. In addition, the Strategy for Restoring Rivers in North London (2006)<sup>(74)</sup> looks at potential improvements to the waterways in Enfield which could contribute towards enhancing biodiversity.
- 8.102** Access to biodiversity is particularly important in a London context, where opportunities for contact with nature and wildlife may be more limited. There are, however, areas identified which are deficient in access to nature. Enfield's Open Space Study (2006) and the Mayor's Improving Londoners' Access to Nature Implementation Report (2008) identifies a large deficiency area in the eastern part of the Borough, and smaller areas in the northern and south west corners of the Borough (as shown in Figure 8.1).

73 Now the London Rivers Action Plan led by the River Restoration Centre.

74 Now the London Rivers Action Plan 2009 (LRAP) led by the River Restoration Centre. The LRAP has been developed to provide a delivery mechanism to take forward this Strategy.

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Map 8.2 Areas Deficient in Access to Ecological Designations (Open Space Study, 2006)

**8.103** A Appropriate Assessment<sup>(75)</sup> (or Habitats Regulations Assessment) screening assessment has been undertaken in consultation with Natural England to assess whether any likely significant effects would result from the proposals contained within the Core Strategy in relation to Special Protection Areas, Special Areas of Conservation or Ramsar Sites, whether in isolation or in combination with other plans and projects. The screening concludes there are no likely significant effects arising from the Council's spatial strategy and core policies. Where additional proposals are made in lower tier documents, such as the Area Action Plans, further screening will be required in each case in order to determine whether a full Appropriate Assessment is necessary.

75 This is a requirement of the *Conservation (Natural Habitats &c) (Amendment) (England and Wales) Regulations 2007*, which is abbreviated to the *Habitats Regulations*. The Appropriate Assessment screening report is available on the Council's website at [http://www.enfield.gov.uk/info/856/planning-local\\_development\\_framework/502/core\\_strategy/5](http://www.enfield.gov.uk/info/856/planning-local_development_framework/502/core_strategy/5).

## 8 Core Policies for Environmental Protection and Green Infrastructure

### CORE POLICY 36

#### BIODIVERSITY

The Council will seek to protect, enhance, restore or add to biodiversity interests within the Borough, including parks, playing fields and other sports spaces, green corridors, waterways, sites, habitats and species identified at a European, national, London or local level as being of importance for nature conservation by:

- Continuing to protect, restore, and enhance sites, habitats and species identified for their biodiversity importance at the national, London, or borough level. The Development Management Document will set out criteria to assess development proposals that are likely to have an adverse ecological impact;
- Requiring improvements to biodiversity provision, with priority given to areas of deficiency identified in the Enfield Open Space Study and proposals which assist in achieving Biodiversity Action Plan objectives;
- Reviewing the schedule of Sites of Importance for Nature Conservation in light of the findings of GLA survey of the Borough and other appropriate evidence, in order to set out a hierarchy of locally important sites in the Development Management Document; and
- Preparing a Local Biodiversity Action Plan to set out the Borough's actions and objectives with regard to biodiversity, and to contribute towards the UK and London Biodiversity Action Plan targets and objectives.

#### Justification

- 8.104** The protection and enhancement of biodiversity is necessary to achieve our objective of sustainable development. It has an important role to play in developing locally distinctive and sustainable communities and its conservation will play a vital role in mitigating the effects of climate change. It provides key ecosystem services including food systems, flood management, pollination and the provision of clean air and water. It is an indicator of the wider health of our environment.
- 8.105** The Council has a statutory obligation to conserve and enhance biodiversity; in particular through the 1994 Habitats Regulations and the 2006 Natural Environment and Rural Communities Act. The identification, improvement and protection of biodiversity interests is a requirement of the London Plan and Planning Policy Statement (PPS) 9 "Biodiversity and Geological Conservation".
- 8.106** In accordance with the policies set out in the London Plan and procedures adopted by the Mayor in the Biodiversity Strategy, the GLA has undertaken an ecological survey of the Borough to provide an overview of its biodiversity and to update the Boroughs list of Sites of Importance for Nature Conservation (SINCs). This will help to inform and provide the evidence for the identification of sites.
- 8.107** The identification of areas deficient in access to biodiversity accords with the London Plan policy approach. Local evidence identifying such areas also justifies the need to seek opportunities to address these existing deficiencies. The Enfield Open Space Study (2006)

## 8 Core Policies for Environmental Protection and Green Infrastructure

looked at the provision of natural green space. The study recommends a Borough-wide benchmark of 1ha of SINC per 1,000 population and a distance threshold of 1 km from either a Site of Borough or Metropolitan Importance. It identifies eight wards within the Borough (Bowes, Bush Hill Park, Haselbury, Palmers Green, Southbury, Town, Turkey Street and Upper Edmonton) which provide less than 1ha of SINC per 1,000. It also notes, when a GLA standard 1km catchment is applied, that deficiencies in access to biodiversity exist along a linear strip running from the north to the south of the Borough, roughly in line with the A1010 Hertford Road, in the eastern half of the Borough.

### Implementation

- 8.108** The Development Management DPD will set out more detailed policies for the protection of biodiversity including the criteria that will be used to assess development proposals that are likely to have an adverse ecological impact. Where appropriate, an ecological assessment may be required in order that any adverse ecological impacts of the proposed development can be understood and mitigated.
- 8.109** Alongside the Development Management DPD, the Enfield Design Guide Supplementary Planning Document will provide guidance on the opportunities to enhance biodiversity as part of development proposals, for example through appropriate landscape design, site management plans and green roofs.

### Monitoring and Targets

- 8.110** The Enfield Biodiversity Action Plan, which is to be adopted during 2010, will contain targets for biodiversity enhancements across the Borough. This will include targets for National Indicator 197 (Improved Local Biodiversity – proportion of Local Sites where positive conservation management is being achieved), the restoration of rivers in line with the London Rivers Action Plan and targets for the maintenance, enhancement and increase in area of priority habitats in line with those given in the London Plan. These and other Enfield BAP targets will be monitored and reported on through the Enfield Biodiversity Partnership.
- 8.111** The condition of SSSIs are to be monitored, to achieve reclassification of the three sites in Enfield from 'unfavourable recovering' in 2008, to 'favourable'.

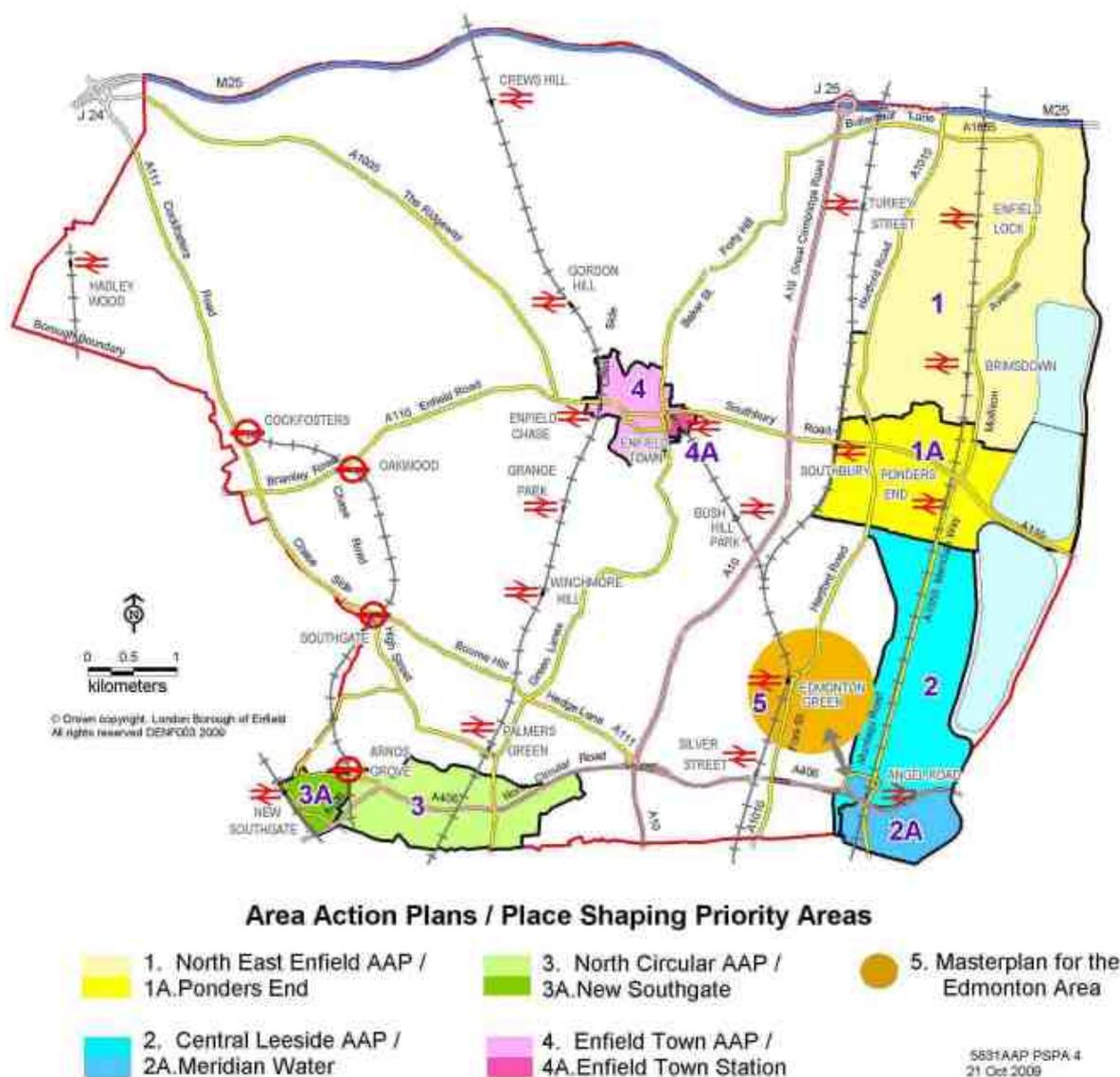
## 9 Core Policies for Places

### 9 Core Policies for Places

**9.1** This chapter sets out the more detailed policies for the strategic growth areas of Central Leaside, North East Enfield, Enfield Town and North Circular area, which were identified in Core Policy 1, and Edmonton. In addition, within these strategic growth areas, the Council is working with partners and communities about place shaping priorities in specific neighbourhoods where the greatest challenges are faced. Place shaping includes not only the physical transformation of places, but also working with partners to improve services, health, housing, education, employment, safety and prosperity. These place shaping priority areas are:

- Meridian Water within Central Leaside;
- Ponders End within North East Enfield;
- the area around Enfield Town Rail Station; and
- New Southgate within the North Circular Road area.

## 9 Core Policies for Places



Map 9.1 Areas covered by Area Action Plans and Place Shaping Priority Areas within the Action Plan Areas

**9.2** In March 2009, the Council carried out further consultation on the preferred options for these areas.<sup>(76)</sup> The policies in this section build on this consultation undertaken, as well as responses to the Core Strategy Preferred Options document and consultation on early stages of the area action plans. For each of the four strategic areas, the Council’s overall approach is set out, together with specific policy guidance for the priority neighbourhood. This is not intended to provide policy guidance on every aspect of the development, but should be read in conjunction with the Council’s forthcoming policies within the Development Management DPD.

**9.3** As part of the consultation undertaken in March 2009 on the Strategic Growth Areas Report and parallel consultation undertaken as part of the Council’s Edmonton Area Review, it has emerged that there would be merit in promoting an additional place shaping priority area at Edmonton encompassing the wider area including Angel Edmonton. This would ensure that substantial investment and regeneration activities undertaken in the area to date are built on

## 9 Core Policies for Places

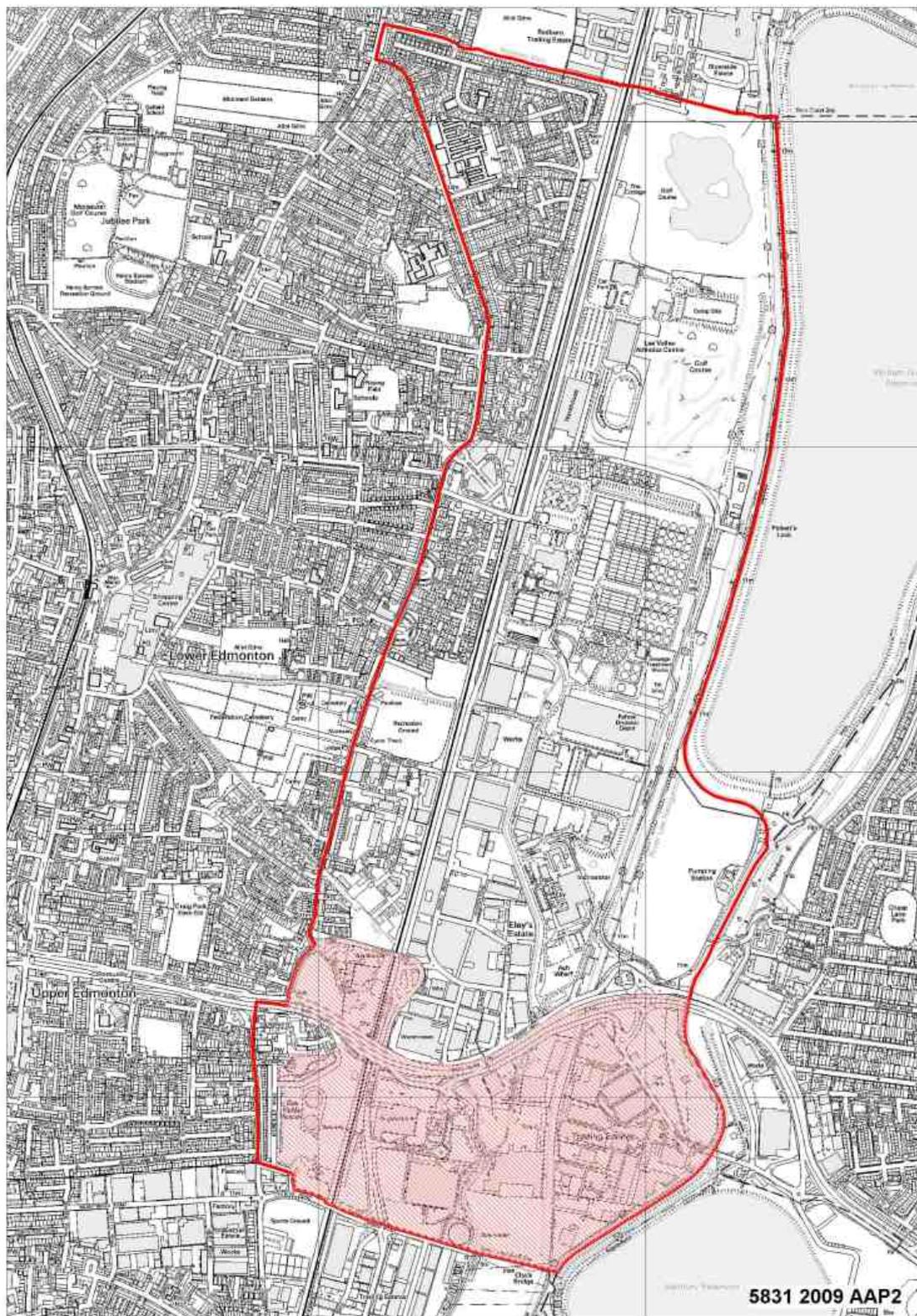
and the momentum is not lost to secure broader benefits for the community. Edmonton Green and Meridian Water are only a few kilometres apart and there is potential for strong linkages and synergy between the two communities so that regeneration at one complements the other. Core policies for five place shaping priority areas, including Edmonton, are therefore set out in this section.

- 9.4** Arrangements for the delivery of the following core policies for places will be tailored to meet local circumstances. A Single Implementation Plan guided by the Enfield Strategic Partnership will be established to coordinate the delivery of change in the south east of the Borough (see Core Policy 39). Delivery vehicles will be established for each of Enfield's place shaping priority areas.

### 9.1 Central Leaside including Meridian Water

- 9.5** Central Leaside is predominantly an employment area in the south east of the Borough. It is bordered in the east by the Lee Valley Regional Park and to the south by the London Borough of Haringey. The North Circular Road and other road and rail routes through the area tend to dominate it and slice it into poorly connected segments. The area contains some key public facilities including the Edmonton Incinerator and Deephams sewage works which provide essential services to north London. The Regional Athletics Centre at Picketts Lock provides important regional leisure facilities. Whilst the number of people currently living within Central Leaside is low, the existing nearby communities suffer from high unemployment, low skills and many other aspects of deprivation.
- 9.6** The majority of the industrial estates within Central Leaside are generally well occupied and provide a valuable source of jobs in area such as logistics, warehousing, utilities, motor vehicle repair, wholesale and food and drink manufacturing. However, the decline in traditional industry places continuing pressure on these estates to adapt and modernise so that they are in the best possible position to attract new businesses with the potential to provide for higher paying employment opportunities.

# 9 Core Policies for Places



Map 9.2 Area covered by the Central Leaside Area Action Plan, including the Meridian Water Place Shaping Priority Area

## 9 Core Policies for Places

- 9.7** An area of Central Leaside around Meridian Way, Glover Drive and Kimberley Road (becoming known as Meridian Water, located within the ward boundaries of Upper Edmonton and Edmonton Green) is currently underused and in many instances has become surplus to previous uses, leaving a cluster of sites vacant. Meridian Water offers huge opportunity for transformational change and comprises an area the size of the Greenwich Peninsula, uniquely positioned as a gateway into the Lee Valley Regional Park.
- 9.8** Strategically located within the Upper Lee Valley Opportunity Area and the Government's London-Stansted- Cambridge-Peterborough growth area, Meridian Water is of such a scale to act as a catalyst for the wider change needed at both a local and regional level to the benefit of adjoining communities, including Edmonton and Northumberland Park. The benefits of transformational change will be felt beyond the boundaries of Meridian Water.



Figure 9.1 Glover Drive, Edmonton

### CORE POLICY 37

#### CENTRAL LEESIDE

The majority of the Central Leaside area will retain its industrial and employment character (see Core Policy 14). The Strategic Industrial Locations of Eley, Aztec 406, Montagu (the northern part), Kenninghall and Harbet Road estates, as well as the Locally Significant Industrial Sites; The Claverings Estate and the southern part of the Montagu Industrial Area, will be retained and intensified. Waste management will be supported at the Edmonton Eco-Park site in line with Core Policy 22. Where opportunities arise, the commercial stock will be renewed and modernised and transport accessibility improved. The aim is to strengthen the role of those industrial estates in active and beneficial employment use and extend their employment offer to support new and emerging businesses in sectors that are projected to expand in the long-term.

At Meridian Water (see Core Policy 38 on Meridian Water below), the potential of a new sustainable urban mixed use community has been identified to play an important role in the delivery of planning and regeneration objectives, bringing forward in the region of 5,000 new homes and 1,500 new jobs (see Core Policies 2 and 13).

Central to the wider transformation of the area is improved accessibility, through public transport provision and greater ease of vehicular movements along the existing road networks, including greater access for pedestrians and cyclists, with better routes and connections to surrounding areas (see Core Policies 24 and 25).

New development in Meridian Water will need to progress in tandem with phased improvements to public transport provision. In the early phases, an emphasis will be placed on improving bus services and frequencies. In the medium to long-term, the Council will work with Network Rail to deliver improvements to the setting of and access to Angel Road station, in conjunction with the planned upgrade to the West Anglia Route through the Upper Lee Valley.

## 9 Core Policies for Places

New development within the area will be required to improve vehicular, pedestrian and cycle connections, including a public realm and landscape strategy for the North Circular, facilitating better north-south connections as well as east-west links to the Lee Valley Regional Park. Opportunities will be taken to improve, restore and open up access to the Lee Valley Regional Park and waterfront through promoting opportunity areas along the Borough's eastern boundary.

### CORE POLICY 38

#### MERIDIAN WATER

Based on the evidence of initial growth scenarios in the Meridian Water Place Shaping Priority Area (see boundary in Map 9.3), the objectives of new development will be to create a new community by 2026 with up to 5,000 new homes, 1,500 new jobs and all the necessary infrastructure to support the community and attract families and new employers to the area, including:

- Two new 2-form entry primary schools, a new secondary school (including Sixth Form), a new local centre offering a new health facility, a library, community rooms, a police presence and local shops (see Core Policies 7,8 and 17);
- Approximately 80% of the area should comprise a mix of residential, retail, community uses and open spaces, with 20% of the area as revitalised employment uses, integrated into the wider development;
- High quality public realm and development of an exemplar quality at a human scale with buildings that are flexible, adaptable and responsive to the environment in which they sit;
- A reduction in flood risk through the appropriate location, layout and design of new development and mix of land uses;
- A development that pioneers new environmental technologies. New housing will aspire to achieve the greatest levels of energy-efficiency, incorporating renewable power and using locally produced energy;
- Higher density development close to Angel Road station and in waterfront locations;
- New development will maximise the opportunities offered by the waterfront location, with routes and spaces along the water edge;
- A new spine running through the area, connecting all parts of Meridian Water, linking new and existing communities, the station and the Lee Valley Regional Park;
- Improved connectivity, both north-south and east-west;
- Integration with immediately adjacent employment areas, in particular Harbet Road Estate, where there is an opportunity to upgrade employment uses on the western fringe to complete transformation in the Meridian Water area;
- A mix of housing types, sizes and tenures and affordable homes to support a new sustainable community, which will enable residents to remain in the community throughout their lifetimes;

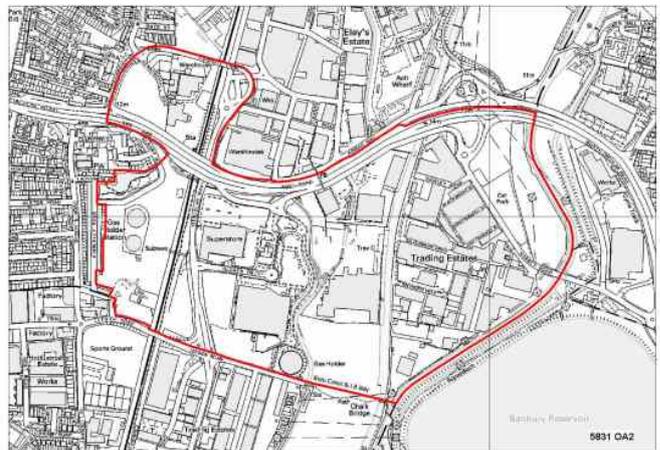
## 9 Core Policies for Places

- New open space at the heart of the new community, designed to connect the currently disjointed part of the Lee Valley Regional Park either side of the North Circular Road;
- A co-ordinated strategy to managing flood risk in accordance with Core Policy 28 and a co-ordinated strategy for the decommissioning of gas holders and other contaminated land in the area in line with Core Policy 32;
- Restoration of the waterways which run through the development site as part of an integrated approach to water management in Meridian Water; and
- Development should achieve efficiency target of 105 l per person per day in line with the Code for Sustainable Homes.

### Justification

**9.9** The policies for Central Leaside and Meridian Water maximise the area's strategic location within the Government's London-Stansted-Cambridge-Peterborough growth corridor and its location within the Upper Lee Valley Opportunity Area, as identified in the London Plan. It also pursues the North London Strategic Alliance's Vision for the Upper Lee Valley which identifies Central Leaside as a major opportunity area for change and investment.

**9.10** The Enfield Employment Land Study (2006) and the update to the Study (2009) support the retention and improvement of Eley's, Montagu and Harbet Road estates, as well as acknowledging that the cluster of sites comprising Meridian Way, Glover Drive and Kimberley Road offer a significant development opportunity, thus supporting the focus for transformational change at Meridian Water.



Map 9.3 Meridian Water Place Shaping Priority Area

**9.11** Approximately 23 hectares of land currently safeguarded for employment purposes, but not in active use, will be brought into productive use for mixed use developments of residential, employment and supporting activities, generating up to 1,500 new jobs, more strongly represented in the faster growing services sectors, thereby widening the range of employment opportunities for residents in surrounding housing areas.

## 9 Core Policies for Places

**9.12** There is already significant and continued developer interest in the Meridian Water area, demonstrating that transformational change is possible.

**9.13** New development in the Meridian Water area will help to cross-fund improvements to transport and social infrastructure, including new and improved areas of open space and new schools and community centres, which will benefit new and existing adjacent communities.

**9.14** Comprehensive development focusing at Meridian Water will help provide opportunities to improve east-west links to the Lee Valley Regional Park.

**9.15** It will help to improve the quality of life and stimulate regeneration both in the Meridian Water area and in surrounding areas, including existing employment areas and residential communities in Edmonton, North East Tottenham and Waltham Forest.



Figure 9.2 Ash Wharf, Lee Navigation Edmonton

### Implementation

**9.16** The Central Leaside Area Action Plan will set out the detailed planning policy framework for development. A masterplan for Meridian Water will be developed, the implementation of which will create a new sustainable community at this key opportunity area. The Meridian Water Masterplan will be incorporated into the LDF as a Supplementary Planning Document. The timeframes for delivery of the Central Leaside Area Action Plan and Meridian Water masterplan are set out in the Council's Local Development Scheme.



Figure 9.3 Artist's impression of possible new development on Lee Navigation at Meridian Water in Edmonton

**9.17** A single strategic implementation plan will be prepared for Meridian Water and Edmonton - see Core Policy 39 and paragraphs 9.25-9.28 overleaf.

### Monitoring and Targets

**9.18** The delivery of the Central Leaside Area Action Plan and Meridian Water Masterplan will be monitored to meet the delivery programme of the Local Development Scheme.

## 9 Core Policies for Places

### 9.2 Edmonton

**9.19** The Edmonton area is situated in the south east of the Borough, northwest of Meridian Water. At its heart is Edmonton Green District Centre and to the south lies Angel Edmonton, with complementary local centres, residential areas and industrial estates contributing to the character and function of the area.



Figure 9.4 Edmonton Green district centre from the north, 2009

**9.20** Edmonton has huge potential, accommodating a major transport interchange, a number of heritage assets and being located on the fringe the Lee Valley Opportunity Area. However, there are a range of complex and persistent social and economic issues facing residents of the area including:

- Crime and fear of crime - with drug use and anti-social behaviour;
- Poor health linked to deprivation with a lack of community and health facilities;
- Low levels of educational attainment, unemployment, low skills levels and a lack of appropriate training facilities;
- Lack of community cohesion; and
- A poor quality environment.<sup>(77)</sup>

**9.21** Since 1997, the area has been the focus of extensive regeneration work under the Council's 'pathfinder' programme. Under the Edmonton Partnership Initiative, the area has benefited from the biggest housing renewal scheme in Europe; a new leisure centre; improvements to the shopping centre facilities and a new Asda store; a major new transport interchange; a new market square; capital funding for a range of community facilities; and environmental improvement works to Salmons Brook. However, many issues persist and there is considerable potential to build on the work already undertaken through a broader range of interventions and to deliver this through an holistic approach encompassing the wider Edmonton area and Central Leaside.



Figure 9.5 Pennine House, Edmonton

<sup>77</sup> Summarised from The Edmonton Review: The Future of Services and Facilities for Young People in Edmonton (2008), the Edmonton Area Review (2009), interviews conducted with 3rd sector organisations based in Edmonton in 2008 and recent urban design audits undertaken by Council staff.

## 9 Core Policies for Places

### CORE POLICY 39

#### EDMONTON

In the Edmonton area existing and new socio-economic programmes will be complemented by visible physical and public realm enhancements aimed to improve the function and reputation of the area. Physical change is likely to focus on reorganising the existing urban fabric of the Edmonton Green town centre to improve its function and appearance and create a more liveable environment. Further housing, shops and employment will also be needed to reinforce and enhance the identity of the area, its role as a District Centre and to help implement socio-economic change through the provision of training facilities, employment opportunities and to create a better mix of tenures. In the wider context, interventions will promote better connections to nearby centres including Angel Edmonton and Enfield Town and the new community at Meridian Water, and help to create safer, more accessible streets for walking and cycling.

The Council will work with other members of the Enfield Strategic Partnership to develop a Single Implementation Plan to coordinate place shaping in the wider Edmonton/Central Leaside area. The Plan will focus on liveability as well as physical change in accordance with six overarching strands which together constitute the Partnership's ambitions for the area:

- Improving travel and infrastructure;
- Supporting the young and the vulnerable;
- Pathways to prosperity;
- Delivering quality neighbourhoods;
- Ensuring stronger and cohesive communities; and
- Reducing health inequalities.

#### Justification

- 9.22** Increasing prosperity in Edmonton has been a Council priority for some time because it is one of the most deprived areas in the Borough. As such, it is identified as an Area of Regeneration in the London Plan. Not only do the existing district centre functions need to be protected, but the area is located at the fringe of the emerging Upper Lee Valley Opportunity Area and has a relatively high PTAL. It should therefore be considered a priority for development in accordance with the London Plan.
- 9.23** A number of studies highlight that Edmonton is not reaching its full potential including: the The Edmonton Review: The Future of Services and Facilities for Young People in Edmonton (2008); the Edmonton Area Review (2009); interviews conducted with 3rd sector organisations based in Edmonton in 2008; and recent audits of Edmonton's physical, transport and environmental problems and potential.
- 9.24** It is clear from these studies that ongoing problems in Edmonton are a combination of social, economic, environmental and physical issues and that these must be addressed in an integrated way if regeneration of the area is to be a success. However, while it is possible at this stage to identify where possible interventions might be made, further work and consultation is needed in order to assess what are the most mutually beneficial and feasible combination of actions.

## 9 Core Policies for Places

### Implementation

- 9.25** Building on current partnership work addressing place shaping in south east Enfield, proposals are under development to consider coordinating more closely the two place shaping priority areas of Edmonton and Meridian Water to maximise the effectiveness and coverage of place shaping activity.
- 9.26** A single strategic implementation plan will be prepared for this wider area - provisionally known as **Enfield Leaside**, focusing on liveability rather than just simply physical change. The overarching ambition for the area is set out in Core Policy 39 and this will provide the context for more detailed projects across these themes.
- 9.27** Physical change will need to be guided through a geographically focused area action plans for Edmonton and Central Leaside as well as more focused masterplans for areas such as Meridian Water. Further details of the timetable for production will be set out in the Council's Local Development Scheme. The extent of the area to be included in these plans is still to be determined and the Edmonton masterplan area shown on picture 9.1 is indicative at this stage.
- 9.28** The Partnership is now developing the scope of the Enfield Leaside Implementation Plan and the formal governance arrangements required to deliver it.



Figure 9.6 2007 redevelopment at the Broadway Edmonton

### Monitoring and Targets

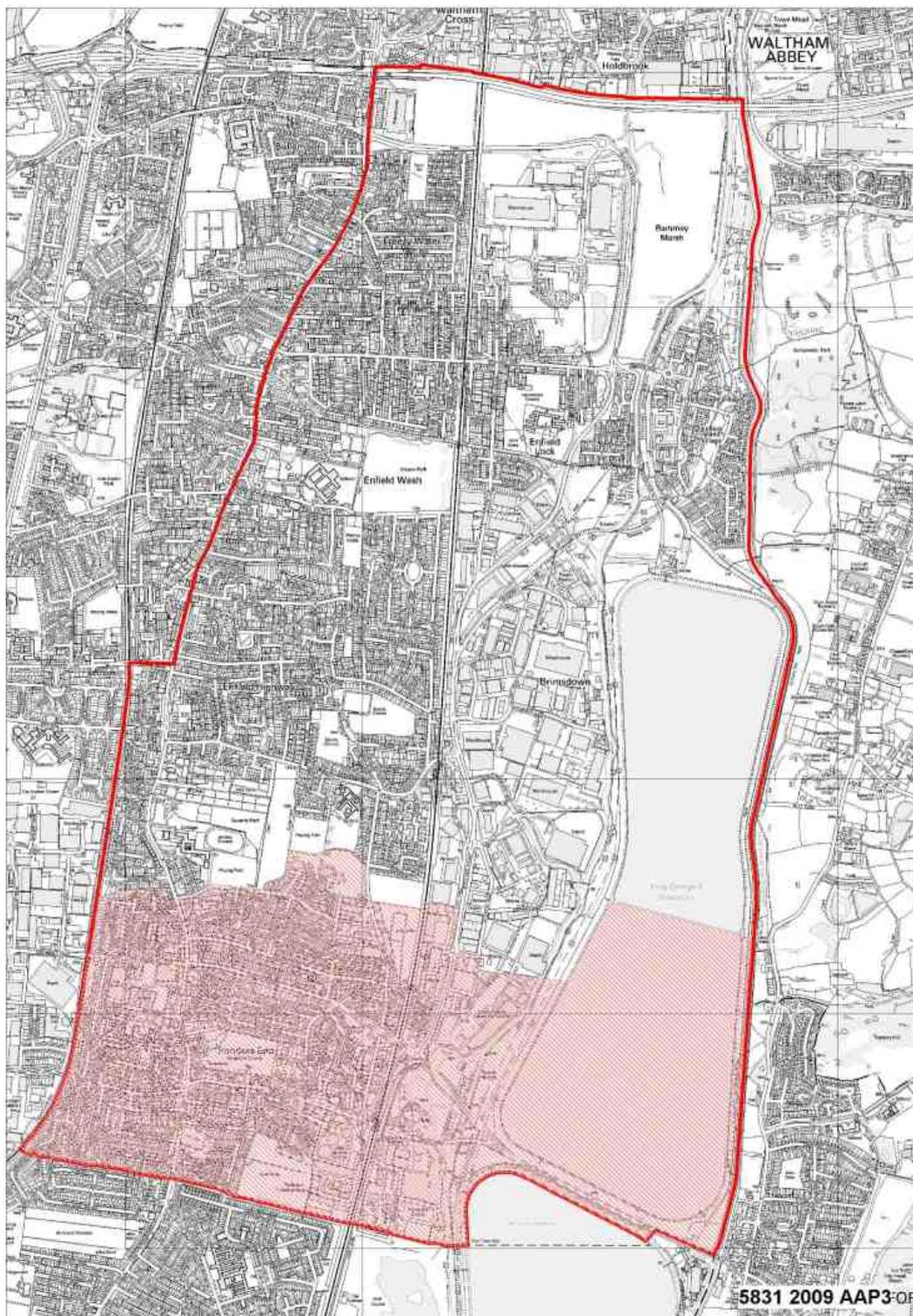
- 9.29** The delivery of area action plans and more focused masterplans will be monitored to meet the delivery programme of the Council's Local Development Scheme.

## 9 Core Policies for Places

### 9.3 North East Enfield including Ponders End

- 9.30** Directly north of Central Leaside lies North East Enfield – a large area stretching from Ponders End in the south to the M25 in the north. To the east lie tracts of strategically important industrial land, including Brimsdown, London’s second largest industrial estate and the recently developed Innova Business Park, which includes a mix of employment, residential and community uses.
- 9.31** There are also over 40,000 people living in the area, in the communities of Ponders End, Enfield Highway, Enfield Wash and Enfield Island Village. Across the area there is lower than average household income and educational achievement. Ponders End, the largest local centre, is in an area of relatively high deprivation.
- 9.32** The area suffers from poor east-west connections and indirect access to the M25 and needs more investment in social infrastructure to support existing and emerging communities.

## 9 Core Policies for Places



Map 9.4 Area covered by the North East Enfield Area Action Plan, including the Ponders End Place Shaping Priority Area

## 9 Core Policies for Places

### CORE POLICY 40

#### NORTH EAST ENFIELD

North East Enfield's reputation as a thriving and competitive industrial business location will be enhanced, with the Strategic Industrial Locations of Brimsdown, Redburn Trading Estate and Meridian Business Park and Freezywater retained, with the latter expanded to include Innova Park (see Core Policy 14 on Safeguarding Strategic Industrial Locations). These estates will continue to be the focus for environmental improvements and investment, developing new industries particularly in the niche high-tech and green industry sectors (see Core Policy 13 on Promoting Economic Prosperity).

Across the North East Enfield area, there is scope to develop 1,000 new homes (see Core Policy 2 on Housing Supply and Locations for New Homes). The focus for change and development, and hence the majority of these new homes, will be in Ponders End (see Core Policy 41 on Ponders End below), where there is a string of key opportunity sites along an east-west axis. In the west, in the heart of Ponders End local centre, there is a cluster of sites including the former Middlesex University campus, adjacent Queensway employment area, land around Tesco and sites along Hertford Road, referred to as "Ponders End Central". In the middle, along South Street, there are opportunities at the gasholder site on South Street, around Ponders End railway station, and at Alma Estate. This collection of sites is referred to as "Ponders End South Street Campus". In the east, near the Lee Valley Regional Park, development opportunities exist at Columbia Wharf and at the southern part of Brimsdown, collectively referred to as "Ponders End Waterfront". The interdependencies of these sites mean that their future should be considered and planned for in a holistic way to ensure that the cumulative social, economic and transport impacts are thoroughly assessed.

Social and community infrastructure to support an expanding population will be accommodated. This includes a large new health practice in Innova Park and the expansion of Eagle House surgery in Ponders End (see Core Policy 7). A new Academy will be developed in Ponders End, replacing Albany secondary school, and allowing the Albany School site to be developed for residential or continued educational uses, depending on the Council's future education requirements (see Core Policy 8). The local retail centres of Ponders End, Enfield Highway and Enfield Wash will be enhanced to improve the shopping experience. Sites will be identified in Ponders End to accommodate retail uses in accordance with Core Policies 17 and 18. Enhanced access to and quality of recreation and leisure opportunities will also be promoted.

The Council will work with the Enfield Strategic Partnership to develop an Area Partnership for wider North East Enfield and bring forward a Single Implementation Plan.

The Council will promote improvements to public transport and access to the area by car, bicycle and on foot (see Core Policies 25 and 26), and in particular:

- Improvements to the busy Hertford Road corridor to improve the environment for pedestrians and road users alike;
- More attractive and green links to maximise access east-west to the Lee Valley Park and to the existing communities and employment areas;
- Improvements to north-south pedestrian and cycle routes within the Lee Valley Park;

## 9 Core Policies for Places

- Work with its partners to ensure that negative impacts of the proposed new investment in the Lee Valley rail line are mitigated, for example by replacing the level crossings at Brimsdown and Enfield Lock stations with new bridges and/or underpasses; and
- Continue work on the benefits of a Northern Gateway Access Package to improve accessibility to and from North East Enfield, with a particular focus on supporting business growth.

### CORE POLICY 41

#### PONDERS END

In the Ponders End Place Shaping Priority Area (see boundary in Figure 9.5), three areas of future development have been identified: Ponders End Central, Ponders End South Street Campus and Ponders End Waterfront. The objectives of new development in Ponders End will be to create:

- Up to 1,000 new homes up to 2026, with a range of sizes and tenures, including affordable homes. Sites that could accommodate housing as part of mixed use developments include the former Middlesex University campus at Ponders End Central, and Columbia Wharf and southern part of Brimsdown at Ponders End Waterfront;
- An attractive public realm, designed to promote community safety, and promoting a better street environment along Hertford Road and South Street, and good links to public transport and leisure facilities such as Ponders End Recreation Ground and the Lee Valley Regional Park;
- High quality new development that complements the heritage assets and historic environment of Ponders End, such as the listed Middlesex University building in Ponders End Central and Ponders End Flour Mill at Ponders End Waterfront;
- Improve the quality of and access to Ponders End Recreation Ground;
- A holistic development at **Ponders End Central** incorporating the former Middlesex University campus, Queensway employment area, better use of land around the Tesco store and a vibrant, good quality local shopping centre and community hub, with vacant sites along Ponders End High Street redeveloped to complement the local offer;
- Explore options to improve the provision of community service, currently located at Swan Annex;
- A pedestrian-oriented community hub at **Ponders End South Street Campus**, with a new Academy at its heart, an improved relationship between the Alma towers and surrounding community, a proper street network with uses fronting the street and improved access to Ponders End station and between the station and the Lee Valley Regional Park;
- A new mixed use, employment, leisure and residential community at **Ponders End Waterfront** of exceptional quality, including sites at the southern part of Brimsdown and Columbia Wharf, helping to reconnect the Ponders End community with its waterfront and contributing to the

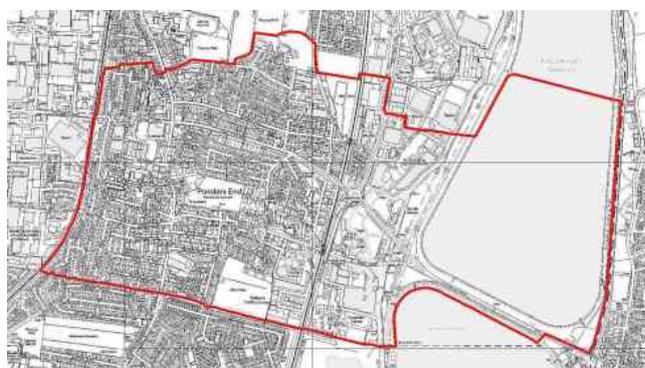
## 9 Core Policies for Places

chain of attractions along the Lee Valley Regional Park. A reduction in flood risk through the appropriate location, layout and design of new development and mix of land uses will be sought; and

- A co-ordinated strategy to managing flood risk in accordance with Core Policy 28 and for the decommissioning of surplus gas holders and other contaminated land in the area in line with Core Policy 32.

### Justification

**9.33** The policy for North East Enfield, and in particular Ponders End, maximises its strategic location within the Government's London-Stansted-Cambridge-Peterborough growth corridor and its location within the Upper Lee Valley Opportunity Area, as identified in the London Plan. It also pursues the North London Strategic Alliance's Vision for the Upper Lee Valley which identifies Ponders End as a major opportunity area for change and investment.



Map 9.5 Ponders End Place Shaping Priority Area

**9.34** New development in the area will help to cross-fund improvements to transport and social infrastructure, including new and improved areas of open space and new schools, health facilities and community centres.

**9.35** Ponders End is an area with considerable potential given its location so close to the Lea Valley Regional Park, strong transport routes including Southbury and Ponders End railway stations and Picketts Lock to the South.

**9.36** Ponders End is the third most deprived ward in the Borough and falls within the worst 25% of all wards in England. Considerable investment and improvement is therefore needed to ensure that Ponders End fulfils its potential as a desirable and settled community.



Figure 9.7 Lea Valley Regional Park near Lea Valley Viaduct

**9.37** Ponders End contains significant and viable sites for change and redevelopment, many of which have already attracted significant developer interest for mixed use redevelopment.

**9.38** In response and running in parallel with the Core Strategy, the Council has been preparing a Framework for Change for Ponders End to inform its Place Shaping Delivery Programme and the emerging North East Area Action Plan. The Framework for Change has been subject to intensive public consultation and provides the overarching concept for Place Shaping projects within Ponders End.

## 9 Core Policies for Places

### Implementation

- 9.39** The development and implementation of the North East Enfield Area Action Plan will set out the detailed planning framework for the delivery of the above policies. The Ponders End Framework for Change is being developed which presents a public realm and urban design vision for Ponders End that both articulates local needs and aspirations, and informs the Council, developers and service providers to deliver the vision through Place Shaping.
- 9.40** As part of the Ponders End Framework for Change, three planning briefs are being prepared for the three key sites, identified for their future development opportunities. These documents will be incorporated into the LDF as Supplementary Planning Documents. The three draft planning briefs are soon to subject to a statutory public consultation process the outcome of which will feed into the submission North East Enfield Area Action Plan.
- 9.41** The timeframes for delivery of the North East Enfield Area Action Plan, and the three planning briefs are outlined in the Council's Local Development Scheme.
- 9.42** Working closely with Enfield Strategic Partnership, the Council is to establish a wider Area Partnership that will collectively begin to establish a vision and a Single Implementation Plan to coordinate place shaping in the wider North East Enfield area. The Area Partnership will maximise the synergies between liveability as well as physical regeneration initiatives.



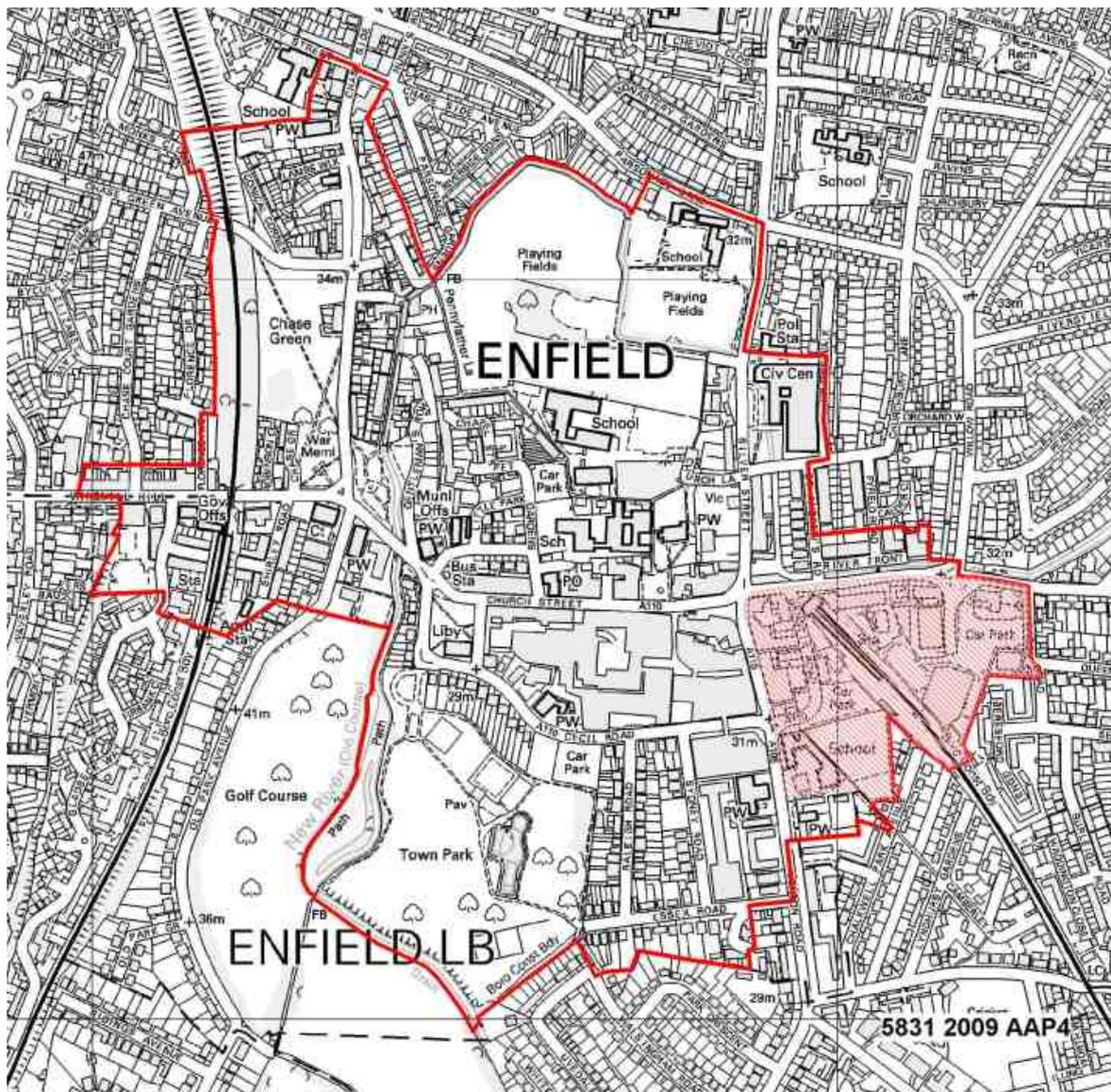
Figure 9.8 Former Middlesex University campus, Queensway Ponders End

### Monitoring and Targets

- 9.43** The delivery of the North East Enfield Area Action Plan and the three planning briefs will be monitored to meet the delivery programme of the Local Development Scheme.

## 9 Core Policies for Places

### 9.4 Enfield Town



Map 9.6 Area covered by the Enfield Town Centre Area Action Plan, including the Enfield Town Station Place Shaping Priority Area

## 9 Core Policies for Places

**9.44** Enfield Town originated as a small market town and has grown to become the Borough's leading shopping, commercial and administrative centre. Most of the town is designated as a Conservation Area which boasts many attractive old buildings and a market square. Green spaces, attractive footpaths and the New River loop also run through and around the centre, contributing to the town's distinctive character.

**9.45** Today, Enfield Town has a variety of shops, Council offices and a number of schools within the town which is surrounded by established residential neighbourhoods.



Figure 9.9 Crown & Horseshoes PH on New River loop, Enfield

### CORE POLICY 42

#### ENFIELD TOWN

The Council will seek to retain Enfield Town's market town character and protect its heritage assets, their setting and the historic environment, whilst maximising development opportunities to enhance the retail function of the centre to better serve the retail and community needs of the Borough and beyond.

The town centre has the potential to accommodate 500 new homes (see Core Policy 2) and meet a proportion of the Borough's projected retail growth (see Core Policy 18). The main focus for growth and new development in the town will be around Enfield Town station (see Core Policy 43 for Enfield Town Station below), with some additional development at key strategic points in the town in order to maintain vitality. These include at the former Rialto/Gala Bingo site, which will reinforce the historic focus of activity around Market Square and Church Street, and new leisure and civic uses around Little Park Gardens, which will create a new attraction in the west of the town and help to add vibrancy to the western end of Church Street.

The town will continue to play a commercial role in the Borough – as such the loss of office uses will be resisted and new fit-for-purpose office uses within new development promoted. The Council supports the promotion of the town centre as a more attractive evening destination, with higher quality uses such as restaurants, bars and pubs and commercial leisure uses such as health and fitness will be encouraged. There will be a focus on the growth of jobs in the hospitality and retail sectors (see Core Policy 13 on Promoting Economic Prosperity).

Enfield Town will continue to provide high quality social and community facilities, supporting existing and new populations in Enfield Town, as well as residents elsewhere in the Borough in line with its role as a Major Centre. The Council will work with the Primary Care Trust to accommodate a new Neighbourhood Centre health facility serving 50,000 patients in Enfield Town (see Core Policy 7). The town's successful schools will continue to provide the highest quality of education to Enfield's young people, with plans for improvements supported taking into consideration the inherent physical constraints of the town. Access to the high quality open spaces surrounding the town, such as Town Park, Library Green and Chase Side, will be improved.

An Area Partnership will be brought forward to ensure the widest success for Enfield Town. The Area Partnership will take responsibility for a Single Implementation Plan.

## 9 Core Policies for Places

### CORE POLICY 43

#### THE AREA AROUND ENFIELD TOWN STATION

In the Enfield Town Station Place Shaping Priority Area (see boundary in Map.9.7), the objectives will be to create:

- An integrated development incorporating land around Enfield Town station including land around Tesco, Wenlock House, New River House (formerly known as Bovril House), Genotin Road car park and potentially St Anne's School;
- A high quality new urban environment and gateway to the town, which complements its historic core;
- A retail-led mixed use development, accommodating approximately 10,000sqm of retail floorspace, up to 500 new homes, community uses and health care, and a new primary school, if required;
- An improved public transport interchange, potentially incorporating a relocated bus station from Little Park Gardens. The relocation of the railway station further down the tracks, subject to feasibility work, will be considered;
- Improved pedestrian accessibility to the town centre; and
- Better traffic management around the station area, potentially providing a new link road between Southbury Road and London Road.

#### Justification

**9.46** The focus of the proposed major new development is outside of the Conservation Area but must pay due regard to its character and setting. Other development supported through the Area Action Plan, which is within the Conservation Area, seeks to enhance the character and setting of the Conservation Area.

**9.47** The proposed redevelopment of the area around Enfield Town Station is likely to offer significant benefits in the longer term in relation to economic growth and there are likely to be minor benefits associated with the reuse or redevelopment of the former Rialto building. Providing for identified comparison and convenience retail growth will support the retail economy of the town centre while the support for new employment uses will encourage small enterprises.



Figure 9.10 New River House, Southbury Road, Enfield

## 9 Core Policies for Places

- 9.48** Discussions with key stakeholders, including Network Rail, indicate significant interest in the area around Enfield Town station demonstrating that comprehensive mixed use development here is both possible and viable.
- 9.49** Comprehensive development would help to facilitate the area's rejuvenation, including the development of improved public transport interchange facilities and public realm.
- 9.50** The opportunity area has the potential to meet much of the retail and leisure demand as well as improving the town's residential stock. Through careful planning of this area, redevelopment of this land would help to contribute to these needs and add to Enfield's town centre offer. Careful testing of the development mix will also ensure that a viable scheme can be brought forward.
- 9.51** As a longer term aspiration St Anne's School management is considering plans to relocate the Lower School in Enfield Town, which would allow the current site adjacent to Enfield Town Station to be redeveloped.



Map 9.7 Enfield Town Station Place Shaping Area

### Implementation

- 9.52** The Enfield Town Area Action Plan will deliver and implement the above policies, and a detailed masterplan will ensure the integrated development of the area around Enfield Town rail station. The programme for delivery of the Area Action Plan is outlined in the Council's Local Development Scheme.
- 9.53** Working closely with Enfield Strategic Partnership, the Council is to establish a wider Area Partnership that will collectively begin to establish a vision and a Single Implementation Plan to coordinate place shaping in Enfield Town. The Area Partnership will maximise the synergies between liveability as well as physical regeneration initiatives.

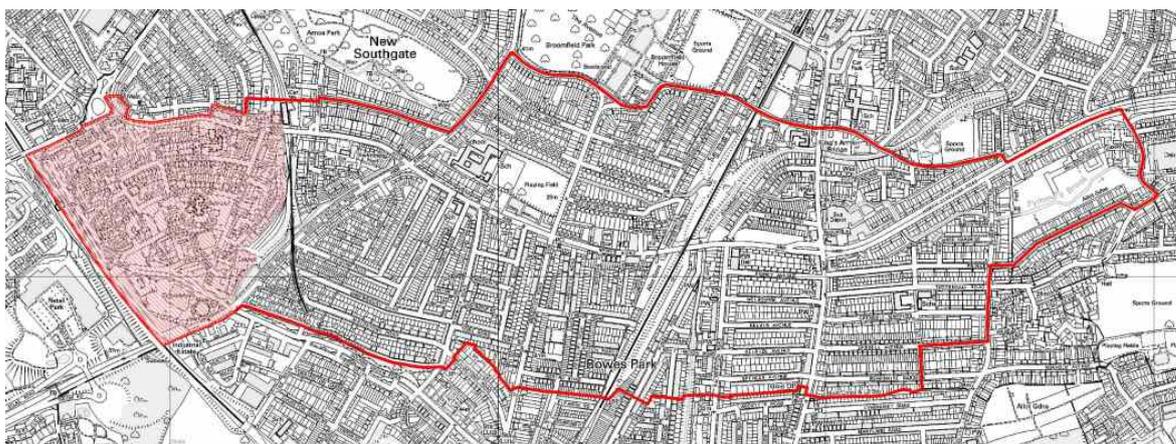
### Monitoring and Targets

- 9.54** The development of the Enfield Town Area Action Plan will be monitored to meet the delivery programme outlined in the Local Development Scheme.

## 9 Core Policies for Places

### 9.5 The Area Around the North Circular Road including New Southgate

- 9.55** The area around the North Circular between the A109 at Bounds Green and the A10 has suffered over many years due to the blight and poor environment caused by indecision over future road widening. There is a large amount of housing fronting the North Circular in this stretch that either needs substantial investment in refurbishment or could benefit from redevelopment. Deprivation is particularly high in the east of the study area and in the west around New Southgate and the Ladderswood Estate.



Map 9.8 Area covered by the North Circular Area Action Plan, including the New Southgate Place Shaping Priority Area

- 9.56** The Council has now granted planning permission to Transport for London for a Safety and Environmental Improvement Scheme that provides a degree of certainty about the future of the road. In addition over £54 million Government funding has recently been awarded to upgrade and refurbish the Transport for London owned properties along the North Circular Road. These properties will be transferred to Notting Hill Housing Trust who will invest a further £35 million to refurbish and build new affordable homes on vacant sites. This total investment of £90 million will help deliver the regeneration of the area – bringing underused land, which no longer needs to be safeguarded for the road back into positive use for new homes and other uses, and improving the living and working environment in the communities alongside it.



Figure 9.11 Highview estate, New Southgate

#### CORE POLICY 44

##### NORTH CIRCULAR AREA

The Council will promote environmental and housing improvements and new investment in the North Circular area. Current estimates suggest the North Circular area has the potential to accommodate up to 2,000 new homes, which includes sites along the North Circular Road and New Southgate/Ladderswood Estate (see Core Policy 2). Along the North Circular Road itself, both refurbishment and redevelopment options for vacant, derelict and poorly maintained properties in

## 9 Core Policies for Places

the ownership of Transport for London will be considered, depending on the current condition of housing, suitability of the site for redevelopment and viability. Estimates of new housing may need to be revised following this more detailed work being taken forward as part of the Area Action Plan and New Southgate Masterplan. New development will be designed to be compatible with a busy road, with outdoor amenity space, and will help to cross-fund environmental improvements such as tree planting and landscaping, helping to create a noise 'buffer' between housing and the road. New homes will provide a mix of size, tenure and affordability to meet the needs of existing and new residents. The Council will support the provision of community space/facilities in the area.

The Council will work with the Enfield Strategic Partnership to develop an Area Partnership for wider North Circular Area and bring forward a collective vision and Single Implementation Plan.

The Council will continue to plan positively for further improvements to the road junctions beyond those currently planned by Transport for London and will support further an intermediate scheme of future improvements to the A406 which could involve increasing its capacity, particularly at junctions. Any new development should therefore be designed in such a way that road junction improvements could be possible in the future without impacting negatively on the area.

The focus for new mixed use development will be around New Southgate, incorporating the Western Gateway site at the junction of Telford Road and Bounds Green, the Ladderswood Estate and New Southgate Industrial Estate (see Core Policy 45 for New Southgate below). At the eastern end of the study area at Cherry Blossom Close, high quality sustainable housing including family and wheelchair accessible homes will provide an exemplar for other developments in the area and opportunities to improve public access along Pymmes Brook.

The North Circular area will need to accommodate an additional two forms of primary school provision. In addition, the development of Broomfield Secondary School as an all age school (3-18 years), with playing field facilities retained, will be supported. Safe and convenient connections across the North Circular Road will need to be maintained (See Core Policy 8).

Improvements to local centres (see Core Policy 17) will include higher density commercial development with residential uses above at the junction of Green Lanes and the North Circular, improvements to the public realm at Green Lanes and improved library facilities at Palmers Green and Arnos Grove.

### CORE POLICY 45

#### NEW SOUTHGATE

In the New Southgate Place Shaping Priority Area (see boundary in Map 9.9.), the objectives will be to create:

- A holistic integrated approach to development considering the Western Gateway site\*, the Ladderswood Estate and the New Southgate Industrial Estate together and in relation to their surroundings;
- Urban design solutions for the area based on more traditional street layouts, integrated with the wider area by a network of green spaces and better links for pedestrians and cyclists;

## 9 Core Policies for Places

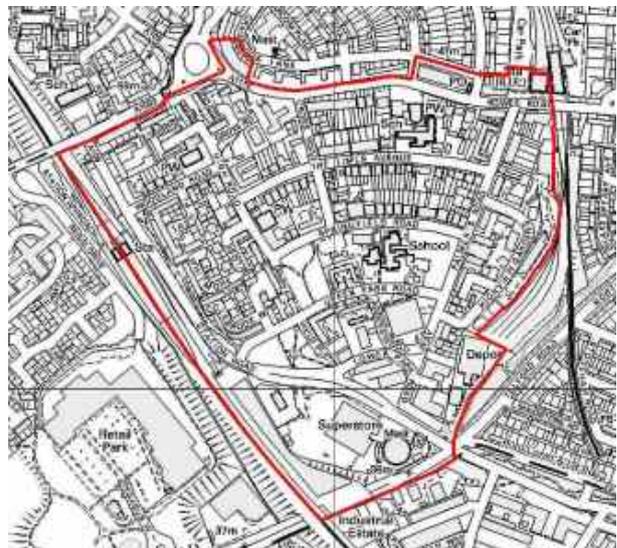
- A mixed-use redevelopment at the Western Gateway site to create landmark architecture at the gateway to the Borough;
- An improved Ladderswood Estate, led by the existing residents of the area and their choices for the future of their estate. This could include remodelling the area, the introduction of new housing and community facilities and better links to surrounding facilities and transport links at Arnos Grove and New Southgate;
- Partial redevelopment of the New Southgate Industrial Estate to link with redevelopment at Ladderswood Estate and facilitating improvements to the quality of the remainder of the estate;
- Redevelopment of land to the north of New Southgate station for mixed use with residential on upper floors and commercial uses at ground level around the station entrance and at the corner of Station Road and Friern Barnet Road; and
- High quality and accessible green spaces in the area.

\* *The Western Gateway site refers to the site occupied by the gas holder and adjoining retail units.*

### Justification

**9.57** Proposals for new housing and improved infrastructure maximise the North Circular's strategic location within the Government's London-Stansted-Cambridge-Peterborough growth corridor. New housing close to public transport nodes is supported by national, regional and local policy.

**9.58** TfL's current road scheme will deliver environmental improvements to the area, however, it is recognised that the scheme will not address many of the concerns expressed by local people and the Council, particularly a reduction in traffic congestion. The Area Action Plan provides an opportunity for the Council and local community to look forward beyond the improvements currently planned and the Council has agreed with TfL that the possibility of further improvements to increase capacity should not be ruled out.



Map 9.9 New Southgate Place Shaping Priority Area

## 9 Core Policies for Places

**9.59** A comprehensive approach to redevelopment of the New Southgate area will allow for new mixed-use development on the Western Gateway site to cross-fund environmental, transport and social infrastructure improvements that will benefit the wider New Southgate area.

**9.60** Comprehensive redevelopment will provide an opportunity to improve east-west and north-south links in the New Southgate area, providing better connections to New Southgate and Arnos Grove stations.



Figure 9.12 Blighted housing, North Circular Road

**9.61** The renewal of the Ladderswood Estate is supported by its residents as well as local amenity groups. To bring the existing tower blocks up to decent homes standards, major structural work will be required. There are problems with the current design of the estate and the ability to move through it easily and safely.

**9.62** It is supported by evidence of Enfield's Employment Land Study which supports partial redevelopment of the New Southgate Industrial Estate.

### Implementation

**9.63** The development and implementation of the North Circular Area Action Plan will provide detail to support the delivery of the above policies. A masterplan for New Southgate will provide more specific detail to provide for the integrated development of this opportunity area, which will be incorporated into the LDF as a Supplementary Planning Document. The timeframes for the delivery of the Area Action Plan and New Southgate masterplan are outlined in the Council's Local Development Scheme.



Figure 9.13 Aerial view, New Southgate Place Shaping Priority Area

**9.64** Working closely with Enfield Strategic Partnership, the Council is to establish a wider Area Partnership that will collectively begin to establish a vision and a Single Implementation Plan to coordinate place shaping in the wider North Circular area. The Area Partnership will maximise the synergies between liveability as well as physical regeneration initiatives.

### Monitoring and Targets

**9.65** The delivery of the North Circular Area Action Plan and New Southgate Masterplan will be monitored to meet the delivery programme outlined in the Local Development Scheme.

## 9 Core Policies for Places

## 10 Implementation and Monitoring

### 10 Implementation and Monitoring

- 10.1** Recent new national legislation and Government guidance on preparing LDFs places an increasing emphasis on implementation, delivery and infrastructure planning. The 2008 Planning Act provides the legal framework for the assessment of major infrastructure proposals and the Community Infrastructure Levy (CIL). PPS12 (2008) emphasises the importance of deliverability in assessing a sound Core Strategy, including the preparation of an infrastructure plan. This chapter therefore sets out how Enfield's vision and spatial strategy will be delivered, by whom and when. It provides the framework for the detailed Infrastructure Delivery Plan being produced alongside the Core Strategy.
- 10.2** The Council's new Place Shaping and Enterprise Department will lead on the development and delivery of the Core Strategy. The department covers the following Council service areas: planning policy, conservation and design, place shaping delivery co-ordination, property services, economic development, strategic housing, community and voluntary sectors, parks and open spaces. The new Place Shaping Council Committee, with strong Cabinet level membership and cross-party representation, will take the key decisions in order to oversee the development and delivery of the Core Strategy. The department will be the main vehicle by which the Council will manage its relationship with external stakeholders, build the confidence of current and potential investors and influence and inform at sub-regional and regional level.

#### 10.1 Infrastructure planning

- 10.3** PPS12 (2008) places more emphasis on the need for coordinated infrastructure planning to support proposed growth in the Core Strategy and its policies. The Government is in the process of setting up an Infrastructure Planning Commission, provisions for which were set out in the 2008 Planning Act. Infrastructure includes physical, social and green infrastructure.
- 10.4** Alongside the Core Strategy, the Council is preparing an Infrastructure Delivery Plan, which sets out the infrastructure required to support future housing provision and predicted population growth within the Borough. It will identify the nature of future provision required, where and when it will be provided, how it will be funded and who will be responsible for delivery. It will also identify any gaps in funding. The Infrastructure Delivery Plan will also include an Infrastructure Schedule, this will be continuously updated as required. This process of updating the schedule will help the Council to detect any risks that some of the required infrastructure will not be forthcoming and put in place contingency measures.
- 10.5** The Council has prepared the Infrastructure Delivery Plan in close consultation with internal and external delivery agencies (detailed in the Infrastructure Delivery Plan and Consultation Statement) and with regard to their investment and operational plans. As such, most of the infrastructure has a realistic prospect of being provided to support the growth proposed in the Core Strategy. It is expected that additional infrastructure to support proposed new development will be funded through planning obligations negotiated on key developments, when development activity picks up. Where infrastructure is not yet committed or is a necessary precondition for the growth proposed, contingency measures are identified.
- 10.6** Table 10.1 below presents a summary of the key infrastructure required to be delivered in order to ensure that the planned growth in the Core Strategy can be supported. It does not include all the infrastructure requirements that are in the Infrastructure Delivery Plan, rather it focuses on the most significant key pieces of infrastructure that are required to support planned new development and any contingency plans for schemes that are not yet committed. The key

## 10 Implementation and Monitoring

infrastructure, as published in the Core Strategy, has been developed in close consultation with all infrastructure providers and is accurate to the best of the Council's knowledge at the time of printing this document.

Phase	Housing development	Physical Infrastructure	Social Infrastructure	Green & Blue Infrastructure	Contingency
0-5 years (2010/11 - 2014/15)	2,690 units (20%) Central Leaside (4%) Enfield Town (7%) North Circular (17%) NE Enfield (9%) Other Borough (63%)	General rail and tube enhancements e.g. longer trains, capacity improvements to Piccadilly and Victoria Lines;  Diversion of existing bus routes to provide enhanced access to residential and employment areas;  Enhanced east-west bus services linking Enfield Town with Ponders End and the area around North Circular with Central Leaside; and  Development of route management strategies to maximise the efficiency of the existing road network.	<b>Edmonton Green:</b>  Forest Road and Evergreen health care centres upgraded to become a Neighbourhood Health Centre for south east Enfield.  <b>North Circular:</b>  Development of Broomfield Secondary School with the aspiration to create an all age school.  <b>NE Enfield:</b>  New primary health care facilities (Neighbourhood Health Centre) in Ponders End;  New large modern GP practice or walk in centre health practice in Innova Park;  Relocation of Oasis Academy Hadley and creation of an all age Academy at former Gas Holder Site, Ponders End;	<b>North Circular:</b>  Improvements to Cherry Blossom Close open space and Salmons Brook.	Alternative sites for provision of social infrastructure will be identified through the Area Action Plans.  The forthcoming Upper Lee Valley Transport Study will identify further transport infrastructure required to support growth in the Borough.
6-10 years (2015/16 - 2019/20)	4,170 units (30%) Central Leaside (16%) Enfield Town (7%) North Circular (13%) NE Enfield (18%) Other borough (46%)	As above	New 6 form entry secondary school in the south east of the Borough.  <b>Central Leaside:</b>  2 x 2 form entry primary schools in Meridian Water;  New 6 form entry secondary school in Meridian Water; and  New primary health care modern GP practice or walk in centre facility.	Improve access to and enhance quality of the Lee Valley Regional Park.  <b>NE Enfield:</b>  Improve access to and enhance quality of Lee Valley Regional Park and waterways at Ponders End.  <b>North Circular:</b>	Alternative sites for provision of social infrastructure will be identified through the Area Action Plans.

## 10 Implementation and Monitoring

Phase	Housing development	Physical Infrastructure	Social Infrastructure	Green & Blue Infrastructure	Contingency
			<p><b>Enfield Town:</b></p> <p>New Neighbourhood Health Centre for 50,000 patients;</p> <p>St Annes lower secondary school to relocate to Oakthorpe Road site in Palmers Green; and</p> <p>Up to 2 forms of entry primary places in Enfield Town/Bush Hill Park area.</p> <p><b>North Circular:</b></p> <p>New primary healthcare hub (Neighbourhood Health Centre) in Southgate or Palmers Green; and</p> <p>Up to 2 forms entry primary places.</p>	Improved/new green space in the Ladderswood Estate.	
11-15 years (2020/21 - 2024/25)	<p>4,120 units (30%)</p> <p>Central Leaside (55%)</p> <p>Enfield Town (0%)</p> <p>North Circular (12%)</p> <p>NE Enfield (0%)</p> <p>Other borough (33%)</p>	<p>As above plus:</p> <p>Additional north-south bus provision along the A1055 corridor benefiting Central Leaside and North East Enfield;</p> <p>Additional capacity along the A406 North Circular Road, and local road network around Central Leaside;</p> <p>4 local trains per hour along the West Anglia Main Line;</p> <p>Enhanced rail station access; and</p> <p>Further enhancements to the east-west bus connectivity.</p>		<p><b>Central Leaside:</b></p> <p>New public park in Meridian Water; and</p> <p>Improve access to and enhance quality of Lee Valley Regional Park and waterways.</p>	<p>In the absence of a four local trains per hour service, continue to increase north - south bus provision to support development in the East of the Borough as well as Enfield as a whole;</p> <p>Alternative options and innovative transport solutions will be considered in the preparation of the Area Action Plans and masterplans for the Place Shaping Priority Areas.</p>

## 10 Implementation and Monitoring

Phase	Housing development	Physical Infrastructure	Social Infrastructure	Green & Blue Infrastructure	Contingency
16-20 years (2025/26 - 2029/30)	Up to 2,500 units (20%)  Central Leaside (80%)  Enfield Town (0%)  North Circular (20%)  NE Enfield (0%)  Other borough (0%)	As above plus:  Additional rail capacity to be assessed as part of future Route Utilisation Strategies;  Additional high quality bus based services to increase PTAL level to 4; and  Additional road capacity to mitigate impact of trip generation on local road network.			As above

Table 10.1 Summary of housing development and phasing key infrastructure

### Infrastructure contributions

- 10.7** The combined impact of the number of developments coming forward in the strategic growth areas is extensive and generates a significant need for infrastructure, as illustrated in Table 10.1 and further elaborated on in the Infrastructure Delivery Plan. The majority of these costs will be met by the public sector, service providers and utility companies. However, the scale of development coming forward and the uplift in values generated through the granting of planning permission for mixed use or residential development in the growth areas, requires that developers make a contribution towards the costs of infrastructure provision.
- 10.8** In order to address this, the 2008 Planning Act introduced provision for the Community Infrastructure Levy (CIL), whose purpose is to ensure that the costs incurred in providing infrastructure to support the development of an area can be funded (wholly or partly) by owners or developers of land. Under the provisions of the Act, local authorities in England and Wales are empowered, but not required, to charge on development in their area, based on simple formulae. The proceeds of the levy can be spent on local and sub-regional infrastructure to support the development of the area. The levy provides the opportunity for a much wider range of types and sizes of development to contribute to infrastructure, thus spreading the load beyond the relatively few applications subject to the current system of planning obligations.
- 10.9** Detailed proposals on the implementation of CIL and draft regulations to support the Act were published for consultation in July 2009. At present, it is proposed that CIL will operate alongside the current system of planning obligations secured through Section 106 of the Town and Country Planning Act 1990 (as amended). However, this is still to be agreed. The Government intends to bring the agreed Regulations into force on 6 April 2010.
- 10.10** Enfield Council needs to decide how CIL will operate and deliver the infrastructure set out in the Infrastructure Delivery Plan, liaise with other boroughs in the sub-region and devise a charging schedule. It is unlikely that this will be in place before this Core Strategy is adopted. In the meantime, the Council will continue to operate its current system of planning obligations, secured through Section 106 agreements. In addition, the Council intends to introduce a tariff based system for contributions towards strategic infrastructure, which will be secured through

## 10 Implementation and Monitoring

the Section 106 agreement and implemented through the area action plans. This approach of pooling contributions to address major investment needs through the use of published formulae and standard charges is supported by the Government's Circular (05/2005) on Planning Obligations. The tariff will determine the appropriate financial contribution to be made by the developer and help to create more certainty for both developers and the Council. Affordable housing and other site specific obligations required to make the proposed development acceptable or directly mitigate a development's impact will also be secured through the Section 106 agreement.

### CORE POLICY 46

#### INFRASTRUCTURE CONTRIBUTIONS

Where Enfield Council grants planning permission for a development, the development will normally be required to make financial and in kind contributions towards infrastructure and community facilities.

In the medium to long-term, the Council intends to introduce a Community Infrastructure Levy (CIL), which will set out a clear charging schedule for developers' contributions towards local and strategic infrastructure. The Council will progress work on the Infrastructure Delivery Plan and charging schedule, in order to identify the infrastructure to be funded by the levy and contributions from developers. The charging schedule will be subject to consultation and Examination before being adopted by the Council.

In the meantime, the Council will adhere to the guidance set out in Circular 05/05, "Planning Obligations" (Office of the Deputy Prime Minister, July 2005) when negotiating planning obligations, including the policy tests that an obligation must be relevant to planning, necessary to make the proposed development acceptable in planning terms, directly related to the proposed development, fairly and reasonably related in kind to the proposed development, and reasonable in all other aspects.

In the strategic growth areas, a more proactive and comprehensive approach will be taken through the area action plans, seeking to ensure that required infrastructure and community facilities are provided for in parallel with the development of new homes and jobs and linking planning obligations to specific local priorities in accordance with priorities set out in the Core Policies for Places section. For each strategic growth area, the Infrastructure Delivery Plan will identify the infrastructure required to accompany planned growth and the funding gaps which pooled planning obligations could contribute towards. If the CIL charging schedule has not been adopted, the area action plans and/or supporting masterplans will identify a proposed tariff for the area, based on a standard charge per residential dwelling, which will determine the appropriate financial contributions towards infrastructure to be secured from developers. The tariff will be secured through a Section 106 agreement.

In line with London Plan Policy 6A.4, Priorities in Planning Obligations, the Council has developed a list of provisions to be considered in obligations, with the highest priority given to affordable housing and public transport improvements, as follows:

*Highest priority:*

- Affordable housing; and
- Public transport improvements.

*Other priorities:*

## 10 Implementation and Monitoring

- Tackling climate change, including waste, energy, water, pollution and flooding prevention and mitigation;
- Learning and skills facilities;
- Health facilities and services; and
- Accessible and affordable childcare provision.

### *Other provisions:*

- Other public realm provision and initiatives;
- Other community infrastructure, such as libraries and community halls;
- Business and employment initiatives, including meeting the needs of small and medium enterprises;
- Public art and other cultural initiatives;
- Highways and access improvements, including pedestrian and cycling initiatives;
- Improving the built environment and community safety through good design;
- Protecting and enhancing Enfield's built heritage and its archaeology through contributions to the Council's key heritage area schemes and listed buildings identified on the Heritage at Risk Register;
- Open space and recreation provision, including play and sports facilities;
- Green infrastructure and landscape features;
- Biodiversity and geodiversity protection;
- Fire & Emergency services; and
- Policing facilities.

The area action plans will provide much more detailed guidance on priorities for each area. Where necessary, other provisions not specifically noted above may be sought.

The appropriate and relevant provisions to be considered in individual negotiations will be evaluated and determined on a site by site basis, taking into account Enfield's LDF objectives and policies, and the policies and broad planning obligation priorities of the London Plan. In negotiating contributions, individual site circumstances will be taken into account and particularly on those sites which give rise to abnormal costs it may be necessary to prioritise the provisions sought. Specifically, the GLA's affordable housing toolkit will be used to calculate the viability of providing obligations in addition to affordable housing. The affordable housing targets identified in the Core Strategy should be adhered to unless the toolkit shows that the target is not viable for a particular site. If applicants claim that the scheme cannot fund the requested obligations on the grounds of commercial viability, the Council will expect an open book approach to be taken in examining the development finances of the proposals being considered.

Prospective developers will meet the Council's costs in drafting the planning obligations relevant to their proposals, together with a financial contribution to the Council's subsequent administration and monitoring costs.

## 10 Implementation and Monitoring

### 10.2 Delivery mechanisms

**10.11** The Council and its partners will need to secure the financial and other resources needed to deliver the LDF policies and proposals. The Core Strategy's function is to provide a clear and positive framework for development so that detailed investment, planning and action can be coordinated and focused on effective implementation. Adopting a clear coherent spatial strategy for Enfield, and keeping it up to date, will be highly important in bidding for the necessary funding and support. The main processes and mechanisms available to implement the LDF policies and proposals are set out below.

#### Partnership working

**10.12** Spatial planning expands the traditional scope of land use planning to address a wider range of social and physical infrastructure issues such as health, education, employment, community cohesion, transport and utilities provision. The Council cannot therefore deliver the Core Strategy's vision, with its major resource implications, by itself – the vision can only be realised through concerted action by a wide range of public, private and voluntary agencies working together. The Council is therefore working in partnership with a wide variety of organisations and agencies in order to deliver the Plan, including:

- The Enfield Strategic Partnership, which includes representatives of the Enfield Primary Care Trust, the Metropolitan Police, Middlesex University, Job Centre Plus, the North London Learning and Skills Council, local housing associations, the local business community, the Enfield Community Empowerment Network. The LAA Executive Group has been established to ensure that budgets and strategies from statutory partners retain a strong focus on achieving LAA priorities and objectives;
- The Mayor of London, Greater London Authority, the London Development Agency and Transport for London;
- The Homes and Communities Agency;
- Utility companies, to ensure that their planning and investment programmes are aligned with the LDF's spatial strategy as far as possible;
- The development industry, whose role is crucial in investing in Enfield, providing new homes and jobs, procuring regeneration and improving local infrastructure;
- The Council's other partner organisations, such as the Primary Care Trust and Emergency Services, including the coordination of the LDF with their plans, strategies, actions and resourcing programmes; and
- Adjoining local authorities and the North London Strategic Alliance to coordinate plans, strategies and actions sub-regionally, in particular working with Haringey and Waltham Forest and British Waterways on development in the Upper Lee Valley.

#### Homes and Communities Agency

**10.13** In addition to the above, the Homes and Communities Agency's (HCA) potential funding stream is available in the Borough as part of the **Borough Implementation Plan** (BIP). As part of the Single Conversation the HCA requires all local authorities to prepare a Borough Implementation Plan (BIP) by the end of 2009. The aim of the BIP is to inform the HCA of the

## 10 Implementation and Monitoring

Council's long term resource requirements to deliver its Place Shaping vision and Housing Strategy objectives. The Council is currently preparing a BIP which will draw out and pull together the key strands from the Place Shaping Strategy, Housing Strategy and Sustainable Community Strategy individually and set out the level of investment required to deliver the Council's housing and regeneration aims. To inform the Single Conversation and provide a comprehensive argument as to why investors should invest in Enfield, the HCA will use the BIP as a starting point for the allocation of resources over the next 15 years.

- 10.14** The BIP will set out Enfield's strategic position and to provide a delivery plan to influence future investments from the HCA. This should include resources from the National Affordable Housing Programme, Decent Homes money, Growth Area funds, and Supporting People funds. The BIP will include the Borough's investment requirements for the next five years and will detail regeneration priorities for the next 15 years focusing on town centre renewal, housing and regeneration targets, land supply and physical and social infrastructure requirements. In turn, the BIP will lead to community benefits since it will assist the delivery of the Council's priorities and strategies.

### Bespoke delivery vehicles

- 10.15** In addition to the partnership working required to ensure the effective delivery of larger infrastructure, the Council will be setting up different bespoke delivery vehicles for implementation in the place shaping priority areas. Potential delivery vehicles being considered include joint venture companies, development trusts and development partnerships. In Ponders End, the Council is already working with the Ponders End Community Development Trust to ensure that the needs and aspirations of the local community are reflected in the North East Enfield Area Action Plan and the Framework for Change for Ponders End. Elsewhere formal arrangements are underway for the establishment of a single delivery vehicle for the Edmonton and Central Leaside areas as set out in Core Policy 39. The area action plans will provide more detail on delivery in each place shaping priority area.

### Council's powers and resources

- 10.16** Other Council strategies and plans play a role in the delivery of the LDF and have influenced the development of the Core Strategy. Appendix 4 identifies other Council strategies and plans which have spatial implications for the Borough.
- 10.17** The Council has a diverse portfolio of landholdings in the Borough, including some housing estates, industrial estates and community buildings. As such, it has a direct impact on the implementation of the Core Strategy, where there are redevelopment opportunities. However, in many cases, the leaseholder arrangements on some of the Council's landholdings, for example on some industrial estates, is complex and therefore requires co-operation between multiple parties and consideration given to relocation of existing occupiers, if the site is to be redeveloped.
- 10.18** Where opportunities arise, the Council will consider the acquisition of new sites in order to secure community benefit or control new development, which in some cases may provide an opportunity to generate revenue from its landholdings, which it can reinvest into the community.
- 10.19** Where the Council does not own the land and it appears that development identified in the Core Strategy is not coming forward in a timely manner, the Council will use its compulsory purchase powers to allow development to progress.

## 10 Implementation and Monitoring

### Development management

**10.20** Together with the London Plan, the Local Development Framework will be the main basis for decision-making and managing development in the Borough. The Core Strategy is the cornerstone document, to which all the other documents in the LDF relate. In order to manage development and make decisions on planning applications, it will be supported by a Development Management Development Plan Document (DPD) Enfield Design Guide Supplementary Planning Document and Sites Schedule DPD. For the Borough's strategic growth areas of North East Enfield, Central Leaside, Enfield Town and the North Circular area, the Area Action Plans will provide more detailed guidance on sites, in order to guide and manage new development. The Council's policies on Waste will be implemented through the North London Joint Waste Plan being produced by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest Councils.

### 10.3 Monitoring

**10.21** Monitoring is a key component of the new planning system. PPS12 on Local Spatial Planning requires that Core Strategies must set out clear arrangements for monitoring the effectiveness of policies in meeting plan objectives. Under the Town And Country Planning (Local Development Regulations) 2004, planning authorities are required to prepare an Annual Monitoring Report. LDFs need to be reviewed regularly to assess how well their policies and proposals are being implemented and to ensure that they are up to date. Monitoring provides the objective basis necessary for such reviews. This section presents the monitoring framework for the individual core policies which are set out throughout the earlier chapters, setting out the performance indicators to be measured for the Annual Monitoring Report, alongside clear targets or measurable outcomes for each core policy.

**10.22** The process of annual monitoring will enable the Council to assess whether or not the objectives of the Core Strategy are being met. If it is found that objectives are not being met, and the Council has explored the identified contingency plans, then the Council may seek an early review of the Core Strategy.

**10.23** The Council is currently reviewing the range of indicators required to be collected for each policy. The indicators identified are measured at either national (NI - National Indicators), regional or local (COI - Core Output Indicators, LI - Local Output Indicators, SE - Significant Effects Indicators, CX - Contextual Indicators) level, and the appropriate reference for each is provided.

	Measurable action/ indicator	Ind-type	Target
1. Strategic Growth Areas	Delivery of housing and jobs targets (see policies 2 & 13)	N/a	N/a
2. Housing Supply and Locations for New Homes	Planned housing provision	COI: H1	5,600 homes between 2010/11-2020/21
	Additional dwellings	COI: H2	10,980 new homes to 2024/25
3. Affordable Housing	Gross affordable housing completions	COI: H5 / NI 155	3-yr target of 648 (2008/9 to 2010/11). To be updated in LAA.

## 10 Implementation and Monitoring

	Measurable action/ indicator	Ind-type	Target
	% total housing units completed that are affordable	LI	40% (borough-wide) on sites capable of accommodating 10 or more dwellings.
	% affordable housing units that are intermediate/ social rented	LI	70% social rented / 30% intermediate (borough-wide).
4. Housing Quality	Building for Life assessments	COI: H6	All new dwellings built to Lifetime Homes standards.
	Sustainable Homes & Eco Homes Assessments	SE17	All completed developments to exceed the Code for Sustainable Homes Level 3.
	Completion of the Council's Estate Investment Management Strategy	N/a	Review of relevant DPD documents if necessary following publication.
5. Housing Types	Housing size (no. Beds) for market/social rented housing	LI	Market housing - 20% 1-2 bed flats, 15% 2-bed houses, 45% 3-bed houses, 20% 4+ bed houses.  Social rented housing - 40% 1-2 bed units, 30% 3-bed units, 30% 4+bed units.
	Housing density	LI	Over 95% development to comply with the London Plan density matrix
6. Meeting Particular Housing Needs	Completion of the Council's Vulnerable Adults Accommodation Strategy	N/a	Review of relevant DPD documents if necessary following publication.
	Net additional pitches for gypsies and travellers	COI: H4	According to the Gypsy and Traveller Accommodation Needs Assessment (March 2008), there is no justification for allocating new sites in Enfield. This will be reviewed on an ongoing basis with the Mayor of London and the appropriate DPD documents amended where necessary.
7. Health and Social Care Facilities and the Wider Determinants of Health	Access to a GP	SE18	% population living within 500m of a GP

## 10 Implementation and Monitoring

	Measurable action/ indicator	Ind-type	Target
8. Education	Number of primary and secondary school places	LI	Ensure provision of sufficient primary and secondary school places available within a reasonable distance of pupils homes to meet projected demand.
	GCSE passes	SE7 NI 75	54% 15-yr-olds achieving five or more GCSEs at Grade A-C or equivalent by 2010/11. To be updated in Council's Business Plan.
9. Supporting Community Cohesion	Delivery of targets for core policies 7, 8, 16, 30, 34	N/a	N/a
	Index of multiple deprivation	CX14	Continued improvement of Enfield's position in the Index.
	Crime rates - total offences per population	CX16	No local target.
	Serious acquisitive crime rate	NI 16	7,486 by 2010/11. Thereafter updated in LAA.
	Fear of crime	SE1	% people who feel safe during the day to increase. % people who feel unsafe at night to decrease.
10. Emergency and Essential Services	Additional new emergency and essential services	N/a	In accordance with the Infrastructure Delivery Plan.
	Burial spaces	N/a	Additional burial spaces delivered in accordance with requirements identified by the Council's burial service and the Infrastructure Plan.
11. Recreation, Leisure, Culture and Arts	New recreation, leisure, culture and arts facilities delivered	N/a	New facilities delivered in accordance with the Council's strategies and Business Plan.
	Review and publication of relevant Council strategies, which influence the provision of recreation, leisure, cultural and arts facilities.	N/a	Core Policy 11 and other DPDs will be reviewed if necessary.
	The delivery of the Area Action Plans and masterplans for the Place Shaping Priority Areas	N/a	To meet the LDS delivery programme.

## 10 Implementation and Monitoring

	Measurable action/ indicator	Ind-type	Target
12. Visitors and Tourism	Number of new hotel bed spaces	LI	New visitor accommodation delivered in town centres and/or Lee Valley Regional Park.
	New recreation and leisure facilities	LI	Delivery of additional recreational and leisure facilities in the Lee Valley Regional Park at Ponders End, Pickett's Lock and/or Meridian Water, as identified in the Area Action Plans.
13. Promoting Economic Prosperity	New jobs	CX6	6,000 new jobs by 2026, with 4,000 in the Upper Lee Valley.
	Total amount of additional employment floorspace by type	COI: BD1	N/a
	New business registration rate / resident population over 16 yrs	NI171	Rate of new business registration to continue to increase.
14. Safeguarding Strategic Industrial Locations	Employment floorspace designated as SIL	LI	No net loss.
15. Locally Significant Industrial Sites	Previously developed land that has been vacant or derelict for more than 5 years	NI170	Modernisation or change of use considered for identified land that falls within a LSIS.
16. Taking Part in Economic Success and Improving Skills	Qualifications	SE6 NI163	Increase the proportion of Enfield residents of working age who are qualified to level 2 as a minimum to 70% by 2010 (Enfield Skills & Employment Strategy 2008-11).
	Economic activity: % population in employment	CX7	Increase employment in the Borough as a whole and in the worst performing neighbourhoods (Enfield Skills & Employment Strategy 2008-11).
17. Town Centres	Total amount of floorspace for 'town centre' uses in (i) town centres (ii) local authority area	COI: BD4	Meet targets identified in the Retail Study Update (2009).
18. Delivering Shopping Provision across Enfield	Total amount of retail floorspace (A1 use class) in (i) town centres (ii) local authority area	COI: BD4	Meet targets identified in the Retail Study Update (2009).

## 10 Implementation and Monitoring

	Measurable action/ indicator	Ind-type	Target
19. Offices	Total amount of office floorspace (B1 use class) in (i) town centres (ii) local authority area	COI: BD4	New office floorspace to be accommodated around Enfield Town station.
20. Sustainable Energy Use and Energy Infrastructure	Renewable energy generation: installation of new capacity for energy generation from renewable resources	COI: E3	Meet targets identified in the forthcoming Energy Report.
	Per capita reduction in CO2 emissions in the Borough	NI186	20% reduction in CO2 emissions by residents which will be updated, if necessary, on completion of the forthcoming Energy report.
21. Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure	Water conservation & efficiency and sustainable drainage measures incorporated into new developments	LI	Targets to be identified in the Development Management Document.
	Delivery of water supply, drainage and sewerage infrastructure to support new development	LI	New/improved infrastructure delivered in accordance with the Infrastructure Delivery Plan.
22. Sustainable Waste Management	Capacity of new waste management facilities by waste planning authority	COI: W1	28ha of land delivered to meet the waste apportionment needs and the needs of the North London Waste Authority. The North London Waste Plan will identify targets to monitor the uptake and capacity of allocated waste sites.
	Amount of municipal waste arising and managed (by management type, by waste planning authority)	COI: W2 NI 191/192	Recycled: 41% by 2011/12.  Residual: 658 kgs/household by 2010/11.  (To be updated in Council's Business Plan).
23. Aggregates	Production of primary land-won aggregates by mineral planning authority	COI: M1	There are currently no primary land-won aggregates extracted in Enfield. There may be further investigations by Thames Water at King George V Reservoir but results are not yet known.
24. The Road Network	Travel to work	CX13	Increase in proportion of Enfield residents who travel to work by public transport, bicycle or on foot.

## 10 Implementation and Monitoring

	Measurable action/ indicator	Ind-type	Target
	Delivery and implementation of travel plans and transport assessments	N/a	To be identified in the Development Management Document.
	Delivery of the Upper Lee Valley Transport Study	N/a	Timeframes to be set out in Local Development Scheme.
	Implementation of Travel Plans with Transport for London's iTrace system.	N/a	N/a
25. Pedestrians and Cyclists	Completed sections of Enfield walk and cycle networks	N/a	As identified in the Enfield Walking Action Plan (to be developed 2010-12) and the Enfield Cycle Route Network.
26. Public Transport	Rail service frequency	LI	A minimum service frequency of 4 trains per hour at all local stations in Enfield by 2026.
	Delivery of the Upper Lee Valley Transport Study in partnership with Transport for London.	N/a	Timeframes to be set out in Local Development Scheme.
27. Freight	Freight movement and associated facilities.	N/a	The Development Management Document will detail standards and requirements.
28. Managing Flood Risk through Development	Number of planning permissions granted contrary to the advice of the Environment Agency on flood and water quality grounds	COI: E1	No planning permissions granted contrary to the advice of the Environment Agency on flood and water quality grounds.
	Properties at risk from flooding	SE8	Overall reduction of flood risk.
29. Flood Management Infrastructure	The progress of flood alleviation schemes and river restoration works	N/a	Individual targets relevant to each scheme.
	New planning permissions will be monitored	N/a	No new culverts being granted planning permission in the Borough.
30. Maintaining and Improving the Quality of the Built and Open Environment	Adoption of the Council's Urban Design Strategy and Charter	N/a	Adoption in 2009/10. Review of relevant DPD documents if necessary following adoption.
	Adoption of Enfield Design Guide	N/a	Review of relevant DPD documents if necessary following adoption.
	Extension of Enfield Characterisation Study	N/a	Review of relevant DPD documents if necessary following publication.

## 10 Implementation and Monitoring

	Measurable action/ indicator	Ind-type	Target
31. Built and Landscape Heritage	Number of buildings on English Heritage's Buildings at Risk Register	LI (BAR update)	No net gain.
	Review of Conservation Area Appraisals and Management Proposals (every 5 yrs)	LI	Next round of reviews to commence 2011. Review of relevant DPD documents if necessary following publication.
32. Pollution	River quality -chemical/biological	SE11/ SE12	Increase % Enfield's rivers or canals rated as 'fair' or better in terms of their chemical/biological water quality.
	Air quality - Average NO <sub>2</sub> & PM <sub>10</sub> levels (mg/m3)	SE13/ SE14  NI 194	Expand geographical areas of Enfield where air quality objectives set out in legislation are exceeded.
	Percentage of contaminated land brought back into beneficial use.	N/a	N/a
33. Green Belt and Countryside	Quantity of green belt land	LI	No net loss of green belt, following proposed changes to the detailed boundary at local level.
34. Parks, Playing Fields and other Open Spaces	Quantity of open space (by type)	LI	No net loss of protected open space (MOL) due to new development.  Specific targets for Meridian Water to be set out in the Central Leaside Area Action Plan.
	Children and young people's satisfaction with parks and play areas (Enfield's Tell Us Survey)	NI 199	Satisfaction to increase year on year. Enfield's London ranking to improve.
	Satisfaction with parks and play areas (Source: Enfield MORI reports)	LI	To increase.
	Produce allotment strategy	N/a	Completion 2010-11.
35. Lee Valley Regional Park and Waterways	Review Park Development Framework being produced by the Lee Valley Regional Park Authority.	N/a	Review of relevant DPD documents if necessary following publication.
36. Biodiversity	Change in areas of biodiversity importance	COI: E2	Targets to be set in Biodiversity Action Plan, to be completed by 2010.

## 10 Implementation and Monitoring

	Measurable action/ indicator	Ind-type	Target
	Condition of SSSIs	SE10	The three sites in Enfield to be reclassified as 'favourable' from their classification as 'unfavourable recovering' in 2008.
37. Central Leaside	Delivery of the Central Leaside Area Action Plan	N/a	To meet LDS delivery programme.
38. Meridian Water	Delivery of the Meridian Water masterplan	N/a	To meet the LDS delivery programme.
39. Edmonton	Delivery of Edmonton masterplanning work	N/a	To meet the LDS delivery programme.
40. North East Enfield	Delivery of North East Enfield Area Action Plan	N/a	To meet the LDS delivery programme.
41. Ponders End	Delivery of the Ponders End Area Action Plan	N/a	To meet the LDS delivery programme.
42. Enfield Town	Delivery of Enfield Town Area Action Plan	N/a	To meet the LDS delivery programme.
43. The area around Enfield Town rail station	Delivery of masterplanning work	N/a	To meet the LDS delivery programme.
44. North Circular Area	Delivery of North Circular Area Action Plan	N/a	To meet the LDS delivery programme.
45. New Southgate	Delivery of New Southgate masterplan	N/a	To meet the LDS delivery programme.

Table 10.2 Indicators and targets used to monitor the effectiveness of Core Policies

## Appendix 1 Enfield's Local Development Framework

### Appendix 1 Enfield's Local Development Framework

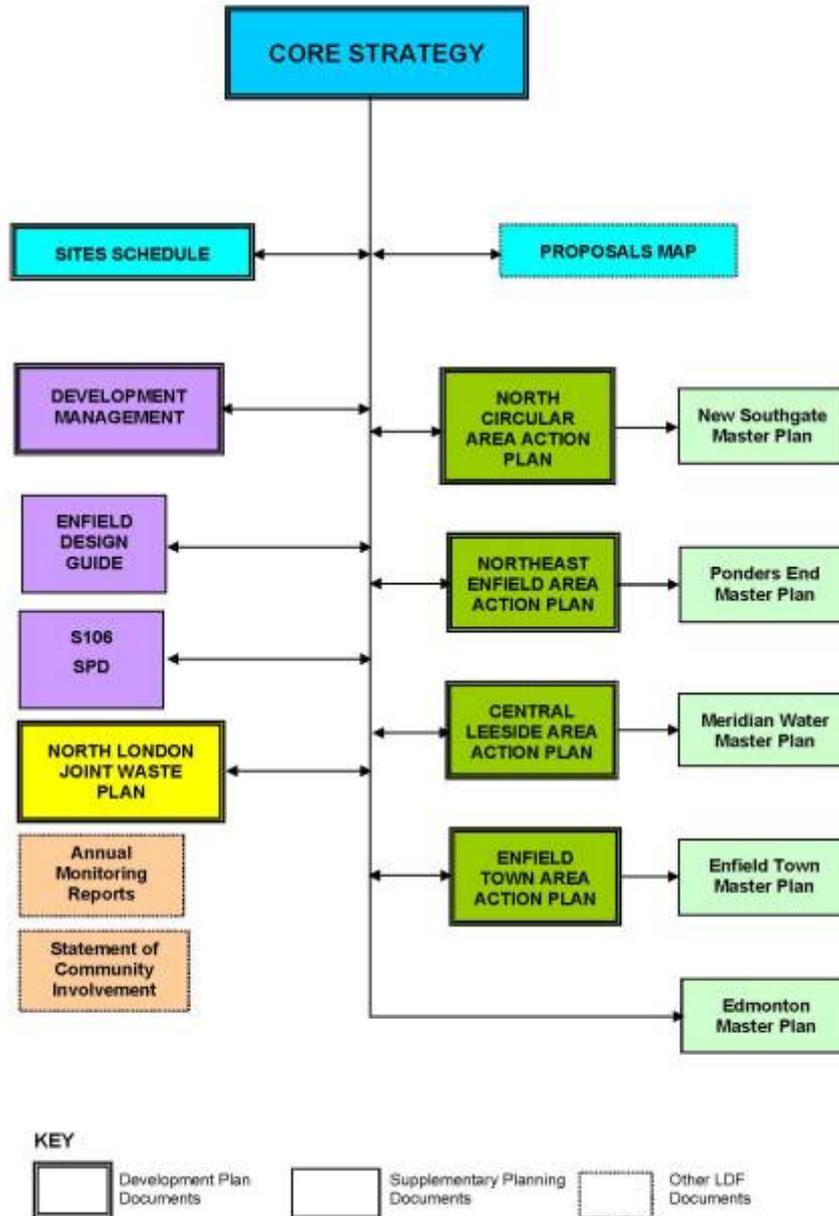
- 1 The Enfield Local Development Scheme, submitted to the Secretary of State for approval and adopted by the Council in 2010, proposes that in the three year period from 2009 to 2012, the Council will produce the following Local Development Documents:
  - Core Strategy
  - Proposals Map
  - Sites Schedule
  - Enfield Design Guide
  - Development Management Document (see paragraph below on this document)
  - Enfield Town Area Action Plan
  - North East Enfield Area Action Plan
  - Central Leaside Area Action Plan
  - North Circular Area Action Plan
  - Joint Waste Development Plan Document
  - Meridian Water Masterplan
  - Edmonton area Masterplan
  - Enfield Town Masterplan
  - Planning Briefs for Ponders End
  - New Southgate Masterplan
  - S106 SPD
  - Planning Obligations and Community Infrastructure Levy Supplementary Planning Document
- 2 The **Core Strategy** will set out the vision for the future development of the Borough and the core policies for delivering this vision.
- 3 **The Proposals Map** will identify:
  - Areas of the Borough to which area-specific core policies relate;
  - Sites to be safeguarded for particular land uses or activities;
  - Area Action Plan boundaries;
  - Sites with significant unimplemented planning permissions;
  - Other sites where significant developments are programmed;
  - Other relevant area-specific designations.
- 4 **The Sites Schedule** will set out any land that has been allocated for specific types of development.
- 5 **The Enfield Design Guide** will reinforce the Council's commitment to good design, promoting an urban and rural design framework to raise standards and inspire good design.
- 6 **The Development Management Document** will set out standards to guide and control new development and land use change in Enfield. Responses received on the Issues and Options Report highlighted a need to reconsider whether this document should in fact be prepared as a development plan document (DPD) rather than a supplementary planning document (SPD) as set out in the LDS. The Council now intends to bring this document forward as a DPD.

## Appendix 1 Enfield's Local Development Framework

- 7** **Area Action Plans** will be drawn up for **North East Enfield, the Central Leaside Area, Enfield Town and the area around the North Circular Road** in the south-east of the Borough. These are areas where proposals for change are concentrated and where land uses and activities are particularly complex. As such, these areas would benefit from more detailed scrutiny and the preparation of planning frameworks to resolve conflicting objectives, deliver planned growth, protect areas sensitive to change and stimulate regeneration.
- 8** **The North London Joint Waste DPD** will be prepared jointly by the member boroughs of the North London Waste Authority to set out planning policies for waste disposal facilities and sites.
- 9** **Masterplans** for the Place Shaping Priority Areas will sit within the planning framework of the Core Strategy and Area Action Plans, and will be adopted as SPDs within the LDF. Preparation of the Masterplans has commenced and they are being prepared to provide detailed development guidance to areas that have particular constraints and opportunities, and will contribute greatly to the immediate area and Borough in terms of housing, employment and services.
- 10** Both the **S106 SPD** and at a future stage the introduction of a **Planning Obligations and Community Infrastructure Levy SPD** will detail the Council's approach to Planning Obligations and the Community Infrastructure Levy, including a schedule of charging rates.
- 11** The Core Strategy is the key Local Development Document (LDD); it contains the Council's vision and core policies and links to other LDDs in the following ways:-
- Areas subject to area-specific core policies are identified on the Proposals Map.
  - It forms the basis for more detailed proposals in the Area Action Plans.
  - The Area Action Plans provide more detailed planning frameworks and will need to be implemented in accordance with the guidance set out in the Development Management Document and the Enfield Design Guide.
  - Development opportunities identified in the Sites Schedule DPD will need to be implemented in accordance with the guidance set out in the Development Standards Document and the Enfield Design Guide.
- 12** LDF documents can be viewed on the Council's website at [www.enfield.gov.uk/ldf](http://www.enfield.gov.uk/ldf).

# Appendix 1 Enfield's Local Development Framework

**ENFIELD LOCAL DEVELOPMENT FRAMEWORK:  
RELATIONSHIP OF COMPONENT DOCUMENTS**



# Appendix 1 Enfield's Local Development Framework

## Appendix 2 Relationship to Saved UDP Policies

### Appendix 2 Relationship to Saved UDP Policies

UDP POLICY		LDF POLICY DOCUMENTS					
UDP Policy No. (excludes policies expired Sept 07)	Policy Title	Is the UDP Policy superseded by this DPD Or Expired <sup>(78)</sup>	Core Strategy Core Policy No.	Development Management DPD	Area Action Plan DPDs	Sites Schedule DPD	Enfield Design Guide SPD
(I) EO1	Equal Opportunities	Y	9 <sup>(79)</sup>				
(I) N1-N4	Borough Structure	Y	(80)				
(I) EN1-EN6	General Environmental Considerations	Y	28-36				
(II) EN3-EN5	Advertisements		33	Y			Y
(II) EN6	Telecommunications			Y			
(II) EN10-EN15	Nature Conservation	Y	36				
(II) EN16	Article 4 Directions	Expired	(81)				
(II) EN17-EN18	Environmental improvements	Y	29				
(II) EN20-EN21	Vacant and under-used land	Expired	(82)				
(II) EN23	Environmental Education	Expired					
(II) EN24-EN26	Minerals	Y	23				
(II) EN29	Waste	Y	21, 22				
(II) EN30-EN32	Pollution	Y	32				
(I) G1-G3	Green Belt	Y	33				

78 Where this column is blank the 1994 UDP Policies saved in 2007 under Section 38 of Planning & Compulsory Purchase Act remain valid. An indication is provided in this table as to which forthcoming LDF Document is likely to supersede or formally expire remaining UDP policies. Each new LDF Policy Document will provide a similar appendix to update on superseded or expired UDP policies.

79 Core Strategy preparation has been subject to an Equalities Impact Assessment

80 Addressed in section 4.1 Spatial Strategy

81 Article 4 Directions are addressed in national policy

82 General development considerations are addressed by national policy

## Appendix 2 Relationship to Saved UDP Policies

UDP POLICY			LDF POLICY DOCUMENTS				
UDP Policy No. <i>(excludes policies expired Sept 07)</i>	Policy Title	Is the UDP Policy superseded by this DPD Or Expired <sup>(78)</sup>	Core Strategy Core Policy No.	Development Management DPD	Area Action Plan DPDs	Sites Schedule DPD	Enfield Design Guide SPD
(II) G1-G5	Environmental Measures / Management	Y	33				
(II) G6	Areas of Special Character	Y	33	Y			
(II) G7-G10	Landscape Measures		31	Y			Y
(II) G11-G19	Environmental Measures affecting New Development		28, 29	Y			
(II) G20-G21	Urban Edge		33	Y			
(II) G22 & G24	Agriculture			Y			
(II) G25	Horticulture			Y			
(II) G26	Garden Centres			Y			
(II) G27-G28	Horsekeeping			Y			
(II) G29-G30	Lee Valley Regional Park	Y	33, 35				
(II) G31-G33	Recreation	Y	11, 34				
(II) G34-G39	Residential Development			Y			
(II) G40-G41	Horticulture / Garden Centres			Y			
(II) G42	Livestock Units			Y			
(II) G43	Horsekeeping			Y			
(II) G44-G45	Landscape Treatment			Y			

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UDP Policy No. <i>(excludes policies expired Sept 07)</i>	Policy Title	Is the UDP Policy superseded by this DPD Or Expired <sup>(78)</sup>	Core Strategy Core Policy No.	Development Management DPD	Area Action Plan DPDs	Sites Schedule DPD	Enfield Design Guide SPD
(I) O1, O2 & O4	Open Space & Metropolitan Open Land	Y	34				
(I) O3	Green Chains		34	Y			
(II) O1-O5	Metropolitan Open Land	Y	34				
(II) O6-O9	Green Chains		34	Y			
(II) O10-O18	Urban Open Space	Y	34				
(II) O19	Playing Fields	Y	34				
(II) O20	Leisure Gardens (Allotments)	Y	34				
(I) C1	Conservation and Townscape	Y	31				
(II) C1-C7	Archaeology and Ancient Monuments	Y	31				
(II) C8-C11	Procedures	Expired	<b>(83)</b>				
(II) C12-C14	Protection and Maintenance of Listed Buildings	Y	31				Y
(II) C16-C17	Use of Listed Buildings		31	Y			
(II) C18-C20	Historic Landscapes		31	Y			Y
(II) C21	Designation of Conservation Areas	Y	31				
(II) C23-C25	Safeguarding the Environment in Conservation Areas	Y	31				

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83 General development considerations are addressed by national policy

## Appendix 2 Relationship to Saved UDP Policies

UDP POLICY			LDF POLICY DOCUMENTS				
UDP Policy No. <i>(excludes policies expired Sept 07)</i>	Policy Title	Is the UDP Policy superseded by this DPD Or Expired <sup>(78)</sup>	Core Strategy Core Policy No.	Development Management DPD	Area Action Plan DPDs	Sites Schedule DPD	Enfield Design Guide SPD
(II) C26-C31	Quality of Development		30, 31	Y			
(II) C32-C34	Advertisements			Y			
(II) C35-39	Tree Protection			Y		Y	
(I) GD1-GD2	General Development Considerations	Y	30 <sup>(84)</sup>				
(II) GD1	Land Use Compatibility	Expired	<sup>(85)</sup>				
(II) GD3 - GD9	Planning Standards			Y			
(II) GD 10	Integration of Development	Y	30				
(II) GD12-GD13	Flooding and Surface Water Drainage	Y	28, 29				
(I) H2-H4	Housing	Y	2 - 6				
(II) H2-H4	Housing - The Existing Housing Stock		4-6	Y			
(II) H5-H6	Housing - The Existing Housing Stock	Y	5-6				
(II) H8-H15	Standards of Residential Development - General Standards of Residential Development			Y			

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84 General development considerations are addressed by national policy

85 General development considerations are addressed by national policy

## Appendix 2 Relationship to Saved UDP Policies

UDP POLICY		LDF POLICY DOCUMENTS					
UDP Policy No. <i>(excludes policies expired Sept 07)</i>	Policy Title	Is the UDP Policy superseded by this DPD Or Expired <sup>(78)</sup>	Core Strategy Core Policy No.	Development Management DPD	Area Action Plan DPDs	Sites Schedule DPD	Enfield Design Guide SPD
(II) H16	Standards of Residential Development - Conversions			Y			Y
(II) H18	Standards of Residential Development - Housing Needs of People with Disabilities		6	Y			
(II) H20	Housing Support Services - Accommodation for Homeless Persons			Y			
(II) H22	Housing Support Services - Special Needs	Y	6				
(I) E1-E4	Employment and Economic Development	Y	12				
(II) E1	Availability of Land and Labour	Y	13, 14				
(II) E2-E3	Commercial and Industrial Defined Areas	Y	14				
(II) E4	Special Needs of Small Firms		15	Y			
(II) E5-E7	Secondary Industrial Premises	Y	14, 15				
(II) E9	Non-Commercial and Industrial Uses		14	Y			

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UDP Policy No. <i>(excludes policies expired Sept 07)</i>	Policy Title	Is the UDP Policy superseded by this DPD Or Expired <sup>(78)</sup>	Core Strategy Core Policy No.	Development Management DPD	Area Action Plan DPDs	Sites Schedule DPD	Enfield Design Guide SPD
(II) E11	Standards of Development			Y			
(II) E12	Infrastructure	Expired		Y			
(II) E13	Infrastructure			Y			
(II) E14-E15	Environmental Safeguards			Y	Y		
(I) S1-S3	Shopping and Town Centres	Y	17				
(II) S1	Town Centres	Y	17				
(II) S2	Town Centres	Y	17				
(II) S3	Management of the Town Centres		17, 18	Y	Y		
(II) S5-S11	Non-Retail Uses in Town Centres		17, 18	Y			
(II) S13-S15	Local Centres		17, 18	Y			
(II) S17	Major Out-of-Centre Retail Development			Y			
(II) S18	Food and Drink Establishments			Y			
(II) S19	Design Considerations		30				Y
(II) S20-S21	Accommodation on Upper Floors			Y			
(II) S22	Access for People with Disabilities			Y			
(I) T1-T11	Transportation	Y	24 - 27	Y			

78 Where this column is blank the 1994 UDP Policies saved in 2007 under Section 38 of Planning & Compulsory Purchase Act remain valid. An indication is provided in this table as to which forthcoming LDF Document is likely to supersede or formally expire remaining UDP policies. Each new LDF Policy Document will provide a similar appendix to update on superseded or expired UDP policies.

## Appendix 2 Relationship to Saved UDP Policies

UDP POLICY		LDF POLICY DOCUMENTS					
UDP Policy No. <i>(excludes policies expired Sept 07)</i>	Policy Title	Is the UDP Policy superseded by this DPD Or Expired <sup>(78)</sup>	Core Strategy Core Policy No.	Development Management DPD	Area Action Plan DPDs	Sites Schedule DPD	Enfield Design Guide SPD
(II) T1	Land Use and Transportation			Y			
(II) T3-T5	Public Transport	Y	26				
(II) T6-T7	Roads - Highway Network	Y	24				
(II) T8-T12	Roads - Environmental Considerations	Y	24-27				
(II) T13	Roads - Highway Improvements			Y			
(II) T14	Roads - Highway Improvements	Y	46				
(II) T15 -T17	Pedestrians	Y	25				
(II) T19-T21	Cycling	Y	25				
(II) T22-T23	Freight - Road Freight	Y	27				
(II) T24	Freight - Rail	Y	27				
(II) T25-T26	Freight - Waterways	Y	27		Y		
(II) T27-T32	Parking			Y			
(II) T33	Safety		9	Y			
(I) AR1-AR2	Arts, Recreation and Tourism	Y	11, 12				
(II) AR1& AR3	Recreation	Y	11				
(II) AR4-AR5	Arts, Culture and Entertainment	Y	11				
(II) AR6-AR7	Tourism	Y	12				

<sup>78</sup> Where this column is blank the 1994 UDP Policies saved in 2007 under Section 38 of Planning & Compulsory Purchase Act remain valid. An indication is provided in this table as to which forthcoming LDF Document is likely to supersede or formally expire remaining UDP policies. Each new LDF Policy Document will provide a similar appendix to update on superseded or expired UDP policies.

## Appendix 2 Relationship to Saved UDP Policies

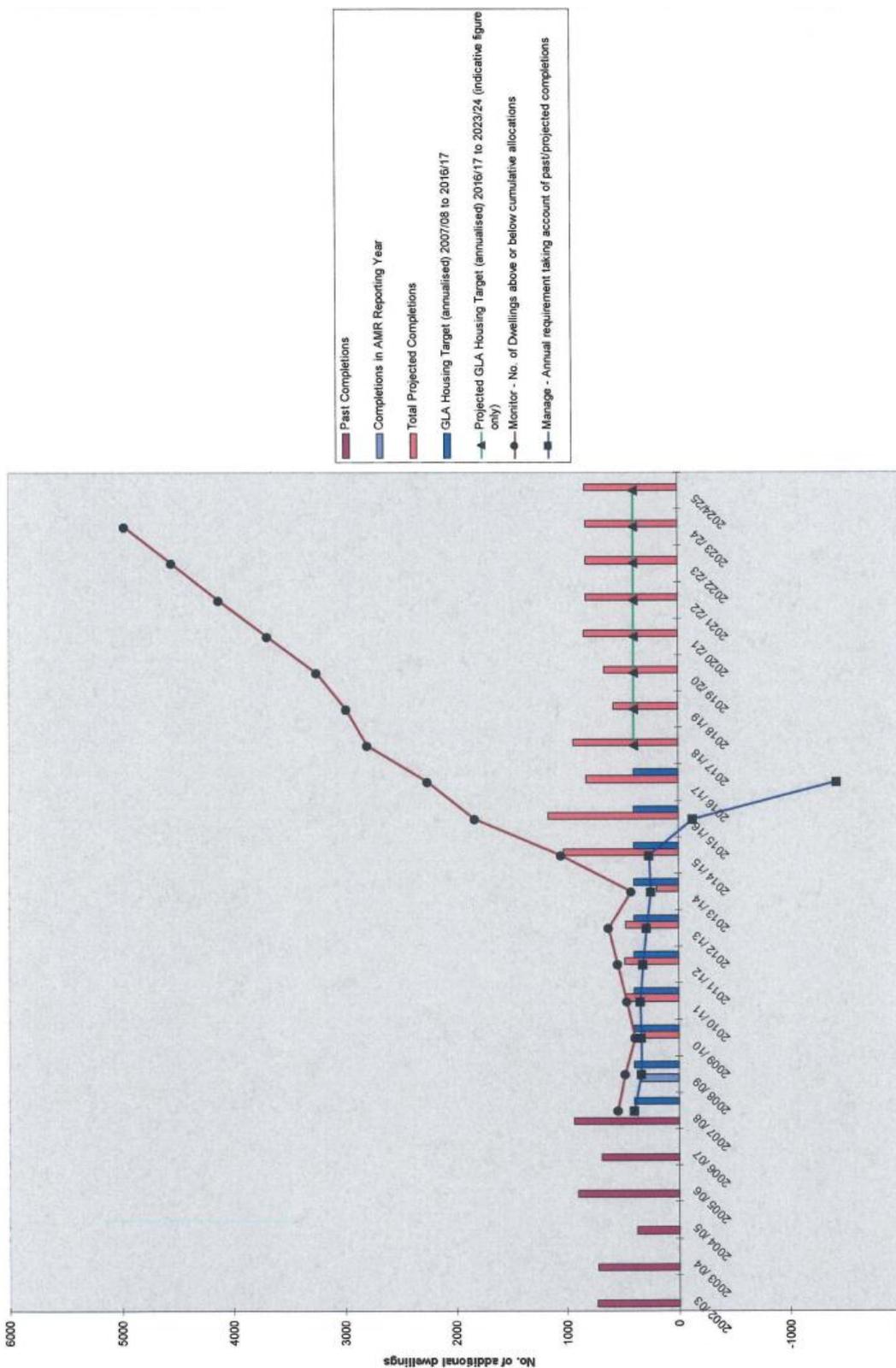
UDP POLICY			LDF POLICY DOCUMENTS				
UDP Policy No. <i>(excludes policies expired Sept 07)</i>	Policy Title	Is the UDP Policy superseded by this DPD Or Expired <sup>(78)</sup>	Core Strategy Core Policy No.	Development Management DPD	Area Action Plan DPDs	Sites Schedule DPD	Enfield Design Guide SPD
(I) CS1	Community Services	Y	7 - 10				
(II) CS1-CS3	Land and Environmental Considerations			Y		Y	
(II) CS4	Day Nurseries			Y			
(II) CS5	Places of Public Worship			Y			
(II) ET1	Enfield Town - Land Uses	Y	17, 18, 42, 43				
(II) ET3-ET15	Enfield Town - Shopping Developments	Y	17, 18, 42, 43				

Table 2.1 Relationship of Core Polices &amp; Saved UDP Policies

78 Where this column is blank the 1994 UDP Policies saved in 2007 under Section 38 of Planning & Compulsory Purchase Act remain valid. An indication is provided in this table as to which forthcoming LDF Document is likely to supersede or formally expire remaining UDP policies. Each new LDF Policy Document will provide a similar appendix to update on superseded or expired UDP policies.

## Appendix 3 Enfield's Housing Trajectory

### Appendix 3 Enfield's Housing Trajectory



Picture 3.1 Housing Trajectory 2010/11 - 2024/25

## Appendix 3 Enfield's Housing Trajectory

## Appendix 4 Evidence Base

### Appendix 4 Evidence Base

#### National Planning Policy

- 1 The Department for Communities and Local Government prepares Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) to provide guidance on UK planning policy. National planning policies, guidance and circulars that have informed the Core Strategy are listed below and are available to download at: <http://www.communities.gov.uk>.
- 2 Plans, guidance and strategies produced by other government departments and advisory bodies such as the Department of Health, the Department for Children, Schools and Families, the Home Office, English Heritage and the Commission for Architecture and the Built Environment (CABE) have also informed the preparation of the Core Strategy.
  - **PPS1: Delivering Sustainable Development (2005)** sets out the Government's overarching planning policies on the delivery of sustainable development, by ensuring that environmental, economic and social objectives are balanced over time, by addressing the causes and potential impacts of climate changes, promoting high quality inclusive design, and by achieving environments accessible to the whole community.
  - **PPS: Planning and Climate Change Supplement PPS1 (2008)** sets out how planning in providing for new homes, jobs and infrastructure needed by communities should help shape places with lower carbon emissions and resilient to the climate change now accepted as inevitable.
  - **PPS: Eco Towns Supplement to PPS1 (2009)** provides the standards any eco-town will have to adhere to and the list of locations identified with the potential for an eco-town.
  - **PPG2: Green Belts (1995, amended 2001)** outlines the history and extent of Green Belts and explains their purposes, and describes how Green Belts are designated and their land safeguarded. Green Belt land-use objectives are outlined and the presumption against inappropriate development is set out.
  - **PPS3: Housing (2006)** underpins the delivery of the Government's strategic housing policy objectives and the goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.
  - **PPG4: Industrial, Commercial Development and Small Firms (1992)** sets out the Government's policy on facilitating economic development in a way which is compatible with its stated environmental objectives.
  - **PPS - Consultation paper on a new PPS4: Planning for Prosperous Economies (2009)** seeks views on combining all national planning policy on economic development in urban and rural areas and town centres into one consolidated and streamlined Planning Policy Statement.
  - **PPS6: Planning for Town Centres (2005)** sets out the Government's policy on planning for the future of town centres.
  - **PPS7: Sustainable Development in Rural Areas (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
  - **PPG8: Telecommunications (2001)** gives guidance on planning for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.
  - **PPS9: Biodiversity and Geological Conservation (2005)** sets out planning policies on the protection of biodiversity and geological conservation through the planning system.

## Appendix 4 Evidence Base

- **PPS10: Planning for Sustainable Waste Management (2005)** sets out the Government's policy to be taken into account by waste planning authorities and forms part of the national waste management plan.
- **PPS11: Regional Spatial Strategies (2004)** sets out the procedural policy on the nature of Regional Spatial Strategies and focuses on what should happen in preparing revisions to them and explains how this relates to the Planning and Compulsory Purchase Act 2004 and associated regulations.
- **PPS12: Local Spatial Planning (2008)** sets out the Government's policy on local spatial planning, which plays a central role in the overall task of place shaping and in the delivery of land uses and associated activities.
- **PPG13: Transport (2001)** sets out the objectives to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.
- **PPG14: Development on Unstable Land** sets out the broad planning and technical issues to be addressed in respect of development on unstable land.
- **PPG15: Planning and the Historic Environment (1994)** provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. It explains the role played by the planning system in their protection.
- **Consultation Paper on new PPS15: Planning and the Historic Environment (2009)** invites views on a new Planning Policy Statement (PPS) that will replace *Planning Policy Guidance 15: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance 16: Archaeology and Planning* (PPG16). It reflects a more modern, integrated approach which defines the historic environment in terms of heritage assets to be conserved in accordance with a set of principles and in proportion to their significance.
- **PPG16: Archaeology and Planning (1990)** sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.
- **PPG17: Planning for Open Space, Sport and Recreation (2002)** sets out the policies needed to be taken into account by regional planning bodies in the preparation of Regional Planning Guidance and by local planning authorities in the preparation of development plans.
- **PPG19: Outdoor Advertisement Control(1992)** explains that the main purpose of the advertisement control system is to help those involved in outdoor advertising to contribute positively to the appearance of an attractive environment in cities, towns and the countryside.
- **PPS22: Renewable Energy (2004)** sets out the Government's policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions.
- **PPS 23: Planning and Pollution Control (2004)** is intended to complement the pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.
- **PPG24: Planning and Noise (1994)** guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.
- **PPS25: Development and Flood Risk (2006)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.

## Appendix 4 Evidence Base

- **Policy Advice Note for Inland Waterways, (2009)** Town and Country Planning Association publication .
- **“Be active, be healthy: a plan or getting the nation moving”** Department of Health’s publication of the Physical Activity Plan for England
- **“England’s Historic Waterways: A working heritage - Promoting high quality waterside development” (2009)** English Heritage's recent publication.
- **“Under Lock and Quay”**, which offers advice on waterside design that balances the needs of the area, such as security, as part of successful redevelopments.
- **Waterways for Tomorrow (DETR 2000)**
- **Waterways for Everyone (DEFRA consultation – 09)**
- **Good Practice Guide –Planning a Future for the Inland Waterways (Dec 2001).**

### Regional Plans and Strategies

- 3** The Core Strategy has been prepared having regard to regional plans and policies produced by the Greater London Authority, London Development Agency, North London Strategic Alliance and other bodies, including:
- 4** Lee Valley Regional Park Plan, Lee Valley Regional Park Authority (2000)
- 5** London Plan, Greater London Authority (2008)
- 6** London Plan Supplementary Planning Guidance (SPG) -
- 7** London Plan Best Practice Guidance (BPG)
- 8** A New Plan for London, Greater London Authority (2009)
- 9** Mayors Transport Strategy Statement of Intent, Greater London Authority (2009)
- 10** Rising to the Challenge, Proposals for the Mayors Economic Development Strategy for Greater London, Greater London Authority (2009)
- 11** North London Joint Waste Strategy 2004-2020
- 12** Sub Regional Development Framework – North London, Greater London Authority (2006)
- 13** North London Development Investment Framework, London Development Agency (2008)
- 14** London Stansted Cambridge Growth Corridor, Greater London Authority (2004)
- 15** Thames Catchment Flood Management Plan, Environment Agency (2008)
- 16** Upper Lee Valley Vision, North London Strategic Alliance (2007)

### Other plans and strategies of the Council and its partners

- 17** Various plans and policies produced by the Council and its partners have also informed the Core Strategy. Those with spatial implications which inform the LDF include:
- 18** Community Cohesion Strategy 2007 – 2009, Enfield Council (2007)

## Appendix 4 Evidence Base

- 19 Community Safety Strategy 2005 – 2008, Enfield Council (2005)
- 20 Enfield's Future: A Sustainable Community Strategy for Enfield 2007 - 2017 – Enfield Strategic Partnership (2007)
- 21 Place Shaping Strategy, Enfield Council (2008)
- 22 Building Futures, Changing Lives: Enfield's Local Area Agreement, Enfield Council (2009)
- 23 Choosing Health in Enfield 2007/08, Enfield PCT (2007)
- 24 Making Enfield Better, Draft Primary Care Strategy, Enfield NHS Primary Care Trust (2009)
- 25 Local Health Delivery Plan (Enfield, Barnet & Haringey PCT)
- 26 Health Improvement Action Plan, Enfield, Barnet & Haringey PCT (2005 – 2008)
- 27 Developing Primary and Community Services Over The Next Five Years, Enfield, Barnet & Haringey PCT (2006)
- 28 Everybody Active: Enfield Sport, Physical Activity and Physical Education Strategy 2009 – 2014, Enfield Council (2009)
- 29 Enfield's Library Strategy and Development Plan 2007 - 2012
- 30 Enfield's Homelessness Strategy (2008)
- 31 Enfield's Action Plan for Tackling Overcrowding (2009)
- 32 Children and Young People's Plan 2009 – 2012, Enfield Council (2009)
- 33 Enfield's Older People Strategy 2005 – 2010, Enfield Council (2005)
- 34 Enfield Safer and Stronger Communities Board Partnership Plan 2009-2012 (2009)
- 35 Enriching Enfield: Enfield's Culture and Leisure Strategy 2005 - 2008, Enfield Council (2005)
- 36 Creative Enfield: Enfield's Arts and Creativity Strategy 2009 - 2013
- 37 Housing Strategy 2005 - 2010 – Enfield Council (2005)
- 38 Local Implementation Plan, Enfield Council (2007)
- 39 Enfield Skills and Employment Strategy 2008 – 2011, Enfield Strategic Partnership (2008)
- 40 Unitary Development Plan, Enfield Council (1994)
- 41 Air Quality Action Plan 2003
- 42 Enfield Heritage Strategy 2008
- 43 London Borough of Enfield Draft Multi-Agency Emergency Flood Plan (2009)
- 44 Many of the above documents have shorter time horizons than the Core Strategy. Subsequent iterations will be monitored through the Annual Monitoring Report and future reviews of the Core Strategy will be brought forward as necessary.

## Appendix 4 Evidence Base

### Evidence Base

**45** In preparing the Core Strategy it has been necessary to have a detailed understanding of the issues facing the Borough. The information to inform this analysis is known as the Evidence Base and is subject to a continuing process of revisions and updating. The documents are available via the Council's Core Strategy web page: <http://www.enfield.gov.uk/core-strategy>. The following supporting technical documents form part of the evidence base for the Core Strategy:

- Core Strategy SA/SEA Scoping Report
- Conservation Area Character Appraisals
- Conservation Area Management Proposals
- Characterisation Study (2008)
- Enfield Employment Land Study (2006)
- Enfield Employment Land Update (2009)
- Joint Strategic Needs Assessment - Review of Health Needs Across Enfield (2009) Enfield Council and PCT
- North London Employment Land Study (2006)
- Enfield Open Space and Sports Assessment (2006)
- London Borough of Enfield - A Study of Town Centres (2007)
- London Borough of Enfield - A Study of Town Centres Update (2009)
- Enfield Core Strategy Transport Assessment (2009)
- Enfield Housing Market Assessment (2008)
- Affordable Housing Economic Viability Study (2009)
- Renewable Energy Study (2009)

## Appendix 4 Evidence Base

# Appendix 5 Adjoining Boroughs' Policies and Developments

## Appendix 5 Adjoining Boroughs' Policies and Developments

Information Source	Relevant Policies and Developments	Cross Borough Implications
<p><b>East of England</b></p> <p>The East of England Plan (EEP) is the regional plan providing strategic direction for the local councils adjoining Enfield to the north and north east.</p>	<p>Harlow is identified as an area for the concentration of new development with a minimum of 16,000 housing units are to be provided (including areas of East Hertfordshire and Epping Forest) to 2021.</p> <p>Hertfordshire is identified as a Strategic Employment Site where this supports the development of mature and emerging clusters and sectors, or supports the regeneration of the LeeValley. 50,000 net new jobs are to be created by districts that make up the Hertfordshire London Arc.</p> <p>The EEP recommends that there is a close working relationship with the Outer London Boroughs in regard to the London Arc Sub-Region, to ensure that public transport routes radiating out from London are exploited to support sustainable development at nodal points, and to increase opportunities for inter-urban journeys by public transport.</p>	<p>Significant growth at Harlow may have implications particularly with regard to the London-Stansted-Cambridge-Peterborough corridor in terms of the scale of development, public transport implications and linkages with the London element of the Growth Area.</p> <p>Recommendations to work with Outer London Boroughs will require co-operation with Enfield. Proposals for economic development and employment growth in the Hertfordshire London Arc may have implications in terms of infrastructure provision and on the promotion of economic opportunities.</p>
<p><b>Borough of Broxbourne</b></p> <p>East of England Plan</p> <p>Core Strategy Consultation Document (Nov. 2008)</p>	<p>Although not identified as a strategic centre for housing growth within the EEP, it is located within the London Arc Sub Region, with a minimum housing target of 5,600 dwellings.</p> <p>The EEP identifies Broxbourne as an Area for Economic Regeneration, although no specific area is identified to accommodate such growth.</p> <p>The accommodation of new housing growth is provided for in existing urban areas, with the key development site of Greater Brookfield identified for housing growth to 2021. Beyond this to 2031, areas at Cheshunt, Hoddesdon and Goffs Laneare identified as areas of search for suitable sites for housing growth.</p>	<p>N/A</p> <p>Development within the south of the Borough and within the Lee Valley Regional Plans will have implications for public transport improvements, traffic issues and infrastructure provision.</p> <p>Olympic legacy proposals may create economic and leisure opportunities which Enfield has the potential to benefit from.</p>

## Appendix 5 Adjoining Boroughs' Policies and Developments

Information Source	Relevant Policies and Developments	Cross Borough Implications
<b>Epping Forest District Council</b>		
East of England Plan	<p>Future proposals at Greater Brookfield aim to strengthen the local economy and completion of the Essex Road Bridge serves new industrial areas in North East Hoddesdon.</p> <p>A site at Lee Valley Regional Park will be developed as a canoeing centre for the 2012 Olympics, which will require access and legacy issues to be resolved.</p>	N/A
Core Strategy Issues and Options document due for publication in Spring 2010.	N/A	N/A
<b>Hertsmere Borough Council</b>		
East of England Plan	<p>The EEP identifies a minimum housing provision of 3,500 dwellings in Epping Forest.</p> <p>Work is ongoing with East Hertfordshire and Harlow Councils to provide for significant growth in Harlow. A joint planning, transport and infrastructure options appraisal study is underway to determine the future direction of growth for Harlow.</p>	N/A
Core Strategy Submission 2009 (Withdrawn)	<p>The EEP identifies a housing target of 5,000 new dwellings for Hertsmere.</p> <p>New development will be accommodated at Borehamwood, Potters Bar and Bushey. The three locations are identified as Strategic Housing Locations, and up to 30 per cent of new housing will be provided at Potters Bar. Borehamwood and Potters Bar will remain the two largest centres for employment in the Borough.</p>	<p>N/A</p> <p>Cross boundary issues include infrastructure provision, traffic congestion and viability of nearby town centres as Potters Bar is situated in the east of the Borough adjacent to Enfield's north west boundary.</p>
<b>Welwyn Hatfield Borough Council</b>		
East of England Plan	Provisions of the EEP related to Welwyn Garden City and Hatfield are under review following a successful legal challenge related to the housing figures for Welwyn Hatfield and the need for a Green Belt review.	N/A

## Appendix 5 Adjoining Boroughs' Policies and Developments

Information Source	Relevant Policies and Developments	Cross Borough Implications
Core Strategy Issues and Options (March 2009)	Issues and options for future growth are presented however, future development locations and housing numbers are not are conclusive and are subject to discussion with the Cabinet Office following the successful legal challenge to the EEP.	N/A
<b>London Borough of Barnet</b>		
London Plan	The London Plan identifies Brent Cross, Cricklewood and West Hendon as an Opportunity Area, and Mill Hill East as an Area for Intensification. The London Plan also contains proposals for phasing improvements to the A406, and improvements to the Northern and Piccadilly underground. The London Plan's housing requirement for Barnet is 20,550 homes to be provided over a 10-year period to 2017/18.	N/A
Core Strategy Issues and Options (June 2008)	<p>Development will predominantly take place in the western part of the Borough at Brent Cross, Colindale and Mill Hill East.</p> <p>The Core Strategy seeks to steer retail, leisure, housing and offices to town centre locations that are accessible by public transport.</p> <p>Barnet aims to create an economic hub at Brent Cross and Cricklewood over the next 10 –15 years so that the area acts as a Gateway to North London. The aim is to create 20,000 new jobs, 7,500 new homes and a new Metropolitan town centre at Brent Cross. The hub will be connected by new and improved transport links to central London, including a new station on the Midlands Mainline route and Thameslink.</p>	<p>Southgate and Cockfosters centres, in Enfield, are close to the Barnet boundary, and the area around North Circular Road is identified as a Strategic Growth Area, for which an AAP is under preparation.</p> <p>Although the focus for growth in Barnet is predominantly in the west of the Borough any future growth could have implications for traffic travelling eastwards along the North Circular Road.</p> <p>Any development that is planned near the Enfield boundary requires a co-ordinated approach, particularly in the assessment of existing and future needs for community and physical infrastructure.</p>
Colindale AAP	The AAP provides for the development of 10,000 new homes and 1,000 new jobs.	As above
Mill Hill East AAP	The AAP provides for 2,000 new homes and 500 new jobs at Mill Hill East.	As above
<b>London Borough of Haringey</b>		
London Plan	Haringey Heartlands/ Wood Green is designated in the London Plan as an Area of Intensification.	N/A

# Appendix 5 Adjoining Boroughs' Policies and Developments

Information Source	Relevant Policies and Developments	Cross Borough Implications
<p>Haringey Heartlands Development Framework SPD</p>	<p>Tottenham Hale is within the UpperLeeValley, which is designated as an Opportunity Area by the London Plan. The UpperLeeValley has the potential to accommodate 15,000 new jobs and 7,000 new homes.</p> <p>Proposals for the creation of approximately 1,500 new jobs and 1,700 new homes are provided for as part of an intensive mixed use redevelopment. A Haringey Heartlands Development Framework SPD is in place to guide development in the area.</p>	<p>Implications may arise on Enfield's south west boundary, at the North Circular Road and New Southgate, where a coordinated approach could address the potential transport issues and the delivery of education and community facilities through a joint approach.</p>
<p>Tottenham Hale Urban Centre Masterplan SPD</p>	<p>Of the new jobs and accommodation to be provided in the Upper Lee Valley, 5,000 jobs and over 1,000 new homes are to be provided at Tottenham Hale. The Tottenham Hale Urban Centre Masterplan is in place to guide development in the area.</p>	<p>Development proposed within the UpperLeeValley at Tottenham and Central Leaside will have implications for Central Leaside and Meridian Water, particularly in terms of infrastructure, transport and access, economic opportunities, and the cumulative impact of growth in the UpperLeeValley.</p> <p>The proposed transport works may have implications on proposed development at Central Leaside.</p>
<p>Core StrategyProposed Submission 2010</p>	<p>Tottenham Hale and Haringey Heartlands are identified as the key growth areas, where future growth will be directed.</p> <p>Major development is proposed at Northumberland Park as part of the overall investment in Tottenham Hotspurs Football Ground, which includes redevelopment of the stadium, retail, leisure and residential uses.</p> <p>A high quality station square and state of the art public transport interchange at Tottenham Hale is proposed.</p> <p>TfL are working with Haringey Council to return the Tottenham Hale Gyrratory to two way working.</p>	<p>Development proposed in Haringey, in particular in the Northumberland Park area (which relates most closely to the Enfield border) will have cross borough issues in terms of the transport network, and in the provision of green, community and physical infrastructure, for which a co-ordinated approach will enable the timely and efficient delivery of development, infrastructure and services.</p>
<p><b>London Borough of Waltham Forest</b></p>		

## Appendix 5 Adjoining Boroughs' Policies and Developments

Information Source	Relevant Policies and Developments	Cross Borough Implications
London Plan	<p>WalthamForest adjoins the eastern boundary of Enfield along the UpperLeeValley, which, as described above, is identified as an Opportunity Area, within the London Plan.</p> <p>The London Plan housing target for WalthamForest is 9,975 dwellings, and the Borough has identified the potential to provide an additional 658 dwellings.</p>	N/A
Core Strategy Preferred Options January 2010	<p>The Core Strategy Preferred Options Report was published in January 2010 and states that the focus for future development will be Blackhorse Lane, Walthamstow Town Centre, and the Northern Olympic Fringe.</p> <p>A strategic employment area is identified in the west of the Borough, within the LeaValley, to provide for future employment growth.</p>	Industrial development, employment growth and release of employment land in the west of the Borough may have implications for Central Leaside and the Meridian Water site in terms of economic opportunities and the provision of infrastructure.
The Black Horse Lane Interim Planning Policy Framework (September 2006)	Provides for the creation of a new centre around Blackhorse Roadstation, and the provision of 2,000 new homes, and 1,000 new jobs in the area.	Development may have implications for the transport network, in particular east west movements on the North Circular Road, and in terms of cumulative impacts of development within the Upper Lee Valley.
Walthamstow Interim Planning Policy Framework (May 2008)	This will form the interim planning policy for the area to be covered by an AAP for Walthamstow that is identified for production. The Framework makes provision for 2,438 new homes and local improvements to transport infrastructure.	N/A

Table 5.1 Key Developments and Policies in Adjoining Boroughs

## Appendix 5 Adjoining Boroughs' Policies and Developments

# Appendix 6 Key Issues, Strategic Objectives and Core Policies

## Appendix 6 Key Issues, Strategic Objectives and Core Policies

Key Issue	Strategic Objective	Core Policy
1	1	CP1, CP 37 - 45
2	4	CP 2- 6
3	6, 7	CP 12 - 19
4	3, 5	CP 7 - 9
5	3	CP 7 -11
6	7	CP 8, CP 9, CP 39
7	3	CP 9
8	9	CP 33 - 35
9	3, 6	CP 26, CP 35, CP 37, 38, 40, 41
10	8	CP 24 - 27
11	9, 10	CP 30, CP 44, 45
12	2, 8	CP 24 - 27
13	2	CP 20 - 22, CP 28 - 30, CP 32, CP 36
14	10	CP 30 - 31
15	2	CP 21 & CP 32

Table 6.1 Key Issues, Strategic Objectives and Core Policies

## Appendix 6 Key Issues, Strategic Objectives and Core Policies

## Appendix 7 Proposals Map

### Appendix 7 Proposals Map

The Core Strategy is accompanied by a Proposals Map which illustrates:

- designations introduced through this DPD that now supersede those shown on the 1994 UDP Proposals Map.
- designations where the area to which they apply has been altered since the adoption of the Enfield Unitary Development plan in 1994 (except changes arising from the subsequent 1994 borough boundary changes), and
- UDP designations and site allocations carried over unchanged.

The following table provides explanation on these changes and in effect helps identify the link between extant UDP designations and new designations introduced by this Core Strategy.

Core Strategy Designation	(UDP) Designation	Type of Change	Notes
Major Centres	Town Centre (Enfield)	New designation	London Plan (introduced since UDP) classifies Enfield as a 'major centre'. Council plans are required to reflect this.
District Centres	Town Centre (Edmonton Green, Angel Edmonton, Palmers Green & Southgate)	New designation	London Plan (introduced since UDP) classifies Edmonton Green, Upper Edmonton, Palmers Green & Southgate as 'district centres'. Council plans are required to reflect this.
Primary Shopping Frontage	Town Centre (Enfield)	New designation – consists of 'core retail frontages' in UDP and additional retail frontages identified as identified in 2007 & 2009 retail study.	As required by Planning Policy Statement 4.
Strategic Industrial Land	Primary Industrial Area	New designation. Largely the same as primary industrial areas but numerous minor adjustments	Reflects the London Plan identification of 'preferred industrial locations'

## Appendix 7 Proposals Map

Core Strategy Designation	(UDP) Designation	Type of Change	Notes
		to make boundary consistent with actual landuses.	
Locally significant industrial sites	---	New designation	Reflects the need to protect the borough's supply of industrial employment on land not identified by the London Plan as 'preferred industrial locations'
Green belt	Green belt	Main area of strategic change to Greenbelt is Enfield Island.	The area of residential redevelopment undertaken at Enfield Island in the 1990s has been excised from the Greenbelt. Various areas added to the borough through the 1994 boundary changes are Greenbelt (these were already designated as Greenbelt when in previous boroughs/districts, so these changes are not strategic). Also minor map changes which have not changed the map on the ground, arising from more accurate mapping.
Major Development Sites within the Green belt	---	New designation	Acknowledges the presence of such development whilst reinforcing the fact that such development remains subject to the objectives of the Greenbelt.
Metropolitan open land	Metropolitan open land	Additions to MOL proposed in UDP Interim Amendment June 1997	These additions were adopted as Council policy but did not proceed to come into effect. The Core Strategy now gives these additions legal effect.
Open Spaces (Public and Private)	---	New designation	This designation recognises the strategic importance of the network of these areas throughout the Borough.
Conservation areas	Non plan making designation	Post UDP changes and additions	Proposals map therefore show areas as they now stand.
Area subject to article 4 Direction	Non plan making designation	Post UDP changes and additions	On-line proposals map show areas as they now stand.

## Appendix 7 Proposals Map

Core Strategy Designation	(UDP) Designation	Type of Change	Notes
Sites of metropolitan importance for nature conservation	Sites of nature conservation importance	New designation (formerly part of UDP sites of nature conservation importance)	Since the UDP sites of nature conservation importance have been divided into metropolitan and borough sites of importance for nature conservation.
Sites of borough importance for nature conservation	Sites of nature conservation importance	New designation (formerly part of UDP sites of nature conservation importance)	Since the UDP sites of nature conservation importance have been divided into metropolitan and borough sites of importance for nature conservation.
Locations of area action plans	---	New designation	Areas identified by the Council as part of its strategic directions as set out in Enfield's Future – A Sustainable Strategy for Enfield 2007-2017 (Enfield Strategic Partnership)
Place shaping priority areas	---	New designation	Areas identified by the Council as part of its strategic directions as set out in Enfield's Future – A Sustainable Strategy for Enfield 2007-2017 (Enfield Strategic Partnership)

Table 7.1 Link between extant UDP designations and new designations.

## Appendix 7 Proposals Map

## Appendix 8 Glossary

## Appendix 8 Glossary

Word	Description
<b>Accessibility</b>	The ability of people, including elderly and disabled people, those with young children and those encumbered with luggage or shopping, to move around an area and reach places and facilities.
<b>The Act</b>	The Planning and Compulsory Purchase Act 2004, as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
<b>Adoption</b>	The stage of the <b>adoption process</b> at which the <b>local planning authority</b> can adopt, by resolution of the Council, <b>local development documents</b> as Council policy.
<b>Adoption Process</b>	The statutory process by which a <b>local planning authority</b> prepares, publishes and formally adopts a <b>local development document</b> which is also a <b>development plan document</b> .
<b>Affordability</b>	A measure of whether housing can be afforded by certain groups of households.  The terms <b>affordability</b> and <b>affordable housing</b> have different meanings.
<b>Affordable Housing</b>	Housing intended to meet the needs of eligible households including availability at a cost low enough for them to afford to purchase, with the price being determined with regard to local incomes and local house prices.  <b>Affordable housing</b> is divided into <b>social rented housing</b> and <b>intermediate housing</b> .  The terms <b>affordability</b> and <b>affordable housing</b> have different meanings.
<b>Aggregates</b>	Sand, gravel, crushed rock and other bulk materials obtained by quarrying or similar methods and used by the construction industry.
<b>Air Quality Management Area</b>	Since 1997 local planning authorities have been carrying out a review and assessment of air quality on their area. The aim of the review is to assist authorities in carrying out their statutory duty to work towards meeting the national air quality objectives. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there.
<b>Annual Monitoring Report</b>	Part of the <b>local development framework</b> which measures and assesses the implementation of the <b>local development scheme</b> and the extent to which policies in <b>local development documents</b> are being successfully implemented. Also known as an AMR.

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Word	Description
<b>Area Action Plan</b>	A <b>local development document</b> (which is also a <b>development plan document</b> ) which sets out a strategy for the planning of areas having a concentration of proposals for change or where land uses and activities and planning issues are particularly complex. Also known as an AAP.
<b>Area Designation</b>	An area identified on the <b>proposals map</b> within which certain <b>core policies</b> apply.
<b>Area for Regeneration</b>	An area constituting a borough ward in particular socio-economic need, defined on the basis of the index of the 20% most deprived wards in London.
<b>Area of Special Advert Control</b>	Area of Special Advert Control is an area specifically defined by the <b>local planning authority</b> because they consider that its scenic, historical, architectural or cultural features are so significant that a stricter degree of advertisement control is justified in order to conserve visual amenity within that area.
<b>Article 4 Direction</b>	A legal instrument which extinguishes specific 'permitted development rights' from residential buildings within a defined area i.e. the right to do some types of minor works without planning permission. The effect of an article 4 direction is to require planning permission to be obtained from the Council before such work begins. Flats and commercial premises do not have permitted development rights so article 4 directions do not apply to them.
<b>Basin</b>	An area of land designed to retain storm runoff for a short period of time to reduce the risk of flooding and to allow the settlement of solids. These can be used as part of the implementation of a <b>Sustainable Drainage System</b> .
<b>Biodegradable Municipal Waste</b>	A type of waste, typically originating from plant or animal sources, which may be broken down by other living organisms. Also known as BMW.
<b>Biodiversity</b>	A measure of the variety of, and number of individuals within different species of plants, animals and other life forms that are present in a defined area.
<b>Blue Ribbon Network</b>	A spatial policy covering London's waterways and water spaces and the land alongside them.
<b>Building Regulations</b>	A statutory instrument made under powers provided in the Building Act 1984, and applying in England and Wales, which sets minimum construction standards for building works. The current edition of the regulations is 'The Building Regulations 2000' (as amended) and the majority of building projects are required to comply with them. They exist to ensure the health and safety of people in and around all types of buildings (i.e. domestic, commercial and industrial). They also provide for energy conservation, and access to and use of buildings.
<b>Building Schools for the Future</b>	A strategic approach to capital investment in school buildings to create the environment for the Government's agenda of educational transformation.

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<b>Building at Risk</b>	A building identified in a Register kept by English Heritage of <b>listed buildings</b> as being in a poor or dilapidated condition or at risk from neglect or inappropriate changes.
<b>Central Activities Zone</b>	According to the <b>London Plan</b> the Central Activities Zone contains a unique cluster of vitally important activities including central government offices, headquarters and embassies, the largest concentration of London's financial and business services sector and the offices of trade, professional bodies, institutions, associations, associations, communications, publishing advertising and the media.
<b>Change of Use</b>	A change in the way that land or buildings are used (see <b>Use Classes Order</b> ). Planning permission is usually necessary in order to change the use from one <b>use class</b> to another.
<b>Character</b>	The individual distinctiveness of an area, arising from a combination of natural and man-made elements with historic, socio-economic and other factors.
<b>Code for Sustainable Homes</b>	A document providing a single national standard to guide industry in the design and construction of sustainable homes. It is a means of driving continuous improvement, greater innovation and exemplary achievement in sustainable home building. The Code measures the <b>sustainability</b> of a home against design categories, rating the 'whole home' as a complete package.
<b>Combined Heat and Power (CHP)</b>	The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.
<b>Commencement Order</b>	An instruction from the Secretary of State to the Local Planning Authority, requiring the authority to commence work on the preparation of its <b>local development framework</b> to replace its existing <b>unitary development plan</b> .
<b>Commission for Architecture and the Built Environment (CABE)</b>	The Government's advisor on architecture, urban design and public space.
<b>Community Infrastructure Levy</b>	The Community Infrastructure Levy (CIL) will be a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.
<b>Community Strategy</b>	A strategy document required by the Local Government Act 2000 to be prepared and implemented by a <b>local planning authority</b> with the aim of improving the social, environmental and economic well being of its area by co-ordinating the actions of local public, private, voluntary and community

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	sectors. Responsibility for producing a community strategy may be passed to a <b>local strategic partnership</b> , which include local authority representatives. Also known as a Sustainable Community Strategy.
<b>Comparison Goods</b>	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc, and usually being the type of goods that people buy from the store offering the best value for money rather than the one closest to them.
<b>Conservation Area</b>	An area designated for the purpose of protecting the <b>character</b> of an area, and applied to areas of various sizes and characters, ranging from small groups of buildings to town squares or even open spaces. It may include one or more <b>listed buildings</b> .
<b>Conservation Area Character Appraisal</b>	A published document defining the special architectural or historic interest that warrants an area being designated as a <b>conservation area</b> .
<b>Contextual Indicators</b>	Contextual Indicators are intended to reflect the key characteristics and issues facing the borough and describe the wider, social, economic and environmental context in which the <b>LDF</b> policies operate. They provide a baseline position from which to develop <b>LDF</b> policies.
<b>Controlled Parking Zone</b>	An area of the public highway within which specified hours of parking control apply. Such controls do not apply to private roads. Also known as a CPZ.
<b>Convenience Goods</b>	Everyday essential household items, such as food.
<b>Core Output Indicators</b>	Output indicators assess the performance of <b>LDF</b> policies by measuring the quantifiable physical activities that are directly related to, and are a consequence of, the implementation of <b>LDF</b> policies. All planning authorities are required to monitor a set of core output indicators to provide a consistent data source to enable monitoring at the regional and national level.
<b>Core Policy</b>	<p>A short clear statement of the matters which the <b>local planning authority</b> will take into account when it receives an application for planning permission. If the proposed development is not consistent with the policy, the local planning authority is likely to refuse planning permission unless there are exceptional circumstances affecting the site, which would make this particular development acceptable. Core Policies are set out in the <b>Core Strategy</b>.</p> <p>See also <b>development management document</b> for standards the Council will also take into account when determining planning applications.</p>
<b>Core Strategy</b>	A <b>Local Development Document</b> setting out the long-term spatial vision and strategic objectives for the Local Planning Authority area. It includes a spatial strategy, core policies and a monitoring and implementation framework for achieving them. The Core Strategy has the status of a <b>Development Plan Document</b> .
<b>Decent Home</b>	A dwelling which:

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	<ul style="list-style-type: none"> <li>meets the current statutory minimum standard for housing (ie lack of hazards)</li> <li>is in a reasonable state of repair</li> <li>has reasonably modern facilities and services</li> <li>provides a reasonable degree of thermal comfort.</li> </ul>
<b>Density</b>	A measure of the intensity of development of a plot of land. One measure of residential density is the number of <b>habitable rooms</b> per hectare (hrha).
<b>Density Matrix</b>	A residential development density control in the <b>Further Alterations to the London Plan</b> which seeks to achieve appropriate residential <b>densities</b> across London, based on the <b>public transport accessibility level</b> and <b>character</b> setting of the site and the characteristics of the scheme.
<b>Department for Business, Enterprise and Regulatory Reform</b>	The Government department responsible for ensuring business success. It leads the Government's drive to raise UK levels of productivity, create the conditions for business success and strengthen the economic performance of all the regions. Previously known as the <b>Department of Trade and Industry</b> .
<b>Department for Communities and Local Government</b>	The Government department formed in 2006 to replace the <b>Office of the Deputy Prime Minister</b> . Also known as DCLG.
<b>Department for Environment, Food and Rural Affairs</b>	The Government department responsible for environmental protection, food production and standards, agriculture, fisheries and rural communities in England. Also known as DEFRA.
<b>Department of Trade and Industry</b>	see <b>Department for Business, Enterprise and Regulatory Reform</b> . Also known as DTI.
<b>Design and Access Statement</b>	Statements are documents that explain the design thinking behind a planning application. For example, they should show that the person applying for permission has thought carefully about how everyone, including disabled people, older people and very young children, will be able to use the places they want to build.
<b>Development Control/Management</b>	The process whereby a <b>local planning authority</b> receives and considers the merits of a planning application and whether it should be given permission, having regard to the <b>development plan</b> and all other material considerations.
<b>Development Management Document</b>	A document that sets out part or all a council's design standards for new developments.
<b>Development Plan</b>	A document that sets out policies and proposals for development and use of land and buildings within the area of a <b>local planning authority</b> . As set out in Section 38(6) of <b>the Act</b> , it consists of the relevant <b>regional spatial</b>

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	<b>strategy</b> (or the <b>spatial development strategy</b> in the case of Greater London) and the <b>development plan documents</b> contained within its <b>local development framework</b> .
<b>Development Plan Document</b>	A spatial planning document that is subject to <b>independent examination</b> , and together with the relevant <b>regional spatial strategy</b> , forms the <b>development plan</b> for a <b>local planning authority</b> area for the purposes of <b>the Act</b> . It can be, but is not limited to, a <b>core strategy</b> , <b>site schedule</b> or <b>area action plan</b> (where needed). Also known as a DPD.  DPDs are shown geographically on a <b>proposals map</b> . Individual DPDs or parts of a DPD can be reviewed independently from other DPDs. Each authority must set out the programme for preparing its DPDs in its <b>local development scheme</b> .
<b>District Centre</b>	A group of shops and some service outlets serving part of an urban area and providing a geographic focus for it, separate from and smaller than a <b>major centre</b> , but larger than and with more variety than <b>local centres</b> .
<b>Diversification</b>	The action of diversifying existing economic activity into new areas of business in order to broaden the return on capital or assets.
<b>Draft Replacement London Plan</b>	The <b>Mayor of London</b> has published a Draft Replacement London Plan for public consultation until 12 January 2010. It is intended that the Draft will undergo public examination in summer 2010 and be adopted towards the end of 2011.
<b>Early Alterations to the London Plan</b>	Alterations to the 2004 <b>London Plan</b> to address pressing housing provision, waste and minerals issues which underwent an <b>independent examination</b> in June 2006 and which were published in December 2006 and now form part of the <b>London Plan</b> .
<b>Education Authority</b>	A local government body responsible for providing education for pupils of school age in the area of that local government body.
<b>Energy Efficiency</b>	Using the minimum amount of energy needed to produce a given result.
<b>Enfield Design Guide</b>	A document to provide guidance on how development can be carried out in accordance with good design practice whilst retaining local distinctiveness (see <b>Local Development Scheme</b> for more details).
<b>Enfield Observatory</b>	An internet information portal developed by Enfield Council to provide easily accessible data, research and statistics about Enfield borough.
<b>Enfield Strategic Partnership</b>	The body which produced the <b>community strategy</b> "Enfield's Future" for Enfield borough. See also <b>strategic partnership</b> .
<b>English Heritage</b>	A Government advisory body with responsibility for all aspects of protecting and promoting the historic environment, and responsible for advising the Government on the listing of historic buildings (see <b>listed building</b> ).

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<b>Environment Agency</b>	A public body with responsibility for preventing or minimising the effects of pollution on the environment and which issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management and deals with other matters such as water issues, including flood protection advice. Also known as EA.
<b>Environmental Impact Assessment</b>	A procedure that must be followed in assessing the impact of certain types of development, usually more significant schemes, before they are granted planning permission. The procedure requires the developer to compile an <b>Environmental Statement</b> describing the likely significant effects of the development on the environment and proposed mitigation measures.
<b>Environment Statement</b>	A document required to be prepared as part of the preparation of an <b>environmental impact assessment</b> describing the likely significant effects of proposed development on the environment and proposed mitigation measures, and which must be circulated to statutory consultation bodies and made available to the public for comment. Its contents, together with any comments on it, must be taken into account by the competent authority (eg local planning authority) before it may grant consent.
<b>Equality Impact Assessment</b>	An Equality Impact Assessment examines a proposed or existing policy, plan, strategy or project to identify what effect its implementation may have on different groups in the community. It can anticipate and recommend ways to avoid any discriminatory or negative consequences for a particular group, and it also enables demonstration of the potential benefits for equality target groups arising from the proposed policy or project.
<b>Evidence Base</b>	The information and data gathered by a local authority to demonstrate the <b>soundness</b> of the policy approach set out in <b>local development documents</b> , and including assessment of the physical, economic, and social characteristics of an area.
<b>Examination-in-Public</b>	see <b>Independent Examination</b>
<b>Further Alterations to the London Plan</b>	Alterations to the 2004 <b>London Plan</b> introducing strategic regional policies which underwent an <b>independent examination</b> in June-July 2007 and which were published in February 2008 and which now form part of the <b>London Plan</b> .
<b>Generic Development Control/Management policies</b>	A suite of criteria-based policies the function of which is to ensure that all development within the area to which they apply meets the spatial vision and spatial objectives set out in the <b>core strategy</b> . They may be included in a <b>development plan document</b> or may form a stand-alone <b>development plan document</b> .
<b>Greater London Authority</b>	A strategic body constituted under the Greater London Authority Act 1999, consisting of the <b>Mayor of London</b> , the London Assembly and staff, which has responsibility for producing regional strategic policy in a numbers of

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	areas, including transport, economic development, planning, and the environment for the county of Greater London. Also known as the GLA. It produces the <b>London Plan</b> .
<b>Greater London Authority Road Network</b>	see <b>Transport for London Road Network</b>
<b>Green Arc</b>	The GreenArc is a partnership of authorities, organisations and interest groups concerned with a wide stretch of countryside extending from north and east London to Bishops Stortford.
<b>Green Belt</b>	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. Its purposes are to:</p> <ul style="list-style-type: none"> <li>• check the unrestricted sprawl of large built up areas</li> <li>• prevent neighbouring towns from merging</li> <li>• safeguard the countryside from encroachment</li> <li>• preserve the setting and special character of historic towns</li> <li>• assist urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ul> <p>The detailed boundaries of such areas are defined in a <b>development plan</b> of each relevant <b>local planning authority</b>.</p>
<b>Green Corridors</b>	Areas identified to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and with the potential to act as vital linkages for wildlife dispersal between wetlands and the countryside. They can link housing areas to the national cycle network, town and city centres, places of employment and community facilities.
<b>Green Grid Principles</b>	The Green Grid is a long term project to develop a network of open spaces and green links through Thames Gateway South Essex.
<b>Green Industry</b>	An environmentally friendly industry such as renewable energy and material processing and recycling facilities.
<b>Green Roofs</b>	Vegetated roofs, or roofs with vegetated spaces. Also known as eco-roofs.
<b>Growth Area</b>	An area identified for new residential development to accommodate population growth, as outlined in the Government's Sustainable Communities Plan and in the case of London including the <b>Thames Gateway</b> and the <b>London-Stansted-Cambridge-Peterborough Corridor</b> .
<b>Gypsy and Traveller</b>	Terms which in the context of planning and local authority law refers to anyone - regardless of race or origin - who is of a nomadic habit of life and who travels around for economic reasons, and includes but is not limited to:

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Word	Description
	<ul style="list-style-type: none"> <li>• 'Irish travellers': who are a nomadic Irish ethnic group with a separate identity, culture, language and history, many of whom are resident in the United Kingdom for all or part of the year.</li> <li>• 'Scottish travellers': like Irish travellers have musical traditions, language and other histories that date back at least to the twelfth century.</li> <li>• The Roma people who have moved to the United Kingdom from Central and Eastern Europe - of which UK Romany Gypsies are members.</li> <li>• People with a long family history of travelling because they work with fairgrounds and circuses, and who are known as 'showmen' or 'showpeople'.</li> </ul>
<b>Habitable Room</b>	A room within a dwelling house, but excluding kitchens less than 13 m <sup>2</sup> ; bathrooms; toilets; sculleries not used for cooking; closets; pantries and storerooms; landings; halls; lobbies or recesses and offices or shops used solely for business purposes.
<b>Habitats Directive Assessment</b>	In accordance with the Habitats Directive 92/43/EEC the impacts of a land-use plan are assessed against the conservation objectives of a European Site, which includes <b>Ramsar sites</b> , and to ascertain whether it would adversely affect the integrity of that site. <i>Also known as Appropriate Assessment.</i>
<b>Health Impact Assessment</b>	A process for ensuring that land use and planning decision making at all levels consider the potential impacts of decisions on health and health inequalities. It identifies actions that can enhance positive effects and reduce or eliminate negative effects.
<b>Heritage Economic Regeneration Scheme</b>	An initiative launched by <b>English Heritage</b> in June 1998, planned to last for four years, and aimed at deprived areas which have not benefited from the various conservation led urban regeneration schemes of recent years, intended to positively involve business and communities, and with the primary objective of rescuing historic buildings at risk by achieving obvious heritage dividend in terms of benefits such as reuse of vacant upper floors, renewal of the economic base of areas and expansion of employment opportunities. Also known as HERS.
<b>Historic Parks and Gardens</b>	Parks and gardens included in a Register kept by English Heritage, ranging from town gardens and public parks to the great country estates, and reflecting the styles and tastes of past generations, from Medieval knot gardens and deer parks to sweeping 18th-century landscaped gardens, Victorian exotica and post-war examples. A <b>local development plan</b> can include a Register of Local Historic Parks and Gardens.
<b>Homes and Communities Agency (HCA)</b>	The Government's national housing and regeneration agency (formed as a result of a merger between the Housing Corporation and English Partnerships) that funds development of <b>affordable housing</b> , regulates <b>registered social landlords</b> and <b>housing associations</b> in England and and brings land back into productive use.

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Word	Description
<b>House in Multiple Occupation</b>	<p>Defined under the Housing Act 2004 as being:</p> <ul style="list-style-type: none"> <li>• An entire house or flat which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom or toilet.</li> <li>• A house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to 3 or more tenants who form two or more households and who share kitchen, bathroom or toilet facilities.</li> <li>• A converted house which contains one or more flats which are not wholly self contained (ie the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by 3 or more tenants who form two or more households.</li> <li>• A building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies.</li> </ul> <p>Also known as HMO.</p>
<b>Housing Association</b>	<p>A not-for-profit body offering for rent independent homes owned by <b>registered social landlords</b>.</p>
<b>Housing Demand</b>	<p>The quantity of housing that households are willing and able to buy or rent.</p>
<b>Housing Need</b>	<p>The quantity of housing required for households who are unable to access suitable housing without financial assistance.</p>
<b>Housing Tenure</b>	<p>The financial and legal arrangements under which someone has the right to live in a house. The most frequent forms are tenancy, in which rent is paid to a landlord, and owner occupancy. Mixed forms of tenure are also possible.</p>
<b>Independent Examination</b>	<p>A formal hearing, presided over by an Inspector or a Panel of Inspectors appointed by the Secretary of State, to consider the soundness of the <b>development plan documents</b> of a <b>local planning authority</b> or <b>regional planning authority</b> (eg the Greater London Authority). <i>Also known as an Examination-in-Public (EiP).</i></p>
<b>Index of Multiple Deprivation</b>	<p>A ward-level index made up of six indicators (income, employment, health deprivation and disability, education, skills and training, housing and geographical access to services) for quantifying the degree of disadvantage in a ward, and which can help to identify areas for regeneration. <i>Also known as IMD.</i></p>
<b>IBP</b>	<p>Commonly used throughout the Core Strategy as an acronym for Industrial Business Park.</p>
<b>Infrastructure Delivery Plan</b>	<p>The Infrastructure Delivery Plan sets out what social, physical and green infrastructure is required in the Borough to support planned growth in the <b>Local Development Framework</b>. The delivery of a <b>sound Local Development Framework</b> is dependent on the Infrastructure Delivery Plan.</p>

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Word	Description
<b>Inspector's Report</b>	A report issued by the Inspector or Panel who conducted an <b>independent examination</b> , setting out their conclusions on the matters raised at the Examination and detailing the amendments which they require the <b>Local Planning Authority</b> to make to the <b>Local Development Document</b> before it adopts the document. The requirements of an Inspector's Report are binding.
<b>Intermediate Housing</b>	Housing at prices and rents above those of <b>social rented housing</b> , but below market price or rents, and which meet the criteria for <b>affordable housing</b> . These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent. It can include homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition of <b>intermediate housing</b> , they may be considered, for planning purposes, as <b>affordable housing</b> . Whereas, homes that do not meet this definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as <b>affordable housing</b> .
<b>Issues and Options</b>	A document produced by a <b>local planning authority</b> during the early production stage of the preparation of <b>Development Plan Documents</b> and which may be issued for consultation to meet the requirements of Regulation 25 of the Planning and Compulsory Purchase Act 2004.
<b>Joint Waste Development Plan Document</b>	A document setting out the planning policies for waste management and identifying new and expanded waste facilities in North London. Also known as JWDPD.  In the case of Enfield borough this document is usually referred to as the North London Waste Plan (NLWP).
<b>Key Worker</b>	A worker defined by the Government as being eligible by virtue of their type of employment for the purchase of housing provided by the <b>Housing Corporation</b> -funded Key WorkerLiving programme, and other workers employed in the public sector and not defined as a key worker but identified by the Regional Housing Board as eligible for the same housing purchase assistance.
<b>Land Registry</b>	The government agency responsible for the registration of title to land. Registration guarantees the title to land and therefore enables the sale of land and property to take place without needing to incur time and cost in checking through title deeds.
<b>Landfill Allowances Trading Scheme</b>	A Government initiative, implemented through <b>DEFRA</b> , designed to reduce the amount of <b>biodegradable municipal wastes</b> sent to landfill. Also known as LATS.
<b>Lee Valley Corridor</b>	The area of strategically important development opportunities and existing industry either side of the River Lee, in parts of Enfield, Hackney, Haringey, Newham, Tower Hamlets and Waltham Forest boroughs.

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Word	Description
<b>Lee Valley Regional Park</b>	A 4,000 ha (10,000 acre) regional park that stretches for 42 km (26 miles) on both sides of the River Lee, from the River Thames to Ware in Hertfordshire.
<b>Lee Valley Regional Park Authority</b>	A body constituted on 1 January 1967 under the Lee Valley Regional Park Act 1966 with responsibility for the <b>Lee Valley Regional Park</b> and for developing a wide range of leisure, sport and recreation, including nature conservation facilities and the protection and enhancement of the natural environment.
<b>Lifetime Homes</b>	Homes designed to meet the changing needs of the population from young children to the elderly, and thereby meeting the varying needs of numerous changes of occupiers in the same home by being designed to be accessible, adaptable and convenient and able to accommodate people with moderate mobility difficulties.
<b>Listed Building</b>	An historic building recorded on a statutory list of buildings of 'special architectural or historic interest' compiled by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, on advice from <b>English Heritage</b> , to ensure that the architectural and historic interest of the building is carefully considered before any alterations, outside or inside, are agreed. A building is graded I, II* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells) within the curtilage.
<b>Local Area Agreement</b>	Local Area Agreements set out the priorities for a local area agreed between central government and a local area and other key partners at the local level.
<b>Local Centre</b>	A small group of shops and limited service outlets serving a local catchment (for example, a suburban housing estate). Sometimes referred to as a neighbourhood centre.
<b>Local Development Document</b>	A document which forms part of the <b>local development framework</b> and which can be adopted and revised as a single entity and includes <b>development plan documents, supplementary planning documents</b> and the <b>statement of community involvement</b> .
<b>Local Development Framework</b>	A "folder" or suite of <b>local development documents</b> , drawn up by the <b>local planning authority</b> , which together with the relevant <b>regional spatial strategy</b> , and forms the <b>development plan</b> for its area. Also known as an LDF.
<b>Local Development Scheme</b>	A document setting out the intentions of the <b>local planning authority</b> for its <b>local development framework</b> ; in particular, the <b>local development documents</b> it intends to produce and the timetable for their production and review. Also known as an LDS.

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<b>Local Implementation Plan</b>	A statutory strategic transport plan produced by London boroughs bringing together transport proposals to implement the <b>Mayor of London's</b> Transport Strategy at the local level. <i>Also known as an LIP.</i>
<b>Local Implementation Plan (HCA - Single Conversation)</b>	A document setting out the Council's long term resource requirements to deliver its Place Shaping vision and Housing Strategy objectives. This is part of the Single Conversation the Homes and Communities Agency's approach to placeshaping and delivery through partnership working. <i>Also known as LIP.</i>
<b>Local List</b>	<p>A list compiled by a local planning authority of buildings of special local architectural or historic interest but which do not meet the criteria to be statutorily listed by <b>English Heritage</b> as <b>listed buildings</b>.</p> <p>Councils are empowered by PPG 15 to draw up local lists and to support them through appropriate planning policies with the intention that, by drawing attention to the special interest of these buildings, owners will be encouraged to take particular care when undertaking any alterations or extensions.</p>
<b>Locally Listed Building</b>	A building included on a <b>local list</b> .
<b>Local Output Indicators</b>	Planning authorities are also required to monitor local output indicators to address the outputs of any <b>LDF</b> policies not covered by the <b>core output indicators</b> . These will vary according to local circumstances and issues and will develop over time as the <b>LDF</b> is prepared.
<b>Local Planning Authority</b>	A body charged under <b>the Act</b> with the responsibility for preparing a <b>local development framework</b> for a specific area and for deciding whether development proposals should receive planning permission. In the case of Enfield Borough, Enfield Borough Council is the local planning authority. Also known as an LPA.
<b>Local Strategic Partnership</b>	A partnership of stakeholders which is usually non-statutory and multi-agency and which develops ways of involving local people from the public, private, community and voluntary sectors in the planning processes which shape the future of their neighbourhood and how services are provided, resulting in production of a <b>community strategy</b> . The <b>Enfield Strategic Partnership</b> is the local strategic partnership responsible for producing Enfield's <b>community strategy</b> .
<b>London Development Agency</b>	One of the <b>Greater London Authority</b> group organisations, acting on behalf of the <b>Mayor of London</b> , whose aim is to further the economic development and regeneration of London. Also known as the LDA.
<b>London Plan</b>	Also known as the Spatial Development Strategy, this document was published by the <b>Mayor of London</b> in February 2004 and provides a strategic framework for the boroughs' <b>Unitary Development Plans</b> . It will now perform this function in respect of <b>Local Development Frameworks</b> . It has the status of a <b>development plan</b> under the Planning and Compulsory Purchase

## Appendix 8 Glossary

Word	Description
	Act. There have been a number of alterations to the plan: <b>Early Alterations to the London Plan, Further Alterations to the London Plan</b> and the <b>Minor Alteration to the London Plan</b> .
<b>London-Stansted-Cambridge-Peterborough Corridor</b>	A land corridor covering the areas around and between North London, Harlow, Stansted Airport and Cambridge. Also known as the LSPC.  It has been prioritised for development and growth by the Government in its Communities Plan ("Sustainable Communities: Building for the future").
<b>Lower Super Output Area</b>	A Super Output Area (SOA) is a unit of geography used in the UK for statistical analysis. SOAs were created with the intention that they would not be subject to frequent boundary change. This makes SOAs more suitable to analyse statistical information figures than other geography units because they are less likely to change over time. Lower Layer Super Output Areas have an average population of 1,000 and are built from groups of Output Areas.
<b>LSIS</b>	Commonly used throughout the Core Strategy as an acronym for Locally Significant Industrial Sites.
<b>Major Centre</b>	Important shopping and service centres, often with a borough-wide or larger catchment.
<b>Market Housing</b>	Private housing for rent or for sale, where the price is set in the open market.
<b>Mayor of London</b>	An elected politician who heads the <b>Greater London Authority</b> and is responsible for budgeting and strategic planning of some governmental functions across the whole of the region of London. These include transport, police, fire and emergency services, economic development and regional spatial planning.
<b>Metropolitan Open Land</b>	Strategic open land within the urban area that contributes to the structure of London. Also known as MOL.
<b>Minor Alteration to the London Plan</b>	Alteration to the 2004 <b>London Plan</b> resulting from agreement between the Government Office for London, the <b>Greater London Authority</b> , London Councils and the Association of London Borough Planning Officers to apportion tonnages of municipal and commercial/industrial waste at London borough level (for management), as required by <b>Planning Policy Statement 10 (PPS 10)</b> . This alteration was published in December 2006 and forms Table 4A.4 of the London Plan.
<b>Mixed Use Development</b>	Development for a variety of activities on single sites or across wider areas such as town centres and redundant industrial land.
<b>National Indicators</b>	The Government has introduced a set of streamlined indicators that reflect national priority outcomes for <b>local planning authorities</b> , which are the only measures on which central Government will performance manage outcomes delivered by local government working alone or in partnership.

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Word	Description
<b>National Playing Fields Association</b>	A body charged with responsibility for ensuring that everyone has play, sport and recreation space close to where they live.
<b>Neighbourhood Renewal Fund</b>	A funding scheme to enable the councils of England's 88 most deprived local government areas, in collaboration with their <b>Local Strategic Partnership</b> , to improve services, to help narrow the gap between deprived areas and the rest of the country.
<b>Non Self Contained Accommodation</b>	Accommodation where occupants have the shared use of at least one of the following: <ul style="list-style-type: none"> <li>• kitchen</li> <li>• toilet</li> <li>• bathroom facilities.</li> </ul>
<b>North London Chamber of Commerce</b>	A membership organisation run by business for business which represents the interests of business and commercial organisations.
<b>North London Strategic Alliance</b>	The sub-regional <b>strategic partnership</b> for North London established in 1999 which brings together public, private and voluntary organisations working in Barnet, Enfield, Haringey and Waltham Forest. Also known as NLSA.
<b>North London Sub-regional Development Framework</b>	The non-statutory framework providing guidance on Opportunity, Intensification and Regeneration Areas, town centres, suburbs and <b>Strategic Employment Locations</b> produced by the <b>Mayor of London</b> in partnership with boroughs and other stakeholders Also known as NLSRDF.
<b>North London Waste Authority</b>	Statutory waste disposal authority established in 1986 after the abolition of the Greater London Council to arrange the disposal of waste collected by its seven constituent boroughs: Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. Also known as NLWA.
<b>North London Waste Plan</b>	see <b>Joint Waste Development Plan Document</b>
<b>Office for National Statistics</b>	The government agency which is the principal provider of official statistics about the UK.
<b>Office of the Deputy Prime Minister</b>	The Government department previously responsible for those functions undertaken by the <b>Department for Communities and Local Government</b> following its creation in 2006
<b>Open Space</b>	All areas free of development. This includes space of public value, such as public landscaped areas, playing fields, parks and play areas, and also including areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

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Word	Description
<b>Opportunity Area</b>	One of a number of areas identified in the <b>London Plan</b> for accommodating large scale development to provide substantial numbers of new employment and housing, with a mixed and intensive use of land and assisted by good public transport accessibility.
<b>Outer London</b>	The Outer London boroughs are as follows: Barking and Dagenham, Barnet, Bexley, Brent, Bromley, Croydon, Ealing, Enfield, Haringey, Harrow, Havering, Hillingdon, Hounslow, Kingston upon Thames, Merton, Newham, Redbridge, Richmond upon Thames, Sutton, Waltham Forest.
<b>Outer London Commission</b>	A body established by the <b>Mayor of London</b> to advise how <b>Outer London</b> can play its full part in the city's economic success.
<b>Place Shaping</b>	<p>A term created by Sir Michael Lyon in authoring "The Lyons Inquiry into Local Government" which advocates a more strategic role for local government and which is defined as: "the creative use of powers and influence to promote the general well-being of a community and its citizens". He states that this role should include the following:</p> <ul style="list-style-type: none"> <li>• building and shaping local identity;</li> <li>• representing the community;</li> <li>• regulating harmful and disruptive behaviours;</li> <li>• maintaining the cohesiveness of the community and supporting debate within it, ensuring smaller voices are heard;</li> <li>• helping to resolve disagreements;</li> <li>• working to make the local economy more successful while being sensitive to pressures on the environment;</li> <li>• understanding local needs and preferences and making sure that the right services are provided to local people; and</li> <li>• working with other bodies to response to complex challenges such as natural disasters and other emergencies.</li> </ul>
<b>Planning Policy Statement</b>	One of a range of documents which set out the Government's land use planning policies for England in respect of an aspect of planning and landuse. Also known as PPSs.Planning Policy Statements replace Planning Policy Guidance Notes as they are reviewed, and are issued by the <b>Department for Communities and Local Government</b> .
<b>Preferred options document</b>	One of the documents produced as part of the preparation of <b>Development Plan Documents</b> , and issued for formal public participation.
<b>PIL</b>	Commonly used throughout the Core Strategy as an acronym for Preferred Industrial Location.
<b>Primary Capital Programme</b>	A national scheme that aims to develop primary schools and primary age special schools across the country.
<b>Primary Care Trust</b>	Statutory body responsible for delivering health care and health improvements to its local area. Also known as PCT and NHS Enfield.

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Word	Description
<b>Primary Shopping Frontage</b>	An area where retailing and the number of shops in a <b>major centre</b> or <b>district centre</b> is most concentrated.
<b>Proposals Map</b>	<p>A <b>local development document</b> which comprises a map of the <b>local planning authority's</b> area, and is the spatial representation of the authority's adopted development plan, showing:</p> <ul style="list-style-type: none"> <li>• Areas of protection, such as nationally protected landscapes The extent of the area in which the planning policies of the <b>local planning authority</b>, that are not borough-wide, apply;</li> <li>• Sites for particular future land uses or developments; and</li> <li>• Locations of proposed or existing area action plans.</li> </ul>
<b>Public Realm</b>	Areas that are accessible to everyone (whether publicly or privately owned). In urban areas, this includes most streets, squares and parks.
<b>Public Transport Accessibility Level</b>	A quantified measure of the extent and ease of access by public transport to facilities and services, and the degree of access to the public transport network. Also known as PTAL.
<b>Ramsar Sites</b>	Ramsar sites are wetlands of international importance, designated under the Ramsar Convention.
<b>Reasoned Justification</b>	A summary of the <b>local planning authority's</b> reasons for including a particular <b>core policy</b> within the <b>core strategy</b> .
<b>Regional Spatial Strategy</b>	<p>A document prepared by a regional spatial planning authority setting out the authority's policies in relation to the development and use of land and forming part of the regional <b>development plan</b> for <b>local planning authorities</b>.</p> <p>In London this is known as the Spatial Development Strategy or <b>London Plan</b>, published by the <b>Mayor of London</b> in February 2004 and amended December 2006 and February 2008.</p>
<b>Registered Social Landlord</b>	<p>Independent not-for-profit provider of housing, registered with the <b>Housing Corporation</b> under the Housing Act 1996. Also known as an RSL.</p> <p>An RSL may be an Industrial and Provident Societies, a registered charity or a company.</p>
<b>Renewable Energy</b>	Energy derived from sources that can be replenished at the rate at which they are used. For example, energy derived from sustainably farmed trees, the wind, water flow, tides or the sun.
<b>Residential Care Home</b>	An establishment which provides personal care assistance to its residents, such as dressing and washing, where staff can also care for residents during short periods of illness.

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Word	Description
<b>Rugg Review</b>	A review, commissioned by the Government in January 2008, to look at what problems landlords and tenants face in the private rented sector.
<b>Saved policy or plan</b>	<p>A unitary development plan or a part or parts of a unitary development plan which is exempted from a general order rescinding the plan or a class or classes of provisions of such plans.</p> <p>Enfield's adopted <b>unitary development plan</b> was saved (continued in force) automatically for three years from the date of commencement of the <b>Planning and Compulsory Purchase Act</b> in 2004. At the expiry of this period in 2007 the Enfield <b>UDP</b> policies were required to undergo an assessment to assess their appropriateness for saving beyond this time period until such time as the <b>UDP</b> was replaced by the <b>LDF</b>. As a result of this assessment most of Enfield's <b>unitary development plan</b> policies were saved whilst fifty-three expired in September 2007.</p>
<b>Scheduled Ancient Monument</b>	A nationally important site or monuments given legal protection by being placed on a list (schedule). In England, <b>English Heritage</b> is responsible for identifying appropriate sites that are then officially scheduled by the Secretary of State for Culture, Media and Sport.
<b>Secondary Shopping Frontage</b>	A retailing area, secondary to the <b>primary shopping frontage</b> , that provides greater opportunities for a diversity of uses.
<b>Section 106 Agreement</b>	A legal agreement under Section 106 of the Town & Country Planning Act 1990 between a planning authority and a developer, in order to achieve the aims of relevant planning policies through ensuring that certain extra works related to a development are undertaken.
<b>Sheltered Housing</b>	<p>A form of housing provision which offers a range of services to help people to live independently with the added security of having someone to call on in emergencies and different from other housing because a scheme manager or warden lives on the premises or nearby.</p> <p>Some schemes are designed specifically for people with disabilities and may have specialised facilities and specially trained staff to provide care.</p>
<b>SIL</b>	Commonly used throughout the Core Strategy as an acronym for Strategic Industrial Land.
<b>Significant Effects Indicators</b>	Significant effects indicators assess the significant social, environmental and economic effects of policies and inform the monitoring of the impact of policies on sustainability. Government guidance requires that these significant effects indicators should be selected to link to the <b>SA</b> objectives and indicators and then monitoring should enable a comparison to be made between the predicted effects and actual effects measured during implementation of the policies.

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Word	Description
<b>Site of Borough Importance for Nature Conservation</b>	A site which contains a significant example at borough level of a natural habitat which contains particularly species or assemblages of species which are rare in the borough or which contain important populations of species, or which is of particular significance within otherwise heavily built-up areas of London.
<b>Site of Importance for Nature Conservation</b>	A site originally identified by the Greater London Council, or later by the London Ecology Unit, London boroughs or <b>Greater London Authority</b> , chosen to represent the most significant wildlife habitats and emphasise the value of access for people. Also known as a SINC.  SINCs are classified into <b>sites of metropolitan, borough and local importance for nature conservation</b> .
<b>Site of Local Importance for Nature Conservation</b>	A <b>site of importance for nature conservation</b> which is, or may be, of particular value to people nearby (such as residents or schools) and is particularly important in areas otherwise deficient in nearby wildlife sites, as determined by the <b>GLA</b> . Only those sites that provide a significant contribution to the ecology of a local area are defined as sites of local importance.
<b>Site of Metropolitan Importance for Nature Conservation</b>	A site which contains a significant example of a natural London habitat which contains particularly rare species, rare assemblages of species or important populations of species, or which is of particular significance within otherwise heavily built-up areas of London. Also known as a SMINC.  SMINCs are of the highest priority for protection.
<b>Site of Special Scientific Interest</b>	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure). Also known as an SSSI.
<b>Sites Schedule</b>	A <b>development plan document</b> setting out the allocations of sites for specific uses/developments.
<b>Small and Medium sized Enterprise</b>	An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover. Also known as a SME.
<b>Social Exclusion</b>	A term for the result of people or areas suffer from a combination of linked problems, such as unemployment, poor skills, low incomes, poor housing, high crime environments, bad health and family breakdown.
<b>Social Infrastructure</b>	Covers facilities such as health provision, early years provision, schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, policing and other criminal justice or community safety

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Word	Description
	facilities, children and young people's play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.
<b>Social Rented Housing</b>	Rented housing owned and managed by local authorities and <b>registered social landlords</b> , for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the <b>Housing Corporation</b> as a condition of grant.
<b>Soundness</b>	See <b>test of soundness</b>
<b>Spatial Development Strategy</b>	see <b>regional spatial strategy</b>
<b>Spatial Planning</b>	An ongoing process of managing change which goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This includes policies which can affect land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
<b>Spatial Portrait</b>	A succinct description of the area, designed to portray its individual character, key trends and the current 'drivers for change'.
<b>Statement of Community Involvement</b>	A document which sets out the standards that a <b>local planning authority</b> will achieve with regard to involving local communities in the preparation of <b>Local Development Documents</b> and <b>development control</b> decisions, and which is not a <b>Development Plan Document</b> but is subject to <b>independent examination</b> .
<b>Strategic Employment Location</b>	One of a number of locations defined in the <b>London Plan</b> , and identified as a Preferred Industrial Location, Industrial Business Park or Science Park, the existence of which helps to ensure that sufficient sites of appropriate quality and attributes in appropriate locations are provided to meet the needs of the general business, industrial and warehousing sectors. Also known as an SEL.
<b>Strategic Environmental Assessment</b>	A generic term used to describe environmental assessment as applied to policies, plans and programmes. European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'. It is a tool for integrating environmental considerations into decision-making by ensuring that any significant environmental effects of the decision are taken into account, and must form an integral part of the adoption process for <b>Local Development Documents</b> and must be taken into account right from the initial stages of plan preparation. Also known as an SEA.

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Word	Description
<b>Strategic Flood Risk Assessment (SFRA)</b>	<b>Local planning authorities</b> (LPA) are required to undertake a Strategic Flood Risk Assessment (SFRA) as part of the planning process in accordance PPS25. SFRAs provide information about flood risk throughout the area of the LPA, either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas.
<b>Strategic Partnership</b>	A co-operative arrangement set up to bring together major public sector organisations, local businesses, community and voluntary groups, to create a healthy, prosperous, cohesive community living in a borough that is safe, clean and green and responsible for producing a <b>Community Strategy</b> .
<b>Strategic Road Network</b>	see <b>Transport for London Road Network</b>
<b>Subdivision</b>	The division of a lot, tract, or parcel of land into two or more lots.
<b>Submission DPD</b>	A stage in the statutory process for the adoption of <b>local development documents</b> that are also <b>development plan documents</b> . The <b>local planning authority</b> must submit the draft DPD, known as the submission DPD, to the Secretary of State for <b>independent examination</b> .
<b>Supplementary Planning Document</b>	A <b>local development document</b> providing supplementary information in respect of the policies in <b>development plan documents</b> and not forming part of the <b>development plan</b> nor subject to <b>independent examination</b> . Instead the <b>local planning authority</b> can approve the document by formal resolution of the Council, but it must be subjected to full public consultation if it is to be accorded any weight in decisions on development proposals. Also known as an SPD.
<b>Sustainability Appraisal</b>	The examination of a <b>local development document</b> to ascertain whether its policies and proposals reflect sustainable development objectives (i.e. social, environmental and economic factors). Also known as an SA.
<b>Sustainable Community Strategy</b>	see <b>Community Strategy</b>
<b>Sustainable Community</b>	A community which achieves the objectives set out in the Government's "Sustainable Communities: Building for the Future": <ul style="list-style-type: none"> <li>● A flourishing local economy to provide jobs and wealth</li> <li>● Strong leadership to respond positively to change</li> <li>● Effective engagement and participation by local people, groups and businesses, especially in the planning, design and long-term stewardship of their community, and an active voluntary and community sector</li> <li>● A safe and healthy local environment with well-designed public and green space</li> </ul>

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Word	Description
	<ul style="list-style-type: none"> <li>• Sufficient size, scale and <b>density</b>, and the right layout to support basic amenities in the neighbourhood and minimise use of resources (including land)</li> <li>• Good public transport and other transport infrastructure both within the community and linking it to urban, rural and regional centres</li> <li>• Buildings – both individually and collectively – that can meet different needs over time, and that minimise the use of resources</li> <li>• A well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes</li> <li>• Good quality local public services, including education and training opportunities, health care and community facilities, especially for leisure</li> <li>• A diverse, vibrant and creative local culture, encouraging pride in the community and cohesion within it</li> <li>• A "sense of place"</li> <li>• The right links with the wider regional, national and international community.</li> </ul>
<b>Sustainable Design and Construction</b>	<p>A philosophy of creating buildings that meet the needs of building users and the wider community and minimises environmental impact by:</p> <ul style="list-style-type: none"> <li>• adopting forms of design and construction that minimise adverse impacts on the environment and that protect and enhance the diversity of nature;</li> <li>• providing buildings that enhance the quality of life of everyone both now and in the future; and</li> <li>• designing and constructing buildings that are high quality working environments that lead to greater productivity.</li> </ul>
<b>Sustainable Development</b>	<p>The core principle underpinning contemporary town planning in the UK, based on the ideal of ensuring a better quality of life through development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out four aims for <b>sustainable development</b>:</p> <ul style="list-style-type: none"> <li>• social progress which recognises the needs of everyone;</li> <li>• effective protection of the environment;</li> <li>• the prudent use of natural resources; and,</li> <li>• the maintenance of high and stable levels of economic growth and employment.</li> </ul> <p>These aims should be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, <b>sustainable communities</b> and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use.</p>
<b>Sustainability</b>	see <b>Sustainable Development</b>

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Word	Description
<b>Sustainable Drainage System</b>	<p>A drainage system designed to:</p> <ul style="list-style-type: none"> <li>• control the quantity of run-off from a development;</li> <li>• improve the quality of the run-off ;</li> <li>• enhance the nature conservation, landscape and amenity value of the site and its surroundings.</li> </ul> <p>Also known as SUDs.</p> <p>SUDS deal with run-off as close to its source as possible and balance all three objectives, rather than focusing only on flood prevention. Two examples are Swales and basins which retain water for a period of time prior to discharge to a natural watercourse. SUDs are one of a number measures to manage flood risk.</p>
<b>Swale</b>	<p>A type of <b>sustainable drainage system</b> which consists of a grassed depression which lead surface water overland from the drained surface to a storage or discharge system, typically using the green space of a roadside margin.</p>
<b>Test of Soundness</b>	<p>The testing of a <b>Development Plan Document</b> in terms of being based on good evidence and being prepared in accordance with all the necessary procedures including measures set out in the relevant <b>Statement of Community Involvement</b>.</p> <p>The full list of tests against which documents are assessed is set out in <b>Planning Policy Statement 12</b>.</p>
<b>Thames Gateway</b>	<p>The area comprising a corridor of land on either side of the Thames extending eastwards from Deptford Creek and the Royal Docks to Sheerness in Kent and Southend-on-Sea in Essex, with the part within London including parts of the lower end of the Lee Valley around Stratford. It includes parts of the boroughs of Barking &amp; Dagenham, Bexley, Greenwich, Havering, Lewisham, Newham and Tower Hamlets as well as limited parts of Hackney and Waltham Forest.</p>
<b>Thameslink Programme</b>	<p>A new National Rail cross-London link between Bedford and Brighton building on the existing Farringdon-Blackfriars line.</p>
<b>Third Sector</b>	<p>A term used to describe the collection of non-governmental organisations that are value driven and principally reinvest their surpluses to further social, environmental or cultural objectives. This includes voluntary and community organisations, charities, social enterprises, cooperatives and mutuals and housing associations.</p>
<b>Topography</b>	<p>A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land relative to sea level.</p>

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Word	Description
<b>Townscape</b>	The general appearance of a built-up area, for example a street, a town or city.
<b>Transport Assessment</b>	An assessment of the availability of, and levels of access to, all forms of transportation from a site.
<b>Transport for London</b>	One of the <b>GLA</b> group organisations, accountable to the <b>Mayor of London</b> , with responsibility for delivering an integrated and sustainable transport strategy and operation for London. Also known as TfL.
<b>Transport for London Road Network</b>	The mayor's term for the <b>Greater London Authority Road Network</b> as described in the Greater London Authority Act 1999 and comprising 550 km of London's red routes and other important streets. Also known as the TLRN.
<b>Traveller</b>	see <b>Gypsy and Traveller</b>
<b>Unitary Development Plan</b>	A type of <b>development plan</b> introduced in 1986 and replaced by <b>local development frameworks</b> in the <b>Act</b> . Enfield's unitary development plan was adopted in March 1994. Also known as a UDP.
<b>Upper Lee Valley Opportunity Area</b>	see <b>Opportunity Area</b>
<b>Urban Design</b>	The design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.
<b>Urban Grain</b>	The pattern, size and arrangement of street blocks and plots.
<b>Use Class</b>	<p>A category of landuse activities requiring planning permission which is set according to a <b>use classes order</b>. The uses are grouped into classes A, B, C and D and sui generis (a use not within a specific class). The classes are:</p> <p>A1 (shops);</p> <p>A2 (financial and professional services);</p> <p>A3 (restaurants and cafes);</p> <p>A4 (drinking establishments);</p> <p>A5 (hot food takeaways);</p> <p>B1 (business);</p> <p>B2 (general industry);</p> <p>B8 (storage and distribution);</p> <p>C1 (hotels);</p> <p>C2 (residential institutions);</p> <p>C2A (secure residential institutions);</p>

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Word	Description
	C3 (dwelling houses); D1 (non-residential institutions); D2 (assembly and leisure); Sui Generis (a use not within a specific class).
<b>Use Classes Order</b>	A legislative mechanism under the terms of the Town and Country Planning Act 1990, as amended by the Use Classes (Amendment) Order 2005, and the General Permitted Development (Amendment) Order 2005, which sets out when permission is or is not required for changes to the use of land and buildings, and the circumstances under which such changes can be undertaken.
<b>West Anglia Route Modernisation Enhancements</b>	A project designed to provide significant capacity and other performance improvements on the London-Stansted-Cambridge-Peterborough rail route. Also known as WARME.
<b>Wider Determinants of Health</b>	A wide range of factors which contribute to the health of individuals, including: <ul style="list-style-type: none"> <li>• Their age, sex and hereditary factors;</li> <li>• Individual lifestyle factors;</li> <li>• Social and community influences;</li> <li>• Living and working conditions;</li> <li>• General socio-economic, cultural and environmental conditions.</li> </ul>

Table 8.1 Glossary

## Appendix 8 Glossary

This document had been produced by Enfield Council  
For further details please contact:

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