

**Proposed Submission Draft**  
**North Circular Area Action Plan**  
**Sustainability Appraisal Report**

**February 2013**

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# 1. Introduction

This report sets out the Sustainability Appraisal (SA), including Strategic Environmental Assessment (SEA), of the Proposed Submission Draft North Circular Area Action Plan (NCAAP). The NCAAP will form a part of the Enfield Local Plan.

## 1.1 Strategic Environmental Assessment and Sustainability Appraisal

SEA is required by European and by English law. It involves the systematic identification and evaluation of the environmental impacts of a strategic action, such as a plan or programme. In 2001, the EU legislated for SEA with the adoption of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The aim of the SEA Directive is "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development".

The Directive was transposed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations'), which came into force on 21st July 2004. The SEA Regulations apply, with some specific exceptions, to plans and programmes subject to preparation and/or adoption by a national, regional or local authority or those prepared by an authority for adoption through a legislative procedure by Parliament or Government and are required by legislative, regulatory or administrative provisions.

The Government's approach is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social, as well as environmental effects. To this end, in November 2005, the Government published guidance on undertaking SA of Local Plans that incorporates the requirements of the SEA Directive ('the Guidance'). The combined SA/SEA process documented in this report is referred to as SA.

## 1.2 Compliance with the SEA Regulations

The table below sets out the required content of the Environmental Report as defined in the SEA Regulations and details how these have been met in this SA Report and the wider suite of documents associated with the NCAAP.

<b>Requirement</b>	<b>Section where covered</b>
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Introduction to Section 2 of this SA and also Section 2.3.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	SA Scoping Report, baseline sections and 'likely future condition' sections throughout this SA report.
The environmental characteristics of areas likely to be significantly affected	Baseline Report of 2007 and the AAP itself in Section 4.
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular	Context review in chapters 4 to 18 of this SA report.

environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	
The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Objectives in chapters 4 to 18 of this SA report.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Chapters 4 to 18 of this SA report.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Proposed mitigation chapters 4 to 18 of this SA report.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	A considered review of the range of options and approached considered and a description of the policy evolution process is outlined in the Proposed mitigation sections of chapters 4 to 18 of this SA report.
A description of the measures envisaged concerning monitoring in accordance with Article 10	Proposed monitoring chapters 4 to 18
A non-technical summary of the information provided under the above headings	See separate document

Table 1.1

## 2. Background

The NCAAP is a development plan document forming part of Enfield's Local Plan. The NCAAP provides the detailed policies to guide development within the North Circular Area Action Plan area. The NCAAP will sit alongside the Enfield Core Strategy which was adopted in November 2010. An SA was carried out on the Core Strategy, and since the NCAAP is considered to comply and be in conformity with the Core Strategy, as a whole it is considered to promote sustainable development. The purpose of this approach has been to assess individual policies against SA Objectives and to recommend changes that have made policies more robust in sustainability terms.

The process of preparing the North Circular Area Action Plan has been relatively protracted with work first commencing on baselines studies in 2006 and a baseline report being published in 2007. Initially, work progressed on the production of the AAP well with preferred options for the area being published (alongside the associated sustainability appraisal) for public consultation in May 2008. However, a view was taken at that time, in liaison with the Government Office for London, that, given the strategic nature of the issues associated with the NCAAP, priority should be given to progressing the Core Strategy and establishing a higher order policy basis on which to proceed.

This report presents the sustainability appraisal of the proposed submission draft of the AAP which has been prepared following the previous preferred options stage. An additional 'bridging' stage of AAP preparation was undertaken to help move from the preferred options stage of 2008 to the current planning policy position and proposed policy framework. The Towards a Pre-Submission stage document, published for public consultation in November 2011, was an informal but important evolutionary stage AAP preparation. It provided details of and reflected on the implications of a number of changes in circumstances which were of direct relevance to the AAP. These can be summarised as follows:

1. The progress made on the physical improvements then being made to the road corridor through the implementation of Transport for London's Safety and Environment improvement scheme;
2. The new housing-led investment being directed towards the area following the Government's £54 million award allocated towards upgrading and refurbishing the land and property that TfL had inherited which had originally been set aside for a major road widening scheme and the subsequent transfer of the land to Notting Hill Housing Trust who themselves would invest a further £35m into promoting the redevelopment of the land;
3. The progress made in agreeing plans for the regeneration of the Ladderswood Estate following the agreement of a new planning and development framework (adopted as a Supplementary Planning Document) for the estate and the wider area; and
4. Progress on the Core Strategy and the policies that related specifically and/or were of direct relevance to the NCAAP area.

The proposed submission draft AAP and this accompanying SA report was prepared following consideration of the comments received on the informal 'Towards a Pre-Submission' document.

## **2.1 Purpose of the Sustainability Appraisal**

The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of new or revised policies. The SA Report is the means by which stakeholders and the public can comment on the findings of the SA. It sets out the process followed, methods used and conclusions reached, together with proposed mitigation and monitoring measures.

## **2.2 Legislative Framework**

The National Planning Policy Framework (NPPF) states that, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through planning processes. The importance of this is recognised by the legislative requirement for Local Plans to undergo SA.

Under the Planning and Compulsory Purchase Act 2004, as amended by the Planning Act 2008, SAs are to be undertaken for development plan documents, including the production of any Area Action Plans (AAPs). SAs are needed to assist the formulation of the Local Plan by integrating sustainability considerations into the process. SAs must assess the potential impacts of various policies and programmes on the social, environmental and economic characteristics of an area and must propose measures to change policy and/or mitigate any conflicting effects identified from alternatives.

Government guidance advises an integrated approach to SA and SEA through the single application of SAs. This process has been followed through the production of this report and sets out a breadth of social, environmental and economic aspects that contribute to sustainable development.

This SA Report is being published for consultation to accompany the proposed submission consultation on the NCAAP.

## **2.3 The NCAAP**

The NCAAP will provide a more detailed and supportive planning policy framework to the relevant policies contained in the Enfield Core Strategy and London Plan. In doing so, the NCAAP will set out a framework for future development in the area around the North Circular between the A109 at Bounds Green and the A10 Great Cambridge Road.

This area has been blighted for many years because of uncertainty over proposed road improvements to the North Circular Road. Land has been safeguarded over a long period of time and this safeguarding has led to a lack of investment in the area. The NCAAP aims to end this uncertainty and deliver change through the setting out of area-wide and site-specific policies aimed at delivering new homes, and community and employment opportunities.

## **2.4 How to make comments on the SA**

Comments can be made in relation to the NCAAP's soundness and legal compliance during the pre-submission consultation. These comments may also relate to the SA. The NCAAP proposed submission consultation will start on Wednesday 10th April and close at 5.00pm on Wednesday 29th May 2013.

The Council welcomes relevant views on the NCAAP and, in relation to this, SA Report. Please contact:

Planning Policy Team
Enfield Council Civic Centre Silver Street Enfield EN1 3XE
Tel: 020 8379 3866  Fax: 020 8379 3887
Email: <a href="mailto:ldf@enfield.gov.uk">ldf@enfield.gov.uk</a>

Table 2.1

Details can be found on the Enfield Council website by visiting:

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

Please be aware that comments made on the SA Report and the NCAAP document cannot be treated as confidential and will be made for public inspection.

## 2.5 The SA process

Guidance advocates a five-stage approach to undertaking SA (see table below). According to the Guidance, the Scoping Report should set out the findings of Stage A (which includes gathering an evidence base) together with information on what happens next in the process.

Stage A: Setting the context, establishing the baseline and defining SA Objectives (scoping)
Stage B: Predicting and assessing the impacts of the plan or programme
Stage C: Documenting the findings of the Appraisal in the SA Report
Stage D: Consulting on the draft Local Development Document and the SA Report
Stage E: Monitoring implementation of the Local Development

Table 2.2

The preparation of the NCAAP was subject to an extended break between 2008 and 2011 to allow for the preparation of the Core Strategy. As such, Stages A to C were undertaken once between 2006 and 2008. Given that a number of changes took place to the context and baseline for the SA since 2006, Stage A was undertaken again in 2012 and this SA Report seeks to revisit some of the ground previously covered in relation to stages B and C, as well as cover Stage D.

The 2012 version of the Scoping Report was submitted to the Environment Agency, Natural England, English Heritage and other stakeholders for comment before being finalised and changes were made to its SA objectives to reflect the feedback received.

The final version of the Scoping Report can be found at:

[http://www.enfield.gov.uk/downloads/file/7017/ncapp\\_scoping\\_report\\_2012](http://www.enfield.gov.uk/downloads/file/7017/ncapp_scoping_report_2012)

The output of the scoping process was a set of SA objectives, with supporting decision-making criteria. These are reproduced in the table below.

SA Objective	Will the policy...
<b>ENVIRONMENT</b>	
To reduce air pollution and ensure air quality continues to improve	Contribute to a reduction the levels of NO2 and PM10 in the NCAAP?
	Reduce congestion and reliance on the private car?
	Encourage the use of sustainable transport?
To reduce disturbance from noise	Help reduce disturbance from noise?
To meet the challenge of climate change	Limit emissions of greenhouse gases?
	Ensure that the NCAAP is prepared for the impacts of climate change?
	Reduce reliance on the private car?
	Encourage the use of sustainable transport?
	Ensure that development does not increase the borough's vulnerability to flooding?
	Use of SUDS and green roofs?
To conserve and enhance the NCAAP's biodiversity	To protect and enhance NCAAP areas of biodiversity identified on the Core Strategy Policies map?
	Alleviate fragmentation and link areas of green space and biodiversity?
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces and the historic environment	Protect, enhance and improve accessibility to NCAAP green and open spaces?
	Alleviate fragmentation and link areas of green space and biodiversity?
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	Protect and enhance the significance of heritage assets and other culturally important features in the NCAAP and surrounding area?
To achieve the sustainable management of waste	Support the proximity principle in relation to waste?
	Reduce waste arising?
	Increase the re-use of materials?
	Increase the rates of recycling and composting, or recovery of energy from waste?
To achieve sustainable water resources management	Improve the quality of water in the borough?
	Reduce the demand for water?
Meet the requirements of sustainable design and construction	Increase energy efficiency in the NCAAP's buildings?
	Reduce the demand for water?
	Increase the proportion of energy generated from renewable sources?
<b>SOCIAL</b>	
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Minimise flood risk to new developments and promote the use of sustainable draining systems?

	Promote the provision of warm, weatherproof homes with reasonably modern facilities?
	Ensure energy and resource efficiency both during construction and afterwards?
	Contribute to the provision of affordable housing, including social housing?
	Ensure the housing mix includes sufficient family housing?
	Reduce the number of people in temporary accommodation?
	Address issues of transient population?
To improve the health and well-being of the NCAAP and reduce inequalities in health	Assist in reducing health inequalities within the NCAAP and between the NCAAP and other areas, including the impact of climate change on health?
	Address rising levels of childhood obesity?
	Improve access to health services, in particular to a General Practitioner?
	Increase the number of active children and adults in the NCAAP?
	Improve access to green and open spaces and the natural environment?
To reduce poverty and social exclusion	Assist in the regeneration of deprived areas of the NCAAP?
To raise educational achievement levels across the NCAAP	Improve the exam performance of pupils in NCAAP schools?
	Ensure there are sufficient school places available for the growing number of school-aged children?
To reduce crime and the fear of crime	Help reduce the fear of crime?
	Help reduce crime rates, especially in those areas where crime is highest?
To improve accessibility for all to services and facilities	Improve access to green and open spaces for all?
	Improve access to key services for all?
To improve efficiency in land use	Promote the re-use of previously developed land and existing buildings?
<b>ECONOMY</b>	
To sustain economic growth and competitiveness	Support SMEs and companies in the NCAAP?
	Increase the numbers of higher paid jobs in the NCAAP?
	Improve transport infrastructure and reduce congestion on the NCAAP's roads?
	Develop the workforce skills necessary to support and grow the economy?
To ensure high and stable levels of employment	Help reduce worklessness?
	Help people to acquire the skills needed to find and remain in work?
Increase the skill levels of NCAAP workforce	Reduce the proportion of adults of working age with no qualifications?

	Decrease the numbers of young people Not in Education, Employment or Training (NEETs)?
To improve transport infrastructure and reduce road congestion	Improve green transport networks for cyclists and pedestrians?
	Reduce the need to travel?
	Reduce congestion and reliance on the private car?
	Improve north south access through the NCAAP?

Table 2.3

## 2.6 Influence of the SA process

The SA process has helped to shape the NCAAP and influenced a number of changes that have been made to the document. A detailed discussion of these changes can be found below in relation to each sustainability topic and the mitigation of significant impacts.

## 3. Methodology

The approach to the appraisal of the NCAAP will follow the direction as set out in government guidance, assessing the performance of each policy against each SA objective using a set of matrices.

The assessment is a qualitative exercise based on professional judgement, taking into account the information gathered in the SA Scoping Report and other available background information relevant to the issues raised in the NCAAP.

### 3.1 General approach

The approach is to compare each policy to the sustainability objectives established by the Scoping Report. The aim of this approach is to assess whether the NCAAP policies are socially, economically and environmentally sustainable.

Where the likely future trend seems set to improve markedly, or where the new policy is likely to result in a specific sustainability target being reached, the new policy can be regarded as having a beneficial significant effect. Conversely, where the policy seems likely to cause a trend to deteriorate markedly, or miss a target, the policy can be regarded as significantly adverse.

The NCAAP supports and will sit alongside the Core Strategy, for which a SA was carried out in 2009. It should also be stressed that the SA focuses on reporting significant effects, but a policy may still be beneficial, even if it is not considered likely to have a significant effect. The NCAAP was prepared having regard to Government policy, as set out in the NPPF.

The policies in paragraphs 18 to 219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system. The NCAAP is considered to be in conformity with the NPPF, and by definition is considered to promote sustainable development.

Each Policy is assessed in terms of the nature of its impacts (beneficial/ adverse/ neutral/ uncertain) and of its relative magnitude and duration over time. These criteria are then used to judge whether the resulting effect would be minor or significant. This assessment is shown in Appendix 1. The symbols used in the assessment are explained at the beginning of Appendix 1.

### 3.2 The Sustainability Appraisal Report

The SEA Regulations require the assessment of the likely significant environmental effects of the plan or programme on issues such as:

- Population
- Human health
- Cultural heritage
- Climate
- Air
- Soil
- Water
- Biodiversity
- Landscape

An assessment of the interrelationship between the above factors is also required.

The SA process extends the assessment to include the likely significant social and economic effects of the topics listed above and to assess social and economic factors such as:

- The economy
- Employment and skills
- Transport
- Crime and safety

This SA Report includes a chapter on each of the above sustainability topics. Each chapter is structured in a series of themes, as follows:

- Introduction
- Baseline
- Future Trends
- Relevant SA objectives
- Appraisal findings – likely significant effects of the policies and proposals
- Proposed mitigation – recommended measures to ameliorate adverse impacts or enhance beneficial impacts
- Proposed monitoring – recommended ongoing monitoring of significant effects

## 4. Population

This chapter considers the population of the NCAAP area, its composition and distribution, now and in the future and the likely significant social, economic and environmental effects of the AAP on the population of the NCAAP area.

### 4.1 Context review

The following are the key messages from the context review:

Key message	Source
It is essential to provide for the needs of all the community, including needs relating to age, sex, ethnic background, religion, disability and income	NPPF; Enfield Equality and Diversity Report 2010: Enfield's Core Strategy: The Mayor's London Plan
Need to meet the requirements of the growing number of young people in the borough	Enfield Children and Young People's Plan 2011-2015; JSNA: Review of Health Needs Across Enfield;
There is a growing need for new school places in the borough	Monitoring Report 2010/11; Primary Pupil Places -Revised 10 Year Strategy

Table 4.1

### 4.2 Baseline

Bowes Ward has a population of 12,450, with a relatively high population density at 21% above the borough average. 2011 data shows a slightly lower proportion of children aged 0-14 and older people aged 65+ than the borough average, with a higher proportion than the borough average of people of 25-64 years of age.

The total population of Enfield has been growing in recent years, while there has been a significant increase in the number of school aged children.

Ethnicity data shows that compared to the borough average the NCAAP contains a relatively high proportion of people of Greek (2.7%), Greek Cypriot (8.5%), Turkish (4.8%), Turkish Cypriot (4.1%) and Pakistani (2.0%) heritage. There is also a disproportionately high level of the population described as 'white other' (21.1%), while people of white British ethnicity form a relatively low proportion of Bowes Ward (29.2%).

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
Mid-2012	-	-	-	-	294,900
2011	No.	12,450	13,650	14,050	-
	Density	152 persons per ha.	101 persons per ha. 20% lower	136 persons per ha. 8% higher	-

		21% higher than the borough average	than the borough average	than the borough average	
Source: LB Enfield Chief Executives Unit – 2011 ward profiles					

Table 4.2 – population figures and density

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2011	0-4	6.5%	7.0%	7.3%	8.2%
	5-14	9.8%	12.2%	11.6%	13.3%
	15-24	12.6%	10.1%	11.4%	12.3%
	25-44	35.2%	31.2%	34.4%	31.1%
	45-64	23.6%	24.5%	23.5%	22.5%
	65-74	6.7%	7.2%	6.6%	6.6%
	75+	5.6%	7.7%	5.2%	6.0%
Source: LB Enfield Chief Executives Unit – 2011 ward profiles					

Table 4.3 – population age structure percentage split

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2011	Bangladeshi	1.5%	1.2%	0.4%	1.8%
	Black Caribbean	4.3%	2.6%	4.6%	5.2%
	Black Other	0.5%	0.5%	0.4%	0.6%
	Chinese	1.7%	0.9%	0.5%	0.7%
	Greek	2.7%	1.6%	1.4%	0.9%
	Greek Cypriot	8.5%	8.9%	9.1%	5.8%
	Indian	9.0%	7.3%	7.2%	3.9%
	Kurdish	0.7%	0.4%	0.5%	0.9%
	Other	2.8%	2.3%	2.3%	1.9%
	Other Asian	3.7%	1.7%	2.2%	2.6%
	Other Black African	4.3%	3.4%	2.8%	6.4%
	Other mixed	1.4%	1.2%	1.5%	1.1%
	Pakistani	2.0%	1.1%	1.7%	0.8%
	Somali	1.7%	0.6%	0.8%	1.5%
	Turkish	4.8%	2.6%	3.7%	4.9%
	Turkish Cypriot	4.1%	1.6%	4.6%	3.1%
	White & Black Caribbean	1.3%	1.2%	1.0%	1.4%
	White and Asian	1.4%	2.5%	1.6%	1.2%

	White and Black African	0.5%	0.5%	0.7%	0.6%
	White British	29.2%	45.2%	38.3%	44.7%
	White Irish	1.6%	3.3%	4.6%	2.9%
	White Other	21.1%	9.7%	10.2%	7.2%
Source: LB Enfield Chief Executives Unit – 2011 ward profiles					

Table 4.4 - ethnic mix percentage split

### 4.3 Likely future conditions

The general trend expected for the Borough is one of a population stabilising in size and ageing. However in the AAP area population predictions indicate a 7% increase in the number of 5-9 year olds between 2007 and 2017. This will result in an increased demand for school places.

The degree to which the area would attract mobile populations and newly forming families is uncertain. However the current poor environment and quality of some of the housing is likely to act as a deterrent.

### 4.4 Environmental and sustainability problems

The following environmental and sustainability problems have been identified:

- A high proportion of the population in the three wards are of working age
- Employment and the means to travel to employment will be required
- Increasing demand for school places

### 4.5 Relevant SA objectives

No SA objectives are expressly//solely relevant to this sustainability topic however many are indirectly relevant, particularly those under the 'social' heading.

### 4.6 Appraisal findings

The population of the NCAAP area is likely to increase as new homes are built. The NCAAP plans for a total of 1,300 new homes, though some of these would replace existing units.

There are no SA objectives that relate directly to population; however, it is clear that an increase in population would have a significant cumulative impact on some other sustainability topics. In particular, there would be an effect on the need for facilities, such as health services, school places, and jobs.

### 4.7 Proposed mitigation

A key issue that has emerged through the various consultation stages is the need for provision to be in place to ensure that local community infrastructure can cope with the projected/anticipated population increases associated with the planned housing growth.

NCAAP area-wide policies, such as 3, 4, 5 and 8, dealing with jobs, education, healthcare and transport respectively, have been prepared in collaboration with relevant officers and

stakeholders to ensure that new housing will be delivered alongside the requisite improvements in associated community infrastructure. During the iterative process of AAP preparation and appraisal, a new section on delivery has been included in the NCAAP to help co-ordinate this provision.

#### **4.8 Proposed monitoring**

Population levels would be monitored through the Census, which is informed by data collected nationally by the central government. The last Census took place in 2011 and the next will take place in 2021.

## 5. Health and social infrastructure

Planning policy influences the wide determinants of health and wellbeing, such as housing quality, employment, education and access to green spaces. Spatial planning is also concerned with the location of primary and acute health care facilities.

### 5.1 Context review

The following are the key messages from the context review:

Key message	Source
Open spaces in and around the NCAAP and across the borough need to be provided / protected in order to promote health / well-being, support urban renewal, encourage social cohesion and also benefit biodiversity	NPPF; Enfield Parks and Open Spaces Strategy; Enfield Characterisation Study; Core Strategy; Enfield's Draft Development Management Document
Five environmental priority areas: climate change, biodiversity, human health, resource use and waste	Mayor's Biodiversity Strategy; Enfield's Biodiversity Action Plan; Enfield's Core Strategy; Enfield's Draft Development Management Document
Improve green transport routes for pedestrians and cyclists	Mayor's Transport Strategy; Local Implementation Plan; NCAAP Towards the Pre-submission stage
Health inequalities need to be addressed, along with the challenge of climate change as a threat to public health	Joint Strategic Needs Assessment (JSNA): Review of Health Needs Across Enfield; Enfield's Core Strategy; London Plan
Most deprivation in south and south eastern parts of the borough	JSNA: Review of Health Needs Across Enfield; Enfield's Core Strategy
Rising level of childhood obesity	JSNA: Review of Health Needs Across Enfield; Improving Health and Wellbeing Strategy
There is a need to address accessibility to jobs, health, housing, education, shops, leisure and community facilities (both in terms of location and physical access) for all members of the community	NPPF; London Plan; Enfield's Core Strategy; Enfield Local Implementation Plan; NCAAP Towards the Pre-submission stage

Table 5.1

### 5.2 Baseline

In 2005-07 life expectancy in Bowes Ward for females at 83.9 years was significantly above the borough average, while that for males was slightly below the average at 77.2. Figures from 2001 showed the NCAAP area to have a similar level of good health and long term illnesses in comparison to the borough average.

Obesity among children had become a concern in Enfield, with 2010/11 figures showing 25.2% of Year 6 pupils to be obese, placing the borough among the highest levels of obesity in England.

The teenage conception rate in the borough has fallen in recent years, and the 2008-10 figure of 40.9 per 1,000 15-17 year old females is not significantly different from the national average.

In relation to social infrastructure, it is noted that the three wards that overlap with the NCAAP area contain a good mix of different types of social infrastructure, including libraries, leisure centres, sports facilities, and places of worship.

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2001	Person's with long-term illness %	16.3%	15.7%	15.4%	16.2%
2001	General health good	68.7%	71.0%	70.8%	69.6%
	General health fairly good	22.2%	21.5%	21.1%	22.0%
	General health not good	9.1%	7.5%	8.1%	8.5%
2005-07	Life expectancy – males (years)	77.2	77.7	78.6	77.5
	Life expectancy – females (years)	83.9	83.0	82.1	81.1
2004-08	Standardised mortality ratio – all persons, all causes of death	92.6	90.4	92.0	95.5

Source: LB Enfield Chief Executives Unit – 2011 ward profiles

Table 5.2 - health

Year	Item	Enfield	London
2010/11	Reception Year	14.6%	11.1%
	Year 6	25.2%	21.9%

Note: Data shows the percentage of children classified as obese

Source: NHS The Information Centre;  
<http://www.ic.nhs.uk>

Table 5.3 - child obesity

Year	Item	Enfield	London
2008/09	Conception rate	38.5	40.9
Note: Under -18 conception rate per 1,000 females aged 15-17			
Source: Public Health Observatories; <a href="http://www.apho.org.uk">http://www.apho.org.uk</a>			

Table 5.4 - teenage pregnancy (under 18)

Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward
Libraries	There are no libraries in the ward	There is one static library in the ward	There is one static library in the ward
Leisure Centres	There are no leisure centres in the ward	The ward has one leisure centre within its boundaries	There are no leisure centres in the ward
Parks and open spaces	The Strays Tile Kiln Lane Open Space Tottenham Sports Ground Boundary Playing Fields	Minchenden Oak Garden Conway Road Recreation Ground Amos Park Broomfield Park Grove Road Open Space High Road Open Space Millennium Green (Trust Land)	Hazelwood Sports Ground Tatem Park
Sports	Bounds Green Bowls and Tennis Club on Brownlow Road	Southgate Weld Lawn Tennis Club The Lawn Indoor Bowling Club Selborne Bowling Club	Triangle Fitness Mayfield Athletic Football Club New Salamis Football Club Palmers Green Billiards Broomfield Badminton Club

Allotments	Princes Avenue Bowes Road	Raith Avenue	Farndale Avenue
Places of worship	Palmers Green & Southgate Synagogue  Christian Science Society  St Michael at Bowes  Trinity-at-Bowes Methodist Church  National Christian Spiritualist Church	Nanak Darbar North London  St Paul's Church, New Southgate  Our Lady of Lourdes  Jehovah's Witness Place of Worship  Christ Church Southgate	Palmers Green Baptist Church
Source: LB Enfield Chief Executives Unit – 2011 ward profiles			

Table 5.5 - social infrastructure

### 5.3 Likely future conditions

Transport for London has recently completed the implementation of their improvement programme which was designed to improve the safety of and environment along the road corridor in this location. However, the blighted land along this corridor remains undeveloped. The AAP has been prepared to directly facilitate the development of this land and therefore address and remove the blight.

There is an opportunity for new development to respond directly with the noise and air pollution issues associated with the opportunity sites alongside the North Circular Road corridor, an issues addressed directly by Policy 9. This should result in a more appropriately designed and better standard of accommodation for new residents of the area. The careful planning and design of new development along the corridor also has the potential to indirectly improve the environmental conditions of those living in the immediate area through a reduction in noise pollution. If the opportunity sites do not come forward, these improvements will not be forthcoming.

In accordance with policies in the NCAAP relating to the provision of and improvements to community and social infrastructure, new developments will play a central role in delivering improvements to and investments in local health, education and other community services. Without a co-ordinated approach towards new development, it is unlikely that there would be clear funding streams for social infrastructure, and therefore new or improved facilities may not be delivered.

### 5.4 Environmental and sustainability problems

The following environmental and sustainability problems have been identified:

- There are a relatively high proportion of young people in the three wards that make up the AAP area. This means that the area has correspondingly different health and education needs.
- There is a need to provide services for those with long term illness, including assistance to help people get back to work if this is appropriate.

## 5.5 Relevant SA objectives

The following SA objectives are relevant to this sustainability topic:

- To reduce air pollution
- To reduce disturbance from noise
- To improve the health and well-being of the NCAAP and reduce inequalities in health
- To improve accessibility for all to services and facilities

## 5.6 Appraisal findings

The NCAAP proposes the direct provision of more and better health facilities through the housing-led regeneration of key sites. In particular, Policies 5, 16, 18, 22 and 26 have the scope to be especially important in helping to deliver new or improved medical facilities in the area to meet local need and reduce inequalities.

NCAAP Policy 9 addresses the design of new buildings and requires mitigation against air and noise pollution. This policy would therefore have a significant positive effect on the health of future occupants, especially where new residential development is concerned. Policies dealing with the redevelopment of individual sites, such as Policies 21 and 22, specifically require that sites with a direct relationship to the North Circular Road are designed in a way that provides protection against air and noise pollution.

In relation to the likely cumulative impacts of the NCAAP's policies, better access to open spaces and the improvements of open spaces, including those along the blue ribbon network, is likely to encourage residents to participate in physical activity. This would mean that many would enjoy better health and also help to tackle childhood obesity. NCAAP Policy 10 requires that all new development contributes to the improvement of the quality of the existing open space network and Policies 13 and 24 would make on site contributions to open space.

With regard to social infrastructure, it is noted that the NCAAP's policies would have a significant positive impact. A number of NCAAP policies, in relation to specific sites, set out requirements for new or expanded community facilities as part of any redevelopment. These policies include 18, 22 and 26. Indeed, the NCAAP has a very strong emphasis on ensuring that any housing growth would be matched by the provision of adequate community facilities. Policies 12, 19 and 25 require that all new development within each of the identified 'neighbourhood places' contribute towards the provision of social infrastructure. Cumulatively, then, there would be a significant positive impact.

## 5.7 Proposed mitigation

Through ongoing liaison with NHS Enfield, specific local health issues have been identified such as the priority need to improve the quality of and access to sexual health services in the area. Relevant policies – principally Policy 5 – have been revised accordingly to ensure the policy framework for this local area is specific and responds directly to known local issues.

During ongoing liaison with active developers in the area, including Notting Hill Housing Trust, the opportunity for the provision and delivery of community facilities within mixed use schemes has also become apparent. As a result, amendments have been made to specific policies during the drafting and redrafting and parallel SA process of the AAP. As

a result Policy 22 now includes direct reference to the opportunity for new development to incorporate community facilities on the lower floors of new development.

## **5.8 Proposed monitoring**

Monitoring will take place through the Local Plan monitoring procedures. There are a number of indicators that are relevant. The indicator assessing access to a GP is directly relevant and other indicators defined in the London Health Commissions' Local Basket of Indicators may be appropriate.

It is also possible to obtain statistics from the Office for National Statistics (ONS)/ Neighbourhood Statistics and [www.communityhealthprofiles.info](http://www.communityhealthprofiles.info).

## 6. Economy

The performance of the economy is important to the achievement of sustainable communities. Economic development has both beneficial and adverse impacts. The economy provides the services and goods that the population demands, while private companies generate wealth and provide employment. Negative aspects include the generation of waste, pollution from industry and associated traffic congestion. The economy should be sustainable in its contribution to the wider community, while minimising the effect on the natural environment.

### 6.1 Context review

The following are the key messages from the context review:

Key message	Source
Government aims for vital, viable town centres, with higher density and accessibility	NPPF; Enfield's Core Strategy
There is a need to achieve a sustainable economy while living within environmental limits, ensure a strong, healthy and just society	Enfield's Future: A Sustainable Community Strategy 2009-2019; Enfield's Core Strategy; Local Implementation Plan
There is a need to integrate policies for the development and use of land with other policies and programmes	Enfield's Core Strategy
Enfield's working age population has a lack of skills in relation to the economic opportunities available and there is a higher than national and London average number of NEETs (16-18 year olds Not in Education, Employment or Training)	Enfield Skills and Employment Strategy 2008-2011; Local Economic Assessment; Enfield's Core Strategy
The Enfield economy is not generating jobs to the same extent as the wider London economy	Enfield Skills and Employment Strategy 2008-2011; Local Economic Assessment

Table 6.1

### 6.2 Baseline

There are few employment opportunities within the NCAAP area, with only one designated employment site and retail activity limited to Large Local Centres, Local Centres and Local Parades. Industrial land and job opportunities in Enfield are concentrated to the east of the borough, while the closest retail centres to the NCAAP are the district centres at Palmers Green and Southgate. Pursuing other job opportunities is likely to mean NCAAP residents travelling outside Enfield to neighbouring boroughs or into central London.

As measured by the index of multiple deprivation, Bowes Ward was the 11th most deprived out of 21 in the borough. There are concentrations of deprivation in certain parts of the NCAAP, and the evidence points to an area of contrast, in which there are pockets of considerable deprivation amongst a relatively well-off population.

<b>Year</b>	<b>Bowes Ward</b>	<b>Southgate Green Ward</b>	<b>Palmers Green Ward</b>
2010	11 <sup>th</sup> most deprived out of 21 wards in Enfield  Within the 30% of most deprived wards in England	14 <sup>th</sup> most deprived out of 21 wards in Enfield  Within the 40% of most deprived wards in England	13 <sup>th</sup> most deprived out of 21 wards in Enfield  Within the 30% of most deprived wards in England
Department of Communities and Local Government – Indices of Deprivation 2010 – produced using data from 2008			
Source: LB Enfield Chief Executives Unit – 2011 ward profiles			

Table 6.2 - indices of deprivation

<b>Year</b>	<b>Item</b>	<b>Bowes Ward</b>	<b>Southgate Green Ward</b>	<b>Palmers Green Ward</b>	<b>Enfield</b>	<b>London</b>
2001	AB	25.2%	30.8%	24.3%	22.5%	25.6%
	C1	34.0%	34.9%	35.7%	33.0%	34.0%
	C2	11.6%	10.2%	12.4%	13.4%	12.3%
	DE	29.1%	24.1%	27.7%	31.0%	28.1%
AB (high and intermediate professional & managerial), C1 (junior non-manual), C2 (skilled manual), D (semi and unskilled manual), E (low-grade, unemployed on state benefits only)						
Source: LB Enfield Chief Executives Unit – 2011 ward profiles						

Table 6.3 - social grades

### 6.3 Likely future conditions

In the absence of the policies and proposals outlined in the AAP, it is likely that the area would continue to suffer from a poor environmental quality and under investment with some rundown buildings and land. This would hinder the ability of Enfield to acquire a greater proportion of those kinds of firms that are doing well in the overall London economy. Such firms include those operating in business services, high technology manufacture, culture, hospitality, retail, health and social care. The consequence of this would be a continued focus within Enfield's economy on firms in low growth sectors, which have only a limited scope to contribute new jobs.

Supporting the vitality and viability of retail centres in the AAP is particularly relevant to specific policies. Whilst TfL's Safety and Environment improvement scheme along the North Circular Road has delivered significant benefits and improvements, it lead to the removal of public parking areas serving the Ritz Parade together with the demolition of some of the business units contained within this Large Local Centre. Without the policies

contained in the AAP relating to this key location, there is a risk that the parade would have continued to suffer from a lack of investment and increased vacancies.

## **6.4 Environmental and sustainability problems**

The following environmental and sustainability problem has been identified:

- Vacancy rates in the Green Lanes local centre are higher than nationally suggesting that it may be struggling; and
- Relatively high proportion of commercial building stock in Enfield is identified as 'Poor' or 'Very Poor'. Regents Avenue and New Southgate are described in the Enfield Employment Land Study as being of 'mixed quality'.

## **6.5 Relevant SA objectives**

The following SA objectives are relevant to this sustainability topic:

- To reduce poverty and social exclusion; and
- To sustain economic growth and competitiveness.

## **6.6 Appraisal findings**

The NCAAP includes policies that would seek to provide business accommodation directly, as well as those that would look to improve conditions more generally and, thus, make the area more attractive for businesses. NCAAP Policy 3 would seek to help create and protect local jobs, and other policies, such as Policy 13 and Policy 30, would contribute directly towards the provision of new commercial floorspace in specified locations. Other NCAAP policies, such as 2 and 6 would seek to regenerate the area more generally, and would have a significant cumulative impact through the creation of a more inviting environment for new business.

Economic growth, an increase in the number of job opportunities and regeneration in the NCAAP area would help to address deprivation, and would contribute towards a reduction in poverty and social exclusion. A number of factors would combine to have a significant cumulative impact in this respect.

## **6.7 Proposed mitigation**

With the introduction of the localism act and the emerging prominence of neighbourhood planning, there is a growing awareness of the planning system within local communities together. With this, local communities have developed a growing appetite to get more actively and directly involved in helping to determine the future of their neighbourhoods. This positive shift in the planning system precipitated a review of the approach taken to the AAP production and the identification of three 'neighbourhood places' across the AAP area. These 'places' were identified as being centred around small commercial centres across the AAP area around which walkable catchments could be shown. The boundaries and shapes of these neighbourhood places have been useful in helping local people better understand the AAP process. The neighbourhood places are each centres on concentration of economic activity – local centres which each play a role in helping to meet the day to day community and retail needs of the local community. The approach has helped emphasise the important role these local commercial centres play in establishing sustainable communities.

The need to promote local job opportunities through the policies and proposals contained with the AAP has been an ongoing priority throughout its iterative preparation. There are significant opportunities for the Western Gateway sites to deliver major economic development and attract significant inward investment to the area. These sites have the potential to create new job opportunities for local people and the proposed policy approach has evolved during the course of the preparation of the AAP, taking into account the views of the landowners and the need for a balanced and sustainable planning and development strategy for the area and borough as a whole.

The importance of promoting a viable development opportunity and a growing appreciation of the importance of the regenerative opportunities presented by the location has seen greater emphasis for high density mixed use development on the site compared with the position taken in the Preferred Options report of 2008.

These opportunities however need to be considered against the overriding objective of protecting Enfield's, and its neighbouring authorities', existing established commercial centres as sequentially the most appropriate and preferable locations for town centre commercial uses. The policies and supporting text for these sites has developed iteratively during the preparation and parallel appraisal process with the aim of establishing a balanced and sustainable policy that protects the vitality of existing town centres whilst providing a sufficiently positive and flexible policy framework for this key opportunity area to help attract much needed inward investment and create new job opportunities for local people.

The evolution of the policy approach to the Ritz Parade site is also relevant in terms of considering the mitigation measures that have been considered and that have led to policy amendments and revisions. A range of policy options have been considered for this prominent parade. Options considered include the total demolition of the parade against its preservation and reuse for new commercial uses. However, this was originally considered and discounted as an option before the implementation of the TfL Safety and Environment Scheme which has undermined the viability of the parade through the necessary demolition of some commercial floorspace and the removal of much of the remaining parade's public parking spaces.

During earlier stages of AAP preparation, local community groups campaigned to save the Ritz Parade from demolition, citing the local townscape and landmark value of the building. The policy position has now been refined to seek to recognise the townscape value of the existing parade and the role it plays in helping to animate or help orientate those using the road corridor. However, if the existing buildings do not prove to be viable then the policy framework encourages more comprehensive redevelopment approaches to be taken to help secure the on-going economic sustainability of this retail centre.

The third identified neighbourhood place is focussed along the axis of Green Lanes, which is the strongest and most long established commercial centre in the AAP area. Whilst, during discussions with Notting Hill Housing Trust, ideas for the comprehensive redevelopment of sites along Green Lanes at the junction with the A406 were put forward – which would have the potential to create new modern commercial floorspace, a view was taken that a more sustainable approach would be to seek to retain the existing established businesses in the location. The approach does not, however, rule out more comprehensive development proposals coming forward in the future. On Green Lanes sites on the northern side of the A406 where the integrity of the commercial frontage has eroded over time, greater emphasis was placed, during the iterative process of policy review and appraisal, on residential uses at ground floor rather than commercial uses which may prove to be unviable over the plan period and beyond.

## **6.8 Proposed monitoring**

Monitoring will take place through the Local Plan monitoring procedures. There are a number of indicators that are directly relevant to the economic condition of the NCAAP area.

Also, the number of VAT registrations and de-registrations should be monitored to provide an indication of the health of the local economy, and the breakdown of VAT Based Enterprises by Broad Industry Group and Employment Size Band should be monitored to help understand the structure of the economy. These figures would be available from the ONS.

## 7. Employment and skills

The right skills are essential for the NCAAP area's population to find and retain employment. Employment is vital for providing incomes and gives a range of social and personal benefits, while lack of employment can lead to socio-economic deprivation. Enfield's economy, covered in Section 6, is both vital to providing employment and benefits from the workforce possessing the right skills. Skills and employment are therefore an important element to economic and social sustainability in the borough.

### 7.1 Context review

The following are the key messages from the context review:

Key message	Source
Need to meet the requirements of the growing number of young people in the borough	Draft Enfield Children and Young People's Plan 2011-2015; JSNA: Review of Health Needs Across Enfield
There is a growing need for new school places in the borough	Monitoring Report 2010/11; Primary Pupil Places –Revised 10 Year Strategy
Most deprivation in south and south eastern parts of the borough	JSNA: Review of Health Needs Across Enfield; Enfield's Core Strategy
There is a need to address accessibility to jobs, health, housing, education, shops, leisure and community facilities (both in terms of location and physical access) for all members of the community	NPPF; London Plan; Enfield's Core Strategy; Enfield Local Implementation Plan; NCAAP Towards the Pre-submission stage
There is a need to achieve a sustainable economy while living within environmental limits, ensure a strong, healthy and just society	Enfield's Future: A Sustainable Community Strategy 2009-2019; Enfield's Core Strategy; Local Implementation Plan
Enfield's working age population has a lack of skills in relation to the economic opportunities available and there is a higher than national and London average number of NEETs (16-18 year olds Not in Education, Employment or Training)	Enfield Skills and Employment Strategy 2008-2011; Local Economic Assessment, Enfield's Core Strategy
The Enfield economy is not generating jobs to the same extent as the wider London economy	Enfield Skills and Employment Strategy 2008-2011; Local Economic Assessment

Table 7.1

### 7.2 Baseline

Gross weekly income levels for Enfield's residents has remained considerably lower than the London average, suggesting that Enfield needs to increase the skill level of its population and increase the availability of jobs, particularly jobs which require high level skills and command a higher level of income.

At 7.1% the proportion of job seekers allowance claimants in Bowes Ward was lower in 2011 than the borough average at 8.0%. Furthermore, households with less than £15,000

(gross) a year income were also lower in Bowes Ward (14.6%) and Southgate Green and Palmers Green Ward than the borough average (18.4%).

The proportion of JSA claimants in Bowes Ward in the 25-49 year old category is above the borough average of 61.0%, while the proportion of youth unemployment (18-24 year olds) at 23.6% of JSA claimants is lower than the borough and national averages (29%). However, given the small age range of the youth unemployment category, this age group is experiencing a relatively high rate of job seekers when compared to the older age categories.

Long term unemployment (over 12 months) as a proportion of total JSA claimants, is slightly lower in the NCAAP wards than the borough and national averages. However, the 22.4% of the workforce in Bowes Ward not in work for more than 12 months represents a large number of people experiencing the consequences long term unemployment.

In 2001 29.9% of the working age population of Bowes Ward had no or an unknown level of qualifications, while 31.2% had higher level qualifications. The proportion of the population with higher level qualification was higher in 2001 in all three wards than the borough and national averages, while the proportion of the population with no qualifications was lower.

There is a need in Enfield to increase skill levels of the working age population to meet the requirements of the economy, both ensuring that people can successfully find work and in turn supporting the economy.

The GCSE pass rate borough-wide (59.5%) is slightly above the national figure (58.2%). Figures for the secondary schools in the NCAAP wards show diverging results.

School absences, both unauthorised and authorised, vary between schools in the NCAAP.

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2011	Working and looking for work	72.5%	74.0%	74.1%	71.6%
	Unemployed – Jobseekers Allowance claimants	7.1%	5.0%	6.3%	8.0%
Notes: Percentages are of the total number of people of working age					
Source: LB Enfield Chief Executives Unit – 2011 ward profiles					

Table 7.2 - economic activity

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2011	Households with less than £15,000 (gross) a year	14.6%	13.8%	15.8%	18.4%
	Working age benefit	16.1%	11.1%	13.8%	17.6%

claimants				
The number of people claiming the key out of work benefits as a percentage of the estimated working age population				
Source: LB Enfield Chief Executives Unit – 2011 ward profiles				

Table 7.3 - income

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2012	Aged 18-24	23.6%	24.6%	23.3%	29.0%
	Aged 25-49	61.0%	60.1%	58.7%	54.8%
	Aged 50+	15.2%	15.3%	18.0%	15.6%
2012	Up to 6 months	49.5%	50.5%	51.1%	47.7%
	6-12 months	28.0%	27.4%	26.8%	24.6%
	12+ months	22.4%	22.1%	22.0%	27.7%
The percentage figures represent the number of JSA claimants in a particular category as a percentage of all JSA claimants					
Source: <a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a> (downloaded 11 <sup>th</sup> June 2012)					

Table 7.4 - JSA claims by age and duration

Year	Enfield	London
2011	560.9	610.2
2010	561.2	606.4
2009	546.1	598.2
Notes: For all full-time workers, male and female		
Source: <a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a> (downloaded 14 <sup>th</sup> June 2012)		

Table 7.5 - gross weekly pay by residence

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield	London
2001	Higher level qualifications	31.2%	32.4%	28.5%	22.4%	20.4%
	Lower level qualifications	38.8%	39.6%	41.1%	43.1%	43.9%
	No qualifications or level unknown	29.9%	28.0%	30.4%	34.5%	35.8%
Notes: Figures are for all persons aged 16-74						
Source: <a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a> (downloaded 14 <sup>th</sup> June 2012)						

Table 7.6 - qualifications

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward
2012		<p>There are 3 schools in the ward:</p> <ul style="list-style-type: none"> <li>- Bowes Primary</li> <li>- St Michael at Bowes CE School</li> <li>- Tottenham infant School</li> </ul>	<p>There are 3 primary schools in the ward and 1 secondary school:</p> <ul style="list-style-type: none"> <li>- Garfield Primary School</li> <li>- Our Lady of Lourdes Catholic School</li> <li>- St Monica's Catholic Primary School</li> <li>- Broomfield School</li> </ul>	<p>There are 2 primary schools and 1 secondary school in the ward:</p> <ul style="list-style-type: none"> <li>- Hazelwood Junior School</li> <li>- Hazelwood Infant School</li> <li>- St Anne's Catholic High School Upper School Site</li> </ul>

Source: LB Enfield Chief Executives Unit – 2011 ward profiles

Table 7.7 - schools

Item	Year	Southgate Green Ward	Palmers Green Ward	Enfield	England-state funded schools only
% achieving 5+ A*-C GCSEs (or equivalent) including English and Maths GCSEs	2011	Broomfield School 55%	St Anne's Catholic High School 67%	59.5%	58.2%
	2010	Broomfield School 51%	St Anne's Catholic High School 65%	55.3%	55.2%
	2009	Broomfield School 51%	St Anne's Catholic High School 64%	50.4%	50.7%
	2008	Broomfield School 48%	St Anne's Catholic High School 59%	48.0%	48.2%

Source: Department for Education website

Table 7.8 - GCSE passes

<b>Year</b>	<b>Bowes Ward</b>	<b>Southgate Green Ward</b>	<b>Palmers Green Ward</b>	<b>Enfield</b>
2010/11	4.8% Bowes Primary  6.0% St Michael at Bowes CE School  5.7% Tottenham infant school	8.3% Garfield Primary School  2.5% Our Lady of Lourdes RC School  4.4% St Monica's RC Primary School  7.0% Broomfield School (secondary)	4.8% Hazelwood Junior School  6.1% Hazelwood Infant School  5.9% St Anne's Catholic High School	5.0% primary  6.4% secondary
2009/10	4.6% Bowes Primary  5.8% St Michael at Bowes CE School  7.6% Tottenham infant school	7.4% Garfield Primary School  3.3% Our Lady of Lourdes RC School  3.8% St Monica's RC Primary School  7.1% Broomfield School (secondary)	6.4% Hazelwood Junior School  6.6% Hazelwood Infant School  5.9% St Anne's Catholic High School	5.0% primary  5.4% secondary
2008/09	4.8% Bowes Primary  6.2% St Michael at Bowes CE School  7.4% Tottenham infant school	7.4% Garfield Primary School  2.9% Our Lady of Lourdes RC School  4.0% St Monica's RC Primary School  7.2% Broomfield School (secondary)	4.8% Hazelwood Junior School  6.4% Hazelwood Infant School  6.2% St Anne's Catholic High School	5.5% primary  7.2% secondary
Note: Percentages are for total absences i.e. authorised absences plus unauthorised absences (which includes truancy)				
Source: LBE Schools and Children's Service				

Table 7.9 - school absences

### **7.3 Likely future conditions**

Economic performance in Enfield will be strongly influenced by the performance of the London economy and that of the UK.

Earnings from employment in Enfield are likely to continue to be lower than the London average since the latter statistic is distorted by high salaries earned in the City of London.

Inequalities between male and female pay have persisted for many decades and regrettably seem likely to continue for the foreseeable future

Educational achievement appears to be improving.

### **7.4 Environmental and sustainability problems**

The following environmental and sustainability problems have been identified:

- Wages earned by people who work in Enfield are lower than those earned by people who work in other parts of London
- Female earnings are lower than male earnings
- Qualifications of school leavers and adults are lower than the average for London as a whole
- Relatively high proportion of residents have no qualifications
- High employment deprivation in the west of the AAP area

### **7.5 Relevant SA objectives**

The following SA objectives are relevant to this sustainability topic:

- To raise educational achievement levels across the NCAAP
- To improve accessibility for all to services and facilities
- To sustain economic growth and competitiveness
- To ensure high and stable levels of employment
- Increase the skill levels of NCAAP workforce

### **7.6 Appraisal findings**

In terms of education, learning and skills, it is not considered that the NCAAP's policies would be a significant impact. It should be noted that NCAAP Policy 4 would require that increased house building in the area results in appropriate contributions towards schools, and directs these contributions towards suitable schemes. It is not thought this policy would not have a significant effect in raising levels of educational achievement, however, as policies requiring contributions toward improvements to local schools already exist.

In terms of employment, The NCAAP includes policies that would seek to create and improve business premises, as well as others that would seek to improve environmental conditions and, therefore, make the area more appealing to businesses. These policies would have a direct impact on job retention and creation, and would also help to increase the potential of opportunities for on-the-job training. In particular, NCAAP Policy 3 would seek to help create and protect local jobs.

Some of the NCAAP policies would also seek the development of office accommodation, which could help to increase and create higher paid jobs in the area. This is particularly the case in relation to Policies, such as 28 and 30, which would promote mixed-use development, with opportunities for offices on upper floor levels.

## **7.7 Proposed mitigation**

It has been necessary for policy developments relating to the provision of school places in the AAP area to take account of the phasing out of the Government's Building Schools for the Future (BSF) programme. At the Preferred Options AAP stage, it was envisaged that Bowes Primary School would relocate to Broomfield School, a move which was envisaged as being partly funded by the BSF programme. The approach has been revised and the co-location proposal has been removed from the AAP. However, the policy approach developed, particularly that which relates to the provision of new school places to meet the needs of a growing residential population, has been informed by ongoing liaison with relevant officers and departments within Enfield Council.

## **7.8 Proposed monitoring**

Unemployment should be monitored by ward to identify the parts of the Borough where jobs are scarce. Earnings by residence and earnings by workplace should be monitored to determine how well paid jobs in the NCAAP area are compared to other parts of London. Skills should be tracked by monitoring the qualifications of adults and school leavers. All of this data is available through NOMIS.

## 8. Transport

Sustainable transport is central to the wider sustainable development agenda. An efficient transport network is also an essential component for a successful, modern economy. A safe and accessible transport network helps fulfil societal objectives, while a low-pollution transport network is essential to safeguard the environment and climate. Reconciling these, often conflicting, requirements is at the heart of the planning process.

There are specific transport issues and opportunities within the AAP area and which the policies and proposals contained within the AAP will need to address. The area has been blighted for many years as a result of uncertainty associated with the once planned major highways scheme to upgrade this section of the A406. During the course of AAP preparation, Transport for London implemented their Safety and Environment programme of improvements. This improved facilities for cyclists and introduced improved bus priority measures along the corridor.

### 8.1 Context review

The following are the key messages from the context review:

Key message	Source
Air quality generally (and in London in especially) needs to be improved; traffic-sourced PM10 and NO2 are a particular problem in Enfield	Council Directive 96/62/EC on Ambient Air Quality Assessment and Management; Cleaning London's air: The Mayor's Air Quality Strategy; London Borough of Enfield Air Quality Action Plan; Enfield's Core Strategy; Enfield Local Implementation Plan
There is a need to improve noise environments especially for housing, schools, hospitals and other noise sensitive uses; protect and enhance the tranquillity of open spaces, green networks and public realm	Mayor's Ambient Noise Strategy; Enfield's Core Strategy; Enfield Local Implementation Plan
New development must be energy efficient, minimise trips generated by vehicles and avoid adding to congestion	NPPF; The Planning and Energy Act 2008; Enfield's Core Strategy; Enfield's Draft Development Management Document; The Mayor's London Plan
Improve green transport routes for pedestrians and cyclists	Mayor's Transport Strategy; Local Implementation Plan; NCAAP Towards the Pre-submission stage
There is an urgent need to limit climate change / increase the use of clean energy and address threats to public health	European Sustainable Development Strategy; Enfield's Core Strategy; The Mayor's London Plan
Government aims for vital, viable town centres, with higher density and accessibility	NPPF; Enfield's Core Strategy
There is a need to address accessibility to jobs, health, housing, education, shops, leisure and community facilities (both in terms of location and physical access) for all	NPPF; London Plan; Enfield's Core Strategy; Enfield Local Implementation Plan; NCAAP Towards the Pre-submission stage

members of the community	
Need to reduce congestion on the roads	Enfield Local Implementation Plan; Enfield's Core Strategy
North south links through the NCAAP are in need of improvement	NCAAP Towards the Pre-submission stage

Table 8.1

## 8.2 Baseline

The London Underground Piccadilly Line runs north south through the NCAAP area, with Arnos Grove station on the northern boundary of the area. The Kings Cross to Hertford North railway line runs north south through the middle of the NCAAP, with stations outside of, but close to, the AAP boundary at Bowes Park and Palmers Green. The Kings Cross to Letchworth Garden City railway line runs north south along the western boundary of the NCAAP, with a station at New Southgate.

There are 12 bus routes that run through the NCAAP and travel in north, south, east and west directions. There are a further 2 night bus routes that run through the area.

The key road in the NCAAP is the North Circular A406 which runs east to west. The other main roads run largely north south, including Green Lanes.

Public transport in the area is varied, extensive and permits access out of the area in all directions. However, north south journeys by road are disrupted by the dual-carriageway North Circular Road which forms a barrier to movement. The presence of the North Circular is a significant impediment to implementing green transport infrastructure for pedestrians and cyclists, in particular in north-south directions.

The traffic flow figures show a high volume of traffic on the North Circular that has been increasing in recent years. The Green Lanes route, however, shows a decrease of traffic in recent years. It will be a challenge to reduce traffic volumes through encouraging a fall in the number of journeys made and a shift to other, more sustainable modes of transport

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward
2012	Rail	The railway from Hertford North to Moorgate and Kings Cross runs through the ward. Palmers Green station lies to the north and Bowes Park station to the south; both stations are	The railway from Letchworth Garden City to Kings Cross runs through the edge of the NCAAP area, the new Southgate station lies within the NCAAP boundary.	The railway from Hertford North and Stevenage to Moorgate and Kings Cross runs through the ward, with a station at Palmers Green town centre, lying outside the NCAAP boundary.

		outside the NCAAP boundary.		
	Underground		Piccadilly lines passes through ward. Amos Grove station lies within the NCAAP.	
	Bus	102, 121, 141, 184, 299, 329, N29	221, 298, 299, 232, N91	34, 102, 141, 232, 329
	Road	East-west A406 North Circular and the north-south A105 Green Lanes	East-west A406 North Circular and A1110 Bowes Road	East-west A406 North Circular and the north-south Green Lanes

Source: LB Enfield Chief Executives Unit – 2011 ward profiles; TfL bus route maps

Table 8.2 - transport

Year	Traffic Flows within NCAAP			
	A406 (North Circular)		A1110 (Bowes Road)	A105 (Green Lanes)
	Section A1110 (Bowes Rd) to A105 (Green Lanes)	Section A109 (Station Rd) to A1110 (Bowes Rd)	Section A406 (North Circular) to A1003 (Waterfall Rd)	Section A406 (North Circular) to A1004 (Alderman's Hill)
2010	50,835	53,943	12,845	16,459
2009	52,117	44,201	15,841	20,793
2008	43,611	48,835	15,949	20,994
2007	44,613	50,001	16,276	21,466
Data for all motor vehicles showing annual average daily flow (AADF)				
Source: <a href="http://www.dft.gov.uk/traffic-counts/download.php">www.dft.gov.uk/traffic-counts/download.php</a>				

Table 8.3 - traffic flows

### 8.3 Likely future conditions

Under the TfL Safety and Environmental Improvements Scheme the conditions for pedestrians and cyclists are likely to improve. Closing off residential streets which are

subject to rat running, and implementing the landscaping scheme will improve the living environment for residents living close to the NCR.

Under the TfL scheme some of the existing footbridges over the A406 in this section are proposed to be replaced by street level crossings. The removal of these bridges may possibly worsen pedestrian safety.

## **8.4 Environmental and sustainability problems**

The following environmental and sustainability problems have been identified:

- Congestion on the NCR and associated rat running on residential streets
- Reliance on the private car as the main form of transport to work
- Severance of the AAP area due to the heavy traffic and problems crossing the NCR

## **8.5 Relevant SA objectives**

The following SA objectives are relevant to this sustainability topic

- To reduce air pollution and ensure that air quality continues to improve
- To meet the challenge of climate change
- To improve transport infrastructure and reduce road congestion

## **8.6 Appraisal findings**

NCAAP Policy 8 would help to reduce congestion in the area through small-scale improvements to the road network. Although the road improvements that may take place are yet to be identified, it is thought that any impact is unlikely to be significant.

In terms of the transport network for cyclists and pedestrians, it is noted that the NCAAP's policies would have a cumulatively significant positive impact through the connection and improvement of the area's network of open spaces. An attractive, usable and well connected network of open spaces would encourage walking and cycling through providing additional or improved routes. It is noted that NCAAP Policy 10 would be especially significant, given that it would play a role in co-ordinating improvements to the open space network in the area and prioritising those areas of the network alongside waterways.

The NCAAP's policies would also have positive impact in terms of encouraging sustainable travel and reducing reliance of the private car. As an example, NCAAP Policies 5 and 7 would seek to direct trip generating medical facilities and denser residential developments toward more accessible locations. Site specific policies, such as 13, 14, 15, 17 and 23, promote development that would constitute either a sustainable mix of uses that would reduce the need for travel or be close to a public transport hub.

## **8.7 Proposed mitigation**

The current version of the proposed AAP develops an approach based on the identification of three neighbourhood places which are focussed on existing concentrations of commercial activity which area areas which also tend to be better served by public transport. This approach has helped present the case for growth and new development being directed to and focussed on these centres/locations which is a sustainable approach to take.

There are also opportunities to improve on the network of riverside walking routes across the area which will require a coordinated and long term approach involving a number of agencies. Opportunities to deliver such improvements should continue to be made throughout the plan period and beyond.

## **8.8 Proposed monitoring**

Transport statistics have been difficult to obtain. However, accessibility and use of public transport would be useful datasets to monitor, if available.

## 9. Crime and safety

Crime and the perception of crime and safety in the NCAAP area is important to the well-being of the people who live and work in the borough.

### 9.1 Context review

The following are the key messages from the context review:

Key message	Source
Crime and the fear of crime are of high concern in Enfield	Community Safety Strategy 2005/08, Enfield's Core Strategy

Table 9.1

### 9.2 Baseline

At 76.9 crimes per 1,000 of population in 2010/11, crime rates in Bowes Ward are below the borough average, but there are areas of particular concern around crime and anti-social behaviour, in particular along the North Circular Road and Ladderswood Estate.

While it is encouraging that the proportion of people feeling unsafe outside after dark is below the average at 35%, that still means over one third of the population do have a considerable fear of crime limiting their lifestyle after dark.

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield	London
2010/11	Crime rate per 1,000 population	76.9	66.5	80.4	80.1	106.2
	Anti-social behaviour rate per 1,000 population	120.2	98.8	113.9	123.6	-
	Feeling unsafe after dark in the local area %	35.0%	42.0%	33.0%	40.0%	-

Source: LB Enfield Chief Executives Unit – 2011 ward profiles

Table 9.2 - crime

### **9.3 Likely future conditions**

Under the TfL Safety and Improvements Scheme it is possible that road accidents causing serious injuries and deaths will be reduced on the NCR.

The scheme will make significant changes to the junctions of Bounds Green Road/A406 Telford Road and the A406 Telford Road/Wilmer Way. These changes will improve the safety and efficiency of these junctions and will address the high rates of accidents occurring here.

### **9.4 Environmental and sustainability problems**

The following environmental and sustainability problem has been identified:

- The section of the NCR running through the AAP is congested
- Increasing drug offences.

### **9.5 Relevant SA objectives**

The following SA objectives are relevant to this sustainability topic:

- To reduce crime and the fear of crime

### **9.6 Appraisal findings**

The redevelopment of areas that have suffered from blight and are derelict would help to reduce crime and the fear of crime. This would be achieved through the creation of environments that are safer due to, for example, being more conducive to natural surveillance. Many of the NCAAP's policies would lead to the regeneration of areas that are currently in disrepair. For example, Policies 20, 21 and 22 would regenerate abandoned sites, bringing these back into active use and reducing opportunities for and perceptions of criminal activity.

### **9.7 Proposed mitigation**

It is important to ensure that public routes are well lit and addressed directly by uses which overlook them and generate pedestrian movements across them. Throughout the AAP preparation process there has been acknowledgement of the role played by new development in keeping local public routes safe and reducing the fear of crime.

The route of the North Circular Road itself is one that is not pedestrian friendly. There is a particular opportunity to ensure new development creates a positive address to this route and Policy 22 has been drafted specifically to address this.

### **9.8 Proposed monitoring**

Monitoring will take place through the Local Plan monitoring procedures. There are a number of indicators that are directly relevant to crime and the fear of crime in the NCAAP area. The key source for data on recorded crimes would be the Home Office, and information regarding environmental crimes can be obtained through either the Environment Agency or the Council's Environmental Health Department.

## 10. Housing

The availability of decent housing, comprising a mix of tenures, including affordable housing, is a key element to sustainability. In some areas the quality of the housing is an issue, while the changing demographic profile of the NCAAP area is influencing current and future housing needs. Generally, housing is increasingly costly in comparison to the earnings of residents.

### 10.1 Context review

The following are the key messages from the context review:

Key message	Source
New development must be energy efficient, minimise trips generated by vehicles and avoid adding to congestion	NPPF; The Planning and Energy Act 2008; Enfield's Core Strategy; Enfield's Draft Development Management Document; The Mayor's London Plan
It is essential to provide for the needs of all the community, including needs relating to age, sex, ethnic background, religion, disability and income	NPPF; Enfield Equality and Diversity Report 2010; Enfield's Core Strategy; The Mayor's London Plan
There is a need to improve the condition of the housing stock in Enfield and in some parts of the NCAAP	Sustainable Communities in London; Enfield Council Housing Strategy 2005-2010; Enfield's Core Strategy; NCAAP Towards the Pre-submission stage; New Southgate Masterplan SPD
Homelessness is declining in Enfield	Enfield Homelessness Strategy; Enfield's Core Strategy
Affordability of housing is a key issue in both in Enfield and further afield	NPPF; Strategic Housing Market Assessment; Affordable Housing Economic Viability Study

Table 10.1

### 10.2 Baseline

2009 house prices in Bowes Ward were below those for the borough average, a figure which can be read in two ways since it means both lower housing costs for residents, while also pointing to a below-average economic situation for residents. The above-average house prices in Southgate Green Ward, only a small part of which lies in the NCAAP area, suggest a sharp transition in terms of the socio-economic landscape between the NCAAP area and the areas of Southgate Green to the immediate north.

The housing types for Bowes Ward show a higher proportion of flats (37.3%) and terraced housing (41.9%) compared to the borough averages, and a far lower proportion of semi-detached and detached housing.

Enfield's Core Strategy requires that new build homes should contain a high proportion of family housing to meet the needs of the borough, and the housing mix set out in Core Policy 5 applies to the NCAAP area. Bowes Ward has a relatively high level of owner-occupied housing (69.4%) and a low level of council house occupation (2.1%) compared to the borough average. The proportion of single-person households is above average in

Bowes (35.3%) while the proportion of pensioner households and couples with children is lower than average.

The growth of a transient population in recent years has been a feature of the NCAAP area, largely housed in the private rental sector. The main focus of the transient population has been in the housing along the North Circular Road. There are perceived to be issues associated with a more rapid turnover of population, and the Notting Hill Housing Trust programme is addressing housing blight of some properties along the North Circular Road.

In 2001 Bowes Ward had a higher proportion of households than the borough average which owned no car (32.6%), an indication of lower income and potentially more deprived households.

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2009	Average	£250,100	£316,300	£263,500	£266,900

Source: LB Enfield Chief Executives Unit – 2011 ward profiles

Table 10.2 - house prices

Item	Year	Enfield
Households in temporary accommodation	2010/11	2,221
	2009/10	2,672
	2008/09	3,134
	2007/08	3,222

Source:  
<http://www.communities.gov.uk/housing/homelessness/>

Table 10.3 - households in temporary accommodation

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2001	Detached	2.7%	5.4%	2.2%	5.8%
	Semi-detached	15.9%	39.2%	20.7%	23.9%
	Terraced	41.9%	20.8%	45.0%	35.3%
	Flat	37.3%	32.6%	29.8%	33.2%
	Other	2.2%	2.0%	2.5%	1.8%

Source: LB Enfield Chief Executives Unit – 2011 ward profiles

Table 10.4 - housing type

Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
Owner occupied	69.4%	75.4%	75.7%	65.3%
Private rented	18.1%	14.0%	15.8%	18.0%
Council	2.1%	7.6%	3.3%	9.1%
Social landlord	10.4%	3.0%	5.2%	7.6%

Source: LB Enfield Chief Executives Unit – 2011 ward profiles

Table 10.4 – housing tenure / sector

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield
2001	0 cars %	32.6%	23.8%	26.1%	28.5%
	1 car %	49.2%	44.9%	47.6%	45.5%
	2+ cars %	18.2%	31.3%	26.3%	26.0%

Source: LB Enfield Chief Executives Unit – 2011 ward profiles

Table 10.6 – cars in household

Year	Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward	Enfield	London
2001	One person	35.3%	27.6%	32.5%	31.4%	
	All pensioner	5.1%	7.9%	6.6%	6.8%	
	Married / cohabiting couple no children	12.4%	13.2%	13.4%	13.0%	
	Married / cohabiting couple with children	25.0%	31.4%	29.3%	28.9%	
	Lone parent	9.7%	9.1%	8.2%	11.3%	
	Other	12.5%	10.8%	10.0%	8.6%	

Source: LB Enfield Chief Executives Unit – 2011 ward profiles

Table 10.7 – household type

### 10.3 Likely future conditions

Although house prices appear to have peaked for the time being it would be unwise to rule out sustained rises in the future. Affordability is likely to remain an issue regardless since it is clear that market housing is already beyond the average first time buyer. The

Government's new Code for Sustainable Homes and the London Plan regulations are likely to alter the construction and perhaps the appearance of new housing as energy-efficiency and adapting to climate change become ever more important.

In the absence of the AAP those areas, which have suffered dereliction and neglect, will remain. There will continue to be areas with high levels of unfit housing such as the area around New Southgate Station.

## **10.4 Environmental and sustainability problems**

The following environmental and sustainability problems have been identified:

- Poor quality housing in the AAP area, especially around New Southgate Station and Ladderswood Estate
- Affordability of housing

## **10.5 Relevant SA objectives**

The following SA objectives are relevant to this sustainability topic

- To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home

## **10.6 Appraisal findings**

The NCAAP's policies would have a significant impact in terms of providing both additional and better quality housing. The NCAAP plans for a total of approximately 1,300 new homes, built to modern standards. Indeed, although some of these new homes would replace existing units, these replacement homes would provide a higher quality and more sustainable accommodation. Policy 2 would be especially important; however, most of the NCAAP's site specific policies deal with housing-led regeneration, and would together have a cumulatively significant impact on the number and quality of homes.

With regard to the affordability of housing, it is not thought that the NCAAP's policies would have a significant effect over the baseline conditions. The London Plan and Core Strategy set targets for the provision of affordable housing and the NCAAP does not seek to deviate from what has been prescribed. The only real impact of the NCAAP's policies on housing affordability would be through the promoting of additional homes more generally.

## **10.7 Proposed mitigation**

The Towards Pre-Submission report of November 2011 considered the varying priorities for the NCAAP area and found that the Core Strategy was clear that the Council's principal priority for this area is the delivery of strategic growth as outlined in Core Strategy Policy 1. This has been a consistent priority and driver for the area throughout the AAP preparation process.

The focus, during the iterative process of policy drafting and refinement of the AAP, has been on the need to ensure the sites identified for housing take account of the need to attract new investment in to the area to help address the area's blight, and the need to respond positively to the concerns expressed locally by existing residents seeking to ensure that the design of new housing takes account of character of the area and is

therefore appropriate in terms of scale, massing, density and design. There are area-wide policies for the AAP area followed by site-specific policies for identified development sites. Policy

## **10.8 Proposed monitoring**

Detailed statistics will be available from the Council's Housing team. Key datasets for monitoring purposes would include the number of completions, including completions of affordable housing, the mix of housing and the average price of dwellings in the Borough.

## 11. Cultural heritage

Cultural heritage has a wide definition, including historical buildings, conservation areas, archaeological sites as well as intangible heritage such as traditions, music and art.

Preserving the cultural and historic environment provides benefits in a number of ways:

- It helps to sustain interesting and aesthetically pleasing places
- It gives people a sense of belonging to a unique and special place and can foster a sense of identity
- It contributes to the economy by promoting tourism
- There can be environmental benefits through the preservation of resources
- It provides an essential educational resource for an understanding of the past and its legacy

### 11.1 Context review

The following are the key messages from the context review:

Key message	Source
There is a need to protect and enhance the historic environment	NPPF; Enfield Heritage Strategy; Enfield Characterisation Study; Enfield's Core Strategy; Enfield's Draft Development Management Document

Table 11.1

### 11.2 Baseline

Listed buildings within the NCAAP are largely clustered to the west of the area, and include Amos Road Underground Station, a swimming pool, library, clinic and school, which reflect the development of this area during the 20th Century and the public works nature of the uses.

Truro House on Green Lanes is on the Heritage at Risk register.

Item	Bowes Ward	Southgate Green Ward	Palmers Green Ward
Conservation areas	-	-	-
Listed Buildings	Bowes Road Junior & Infant School	Amos Grove Station Bowes Road Pool & Library Bowes Road	Truro House, Green Lanes

		Clinic	
Locally Listed Buildings	-	-	-
Ancient Monuments	-	-	-
Historic Parks & Gardens	-	-	-
Heritage at Risk	-	-	Truro House
Source: Enfield Council website; English Heritage website			

Table 11.2 - heritage

### 11.3 Likely future conditions

Truro House is on the Heritage at Risk register and its condition may continue to worsen unless action is taken to improve its condition.

### 11.4 Environmental and sustainability problems

The following environmental and sustainability problems have been identified:

- The condition of Truro House is at risk of worsening

### 11.5 Relevant SA/SEA objectives

The following SA objectives are relevant to this sustainability topic

- To protect and enhance heritage and cultural assets in the NCAAP and surrounding area

### 11.6 Appraisal findings

The NCAAP would promote the redevelopment of a number of key sites in the area and it is recognised that development could put pressure on listed buildings and their settings, unless appropriate measures are put in place for their protection. NCAAP Policy 6 generally requires design that would protect and enhance the existing townscape, and its supporting text makes specific mention of listed buildings. Development that respects and enhances the existing townscape would have a significant cumulative positive impact.

Two individual sites that would be promoted for redevelopment include listed buildings. However, Policies 17 and 18, which relate to Arnos Grove Station and Arnos Pool, Bowes Road Library and Arnos Grove Medical Centre respectively, require the protection and enhancement of these buildings. Indeed, these policies would have a significant positive impact on cultural heritage in the area, given that they seek to improve the setting of these buildings.

### 11.7 Proposed mitigation

Policy 6 emphasises the importance of good quality design. There is a good level of control already in place relating to the quality of design affecting listed buildings and the

character of conservation areas. A view has been taken that additional planning controls beyond those already in place relating to heritage assets are not required.

### **11.8 Proposed monitoring**

Development impacting on listed buildings and their settings would be monitored by the Planning Department and English Heritage as any relevant proposals come forward.

## 12. Climate

Scientific consensus is that a rise in global temperatures over the past century or so can be attributed to increasing emissions of greenhouse gases from human activity, primarily carbon dioxide from combustion of fossil fuels for energy generation.

Other greenhouse gases include methane, nitrous oxide, chlorofluorocarbons, hydrochlorofluorocarbons and sulphur hexafluoride. These gases are generated in smaller quantities than carbon dioxide but are more potent greenhouse gases.

Reducing greenhouse gas emissions is seen as essential to prevent a damaging increase in global temperatures. The impacts of climate change in the UK are expected to be warmer, wetter winters and hotter, drier summers. Sea levels are expected to rise and, together with an increase in rainfall, lead to more frequent flooding of rivers and the coastline. Extreme weather events such as storms or heat waves are likely to be more frequent.

These impacts are likely to have a number of indirect effects including changes in the availability and quality of water resources, damage to native habitats and migration or extinction of native plants and animals. Infrastructure and buildings could be damaged more frequently by storms. It is likely that there will be significant impacts upon the economy over the long term. Agriculture especially could be forced to adapt with new crops replacing traditional varieties. Unfamiliar diseases might become commonplace in a warmer climate, and patterns of mortality could change with, for example, reduced cold weather related mortality in winter but increased mortality from higher temperatures in the summer.

### 12.1 Context review

The following are the key messages from the context review:

Key message	Source
Five environmental priority areas: climate change, biodiversity, human health, resource use and waste	Mayor's Biodiversity Strategy; Enfield's Biodiversity Action Plan; Enfield's Core Strategy; Enfield's Draft Development Management Document
An urgent need to address the causes of climate change	NPPF; The Mayor's Energy Strategy; Enfield's Core Strategy
New development must be energy efficient, minimise trips generated by vehicles and avoid adding to congestion	NPPF; The Planning and Energy Act 2008; Enfield's Core Strategy; Enfield's Draft Development Management Document; The Mayor's London Plan
There is an urgent need to limit climate change / increase the use of clean energy and address threats to public health	European Sustainable Development Strategy; Enfield's Core Strategy; The Mayor's London Plan
There is a need to achieve a sustainable economy while living within environmental limits, ensure a strong, healthy and just society	Enfield's Future: A Sustainable Community Strategy 2009-2019; Enfield's Core Strategy, Local Implementation Plan

Table 12.1

## 12.2 Baseline

At the borough level, Enfield shows a trend of falling per capita carbon dioxide emissions between 2006 and 2009, reducing from 5.6 tonnes per capita to 4.4 tonnes. One of the main ways in which the NCAAP will help to reduce carbon emissions is through lower household emissions and reduced use of private cars. Policies to encourage reductions in Carbon Dioxide emissions are present in the London Plan and Enfield's Core Strategy.

Adaptation to climate change includes preservation of green and open spaces to reduce the urban heat island effect, and managing development along the flood zones such as those around Pymmes Brook.

Year	Item	Enfield
2009	Annual per capita C)2 emissions (tonnes)*	4.4
2008	Annual per capita C)2 emissions (tonnes)*	4.9
2007	Annual per capita C)2 emissions (tonnes)*	5.6
2006	Annual per capita C)2 emissions (tonnes)*	5.6
*Per capita emission estimates, industry, domestic and transport sectors		
Source: <a href="http://www.decc.gov.uk/en/content/cms/statistics/climate_change/data/data.aspx">http://www.decc.gov.uk/en/content/cms/statistics/climate_change/data/data.aspx</a>		

Table 12.2 - CO2 emissions

## 12.3 Likely future conditions

It seems probable that the transport sector will continue to increase its contribution to the UK total emissions of greenhouse gases. Road traffic continues to rise and there is increasing concern about the role of air travel in adding to emissions.

The TfL scheme for the NCR aims to maintain the current volume of traffic on the road. Emissions may not therefore fall as a consequence of the road improvements. Low Emission Zones may have some impact on reducing emissions.

The 'Code for Sustainable Homes' is the Government's environmental standard for housing. The energy efficiency of new housing is likely to increase in the future as a consequence of this, as well as policies in the London Plan.

Projections by the Intergovernmental Panel on Climate Change (IPCC) result in an increase in globally averaged surface temperature between 1.1 and 6.4 °C (2.0 and 11.5 °F) over the period 1990 to 210078. What this would mean for the UK or for the AAP cannot be predicted with accuracy.

## 12.4 Environmental and sustainability problems

The following environmental and sustainability problem has been identified:

- Rising emissions of greenhouses gases is perhaps the most important sustainability problem facing the Borough and is probably also the most difficult to

address. Ensuring that Enfield is ready for future climate change is another important issue

## **12.5 Relevant SA/SEA objectives**

The following SA objectives are relevant to this sustainability topic

- To meet the challenge of climate change
- Meet the requirements of sustainable design and construction
- To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home

## **12.6 Appraisal findings**

The main positive impact that the NCAAP would have in relation to climate would be through the upgrading of the existing building stock. The housing-led regeneration of key sites would mean, especially, that older homes are refurbished or replaced with those that are more energy and resource efficient. Whilst NCAAP Policy 2 would be particularly significant, other policies, such as 16, 19 and 26, would promote sustainable design and construction in the regeneration of individual sites. Cumulatively, these would have a significant effect.

The NCAAP's policies would also have positive impact in terms of meeting the challenge of climate change, through the encouragement of sustainable travel and a reduction in reliance of the private car. NCAAP Policies 5 and 7, for example, would seek to direct trip generating medical facilities and denser residential developments toward more accessible locations. Other site specific policies, such as 13, 14, 15, 17 and 23, promote development that would constitute either a sustainable mix of uses that would reduce the need for travel or be close to a public transport hub.

## **12.7 Proposed mitigation**

The AAP is considered to generally have a positive impact in relation to climate change. Whilst there have been many iterative changes and amendments to the AAP during its evolution, none have related specifically to climate change issues. However, the central objectives of the AAP have remained to promote sustainable patterns of development across the AAP area which.

## **12.8 Proposed monitoring**

Overall emissions from the Borough should be monitored. It is possible that use could be made of Defra's data that is collected through its programme of estimating emissions by local authority and sector.

The energy efficiency of new development should also be monitored, if possible, given that the Council has some control over in this area.

## 13. Air

Road traffic is the principal source of air pollution. London has the worst air pollution in the United Kingdom and amongst the worst in Europe, adversely affecting the health and quality of life of many Londoners. A London-wide Low Emission Zone came into force in February 2008. This is designed to tackle emissions from the most polluting, older, diesel-engined lorries, buses, coaches, minibuses and large vans.

In Enfield the whole Borough has been declared an Air Quality Management Area with the aim of reducing concentrations of nitrogen dioxide (NO<sub>2</sub>) and small particles (PM<sub>10</sub>) emitted from vehicle exhausts. These compounds can cause severe cardio-vascular and respiratory harm to people, especially in the long term, and also have adverse effects on the natural and built environment. Pollution is at its worst around the Borough's major roads: especially the A406 and the A10.

### 13.1 Context review

The following are the key messages from the context review:

Key message	Source
There is a need to reduce pollution and enhance land, air and water quality	NPPF; Enfield's Core Strategy; Enfield's Draft Development Management Document; EU Water Framework Directive (2000/60/EC); Groundwater Protection Policy and Practice
Air quality generally (and in London in especially) needs to be improved; traffic-sourced PM <sub>10</sub> and NO <sub>2</sub> are a particular problem in Enfield	Council Directive 96/62/EC on Ambient Air Quality Assessment and Management; Cleaning London's air: The Mayor's Air Quality Strategy; London Borough of Enfield Air Quality Action Plan; Enfield's Core Strategy; Enfield Local Implementation Plan
New development must be energy efficient, minimise trips generated by vehicles and avoid adding to congestion	NPPF; The Planning and Energy Act 2008; Enfield's Core Strategy; Enfield's Draft Development Management Document; The Mayor's London Plan
There is an urgent need to limit climate change / increase the use of clean energy and address threats to public health	European Sustainable Development Strategy; Enfield's Core Strategy; The Mayor's London Plan

Table 13.1

### 13.2 Baseline

Air pollution is measured at the Bowes Road monitoring site. It shows Nitrogen Dioxide to be above the target level of 40 micrograms per cubic metre, while PM<sub>10</sub> particulates are within the target level.

The presence of the dual carriageway North Circular Road generates high levels of air pollution from vehicle exhausts and is a considerable concern for the NCAAP, in particular along the A406 corridor.

Year	Enfield				Target
	Nitrogen Dioxide*		PM10 particulate*		
	Derby Rd Upper Edmonton µg/m <sup>3</sup>	Bowes Rd Bowes Park µg/m	Derby Rd Upper Edmonton µg/m <sup>3</sup>	Bowes Rd Bowes Park µg/m	
2010/11	45	53	29	29	Target maximum level 40 µg/m <sup>3</sup>
2009/10	46	53	27	25	
2008/09	47	64	29	24	
2007/08	47	53	31	30	
*Average airborne particulate levels over 12 month period, measured in µg/m <sup>3</sup> (micrograms per cubic metre) (gravimetric equivalent)					
Source: Enfield Council – Environment					

Table 13.2 – air quality

### 13.3 Likely future conditions

It is intended that the proposed TFL Safety and Environmental Improvements Scheme for the North Circular Road will improve the quality of pedestrian crossings and introduce bus priority measures. The volume of traffic is expected to be the same. The scheme is unlikely to significantly reduce congestion.

The Environmental Statement, which has been produced for the TfL scheme, suggests that overall the scheme is likely to result in an improvement of air quality in the study area as a whole. The study area includes the A406 as well as the side roads. The majority of the improvements in air quality occur due to the relocation of traffic from along Melville Gardens and Palmerston Road. The Environment Statement for the scheme found that within the study area approximately 4248 properties will benefit from improved PM10 and NO2 levels, 2580 properties are expected to experience deterioration and 193 properties will experience no change.

The relocation of traffic from residential side streets on the A406, which is a component of the TfL scheme, is predicted to increase the NO2 concentrations on the A406 itself. Modelling undertaken for the Environment Statement for the 'Do Something' scenario (the recent TfL safety and environment scheme) in 2010 predicted that there would continue to be exceedances of EU limit values at monitoring points in the study area for the annual average NO2 and 1 hour NO2.

Enfield falls within the new London Low Emission Zone (LEZ). Certain diesel-engined lorries, buses, coaches, large vans and minibuses travelling in this zone must meet the LEZ emissions standards or they will be subject to a charge. The presence of the zone is likely to promote the use of vehicles that meet the emissions standards, and to discourage the use of more polluting vehicles. Over time the standards will become more stringent. The effect of the LEZ therefore is likely to be a gradual increase in the standards of vehicles using Enfield's roads and improved air quality

### 13.4 Environmental and sustainability problems

The following environmental and sustainability problem has been identified:

- The key pollutants in Enfield are nitrogen dioxide and small particles, mostly sourced from traffic

### **13.5 Relevant SA/SEA objectives**

The following SA objectives are relevant to this sustainability topic

- To reduce air pollution and ensure that air quality continues to improve
- To meet the challenge of climate change

### **13.6 Appraisal findings**

NCAAP Policy 9 seeks to mitigate against poor air quality through ensuring that new developments are designed so that habitable accommodation is orientated away from sources of pollution, most notably the North Circular Road, and natural ventilation is used to pull in air from the clean side of any building. Although this would have a significant cumulative effect in ensuring that residents are not exposed to undue levels of air pollution, it would not, in itself, have any significant effect in terms of reducing air pollution and improving air quality.

Some other policies would have a significant cumulative impact in terms of improving air quality through either the encouragement of sustainable travel and/or the reduction of congestion and reliance of the private car. For example, NCAAP Policies 5 and 7, would seek to direct trip generating medical facilities and denser residential developments toward more accessible locations. Other site specific NCAAP policies, such as 13, 14, 15, 17 and 23 promote development that would constitute either a sustainable mix of uses that would reduce the need for travel or be close to a public transport hub.

### **13.7 Proposed mitigation**

Air quality is an issue for the sites alongside the A406 road corridor. Policy 6 put measures in place which puts the onus of the developer to consider how the design of new development can respond to this particular environmental condition to seek to ensure that the occupants of new development are not overly exposed to air pollution.

### **13.8 Proposed monitoring**

Monitoring will take place through the Local Plan monitoring procedures. There are indicators that are directly relevant to air quality in the NCAAP area. The Council's own data can also be supplemented by statistic collected by the Air Quality Network.

## 14. Soil

Soils are a vital component to the natural environment and biodiversity, while healthy, fertile soils are necessary for successful and productive agriculture.

Soil plays a significant role in managing climate change, with substantial quantities of greenhouse gases locked up in soils. Degradation or destruction of soil would lead to the release of these gases into the atmosphere, adding to the greenhouse effect. Healthy soils will also be vital to adapting successfully to climate change, with healthy soil able to retain moisture, balancing out the expected increased instances of drought and flooding.

For these reasons healthy soils are essential to sustainable development.

### 14.1 Context review

The following are the key messages from the context review:

Key message	Source
There is a need to reduce pollution and enhance land, air and water quality	NPPF; Enfield's Core Strategy; Enfield's Draft Development Management Document; EU Water Framework Directive (2000/60/EC); Groundwater Protection Policy and Practice

Table 14.1

### 14.2 Baseline

No data.

### 14.3 Likely future conditions

It is likely that ongoing redevelopment in the AAP area will result in the continuing cleanup of contaminated land. Developers are required to remediate such contaminated land prior to construction taking place.

It is possible that areas of New Southgate Industrial Estate may need to be remediated. There land has been used historically for industrial uses and under the Preferred Option for Employment Land will be partially redeveloped for residential uses.

### 14.4 Environmental and sustainability problems

No problems were identified in the AAP area in relation to soils.

### 14.5 Relevant SA/SEA objectives

No SA objectives are relevant to this sustainability topic.

## **14.6 Appraisal findings**

It is not thought that the policies would cause any significant impact in relation to soils in the NCAAP area. It is noted that the majority of sites identified for development have been previously developed. Where it is found that land is contaminated, remediation will take place and would result in improved soil quality.

## **14.7 Proposed mitigation**

If a development site is found to be contaminated, conditions should be attached to any planning application requiring that appropriate remediation takes place.

## **14.8 Proposed monitoring**

The monitoring of planning conditions relating to the remediation of contaminated land will be undertaken by the Planning Department as appropriate and usually on a case-by-case basis.

## 15. Water

Sustainable water management includes reduction in water use, tackling water pollution and managing the risk of flooding.

Design standards for new developments can be used to reduce water use in domestic and commercial buildings.

Many activities have the potential to pollute water. Pollution may enter the water environment from a point source, for example effluent discharged from a pipe, or from a diffuse source, such as nitrates in rainwater runoff from agricultural land. Polluted water can most easily be treated if it is contained, for example treating sewage before it is released into the environment. Untreated pollutants can severely damage the natural environment and pose a risk to human health.

In the NCAAP area the main areas at risk of flooding are those areas adjacent to watercourses. Floods need not be caused by prolonged rainfall. They can be localised short-lived events that can happen suddenly, with little or no warning, caused by intense storms that produce more runoff than an area can store or a stream can carry within its normal channel. Urban areas, which have many hard surfaces that restrict infiltration, are at increased risk of this type of flooding.

In high-risk areas defence mechanisms can be put in place to control floods but these are costly and care must be taken not to transfer the problem to another location. Therefore a key aim of land use planning is 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 at highest risk.

### 15.1 Context review

The following are the key messages from the context review:

Key message	Source
The 'proximity principle' will be implemented in relation to waste	The London Plan; Enfield's Core Strategy
There is a need for SUDS (sustainable urban drainage systems)	EU Water Framework Directive (2000/60/EC); Enfield's Surface Water Management Plan; Enfield's Draft Development Management Document
There is a need to reduce pollution and enhance land, air and water quality	NPPF; Enfield's Core Strategy; Enfield's Draft Development Management Document; EU Water Framework Directive (2000/60/EC); Groundwater Protection Policy and Practice

Table 15.1

### 15.2 Baseline

The main watercourse in the NCAAP is Pymmes Brook which runs west to east through largely residential areas, running through Arnos Park before it enters the AAP area.

In 2009 measurements of the borough's watercourses showed 80% to meet chemical quality standards and 67% to meet biological standards.

Climate change is expected to increase the likelihood of flooding events in the future, and it is important that developments within the NCAAP are compliant with flood risk guidance.

Year	Enfield			
	River Quality - Chemical		River Quality - Biological	
	% sites rated fair or better as 3 year average	3 year rating of each site	% sites rated fair or better as 3 year average	3 year rating of each site
2009	80%	-	67%	-
2008	67%	6 sites: A A D E E D	83%	6 sites: B B C C C F
2007	78%	9 sites: A A D B E E D D D	83%	9 sites: B B C C C F F
2006	30%	-	-	-
Classification: A – very good, B – good, C – fairly good, D – fair, E – poor, F – bad				
Monitoring stations used to assess performance (results not available for all stations in any given year):		River Lee (Subsidiary A) – Section: Source – River Lee (2 km)		
		River Lee – Kings Weir – Tottenham Lock		
		River Lee Navigation B – Kings Weir – Tottenham Lock		
		Turkey Brook – Section: Source – River Small Lee (13.2 km)		
Source: <a href="http://www.environment-agency.gov.uk/maps/info/river">www.environment-agency.gov.uk/maps/info/river</a>				

Table 15.2 – water quality

### 15.3 Likely future conditions

Flood risk is likely to increase in future as a consequence of climate change. Enfield's water courses are likely to remain under pressure in terms of water quality, given their urban setting.

### 15.4 Environmental and sustainability problems

The following environmental and sustainability problems have been identified:

- Possible increase in flood risk in the future as a consequence of climate change
- Water courses remain under pressure in terms of water quality due to urban setting

### 15.5 Relevant SA objectives

The following SA objectives are relevant to this sustainability topic

- To meet the challenge of climate change
- To achieve sustainable water resources management
- Meet the requirements of sustainable design and construction
- To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home

## **15.6 Appraisal findings**

There are no discernible impacts on water resources management over and above the existing baseline conditions. Indeed, it should be noted that the regeneration of key sites in the NCAAP area would result in the replacement of older housing stock with modern, sustainably designed and constructed buildings. This would mean that, although there would be additional households in the area and a possible increase in demand for water, this would be mitigated through the installation and use of more efficient fittings and appliances, which would limit the amounts of water actually used.

Moreover, the regeneration of key sites in the NCAAP area will also allow for the introduction of SUDS, which would have a positive impact, in terms of a reduction in the level of flood risk.

## **15.7 Proposed mitigation**

Guidance under Policy 10 is included in the AAP which provides references back to the relevant policies and guidance contained within the Core Strategy and the Development Management DPD.

## **15.8 Proposed monitoring**

The availability and quality of water are ensured through regulatory regimes that do not directly involve the Council; however, data on water quality can be obtained from the Environment Agency. Flood risk should be monitored through the Strategic Flood Risk Assessment process and a record of incidents of flooding should be maintained.

## 16. Biodiversity

Biodiversity is the term used to encompass the variety of life on earth at all levels, from local to global and including animals and plants.

The main threats to biodiversity are associated with human activities causing damage or loss to habitats and ecosystems. Many species populations are being reduced and fragmented below viable sizes. Conserving biodiversity requires long-term solutions from the local to the global level.

Biodiversity has intrinsic value as a part of the natural history of the planet along with an aesthetic and recreational benefit for people. Biodiversity also has value as a provider of "ecological services" to the human economy through such processes as the retention and steady release of rainwater by plants, pollination of crops by insects, and absorption of air pollution by trees.

### 16.1 Context review

The following are the key messages from the context review:

Key message	Source
Sites of Importance for Nature Conservation (SINCs) represent a valuable ecological resource	Enfield's Biodiversity Action Plan; Enfield's Core Strategy; Enfield's Draft Development Management Document; London Biodiversity Action Plan
Open spaces in and around the NCAAP and across the borough need to be provided / protected in order to promote health / well-being, support urban renewal, encourage social cohesion and also benefit biodiversity	NPPF; Enfield Parks and Open Spaces Strategy; Enfield Characterisation Study; Core Strategy; Enfield's Draft Development Management Document
Five environmental priority areas: climate change, biodiversity, human health, resource use and waste	Mayor's Biodiversity Strategy; Enfield's Biodiversity Action Plan; Enfield's Core Strategy; Enfield's Draft Development Management Document
There is a need to conserve and enhance biodiversity	EU Sixth Environmental Action Plan; NPPF; Biodiversity and Geological Conservation; Enfield BAP; Enfield's Core Strategy; Enfield's Draft Development Management Document
There is a need to identify, monitor and actively manage sites of biodiversity importance	Mayor's Biodiversity Strategy; Enfield Biodiversity Action Plan
There is a need to achieve a sustainable economy while living within environmental limits, ensure a strong, healthy and just society	Enfield's Future: A Sustainable Community Strategy 2009-2019; Enfield's Core Strategy; Local Implementation Plan

Table 16.1

## **16.2 Baseline**

Wildlife corridors and green links run along Pymmes Brook, the railway line and the New River. The areas provide valuable habitats and connecting routes for wildlife within and through the NAAP area.

## **16.3 Likely future conditions**

Statutory controls now exist to prevent further losses of biodiversity owing to development and it is assumed that these will be effective. The implications of climate change for biodiversity are another matter however and unchecked climate change could render such controls meaningless in the long term.

## **16.4 Environmental and sustainability problems**

No problems were identified in the AAP area in relation to biodiversity.

## **16.5 Relevant SA objectives**

The following SA objectives are relevant to this sustainability topic

- To conserve and enhance the NCAAP's biodiversity
- To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces

## **16.6 Appraisal findings**

None of the NCAAP's policies would individually have a significant impact on biodiversity. A number of policies, including Policies 9, 10 and 24, would have a cumulatively significant positive impact on biodiversity through requiring that existing green spaces are improved and connected.

## **16.7 Proposed mitigation**

All of the development sites identified in the AAP are previously developed urban sites. Assuming they all come forward for development, none of the sites would involve the loss of any open spaces or fall within sites of importance for nature conservation.

The current protection given to locations within the area currently identified as important for nature conservation is proposed to be carried forward.

## **16.8 Proposed monitoring**

Monitoring will take place through the Local Plan monitoring procedures. There are indicators that are directly relevant to biodiversity in the NCAAP area. Targets relating to biodiversity are set out in the Enfield Biodiversity Action plan and Natural England also holds relevant data.

## 17. Landscape and townscape

Landscape character is defined as 'a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse' (Source: Landscape Character Network). Landscape gives a locality its sense of place, making it different from neighbouring localities. Landscapes can be areas designated for their natural beauty or ambiance but can also be 'ordinary' places that are not given statutory protection. Urban landscapes also have a significant role to play in the quality of people's lives, and therefore high quality townscapes are important.

The NCAAP area's townscape includes areas of good quality suburban housing and some areas that are in need of improvement. Enfield Council is engaged in tackling these areas through regeneration.

Enfield Council prepared a Borough-wide characterisation study in 2011 and this study has directly informed the preparation of the AAP.

### 17.1 Context review

The following are the key messages from the context review:

Key message	Source
Open spaces in and around the NCAAP and across the borough need to be provided / protected in order to promote health / well-being, support urban renewal, encourage social cohesion and also benefit biodiversity	NPPF; Enfield Parks and Open Spaces Strategy; Enfield Characterisation Study; Core Strategy; Enfield's Draft Development Management Document
There is a need to improve noise environments especially for housing, schools, hospitals and other noise sensitive uses; protect and enhance the tranquillity of open spaces, green networks and public realm	Mayor's Ambient Noise Strategy; Enfield's Core Strategy; Enfield Local Implementation Plan

Table 17.1

### 17.2 Baseline

The Enfield Characterisation Study is central to the evidence base in this regard. The NCAAP area is urban or suburban in character. Some elements of the original towns, and villages remain, however, the greatest proportion of housing was constructed in the mid-20th Century, comprising of terraces and semi-detached housing. Post-1945 construction includes a high level of social housing, with tower blocks from this era providing the great majority of Enfield's tallest buildings.

Infrastructure provides a strong element to the landscape of Enfield, with north-south railway lines and the very busy A406 also forming a physical and visual barrier.

### 17.3 Likely future conditions

The TfL Safety and Improvement Scheme is likely to improve the townscape due to the proposed streetscape improvements and landscaping. In the absence of the AAP and

planned regeneration of the area, the areas of disused land and vacant buildings within the AAP area are likely to remain.

## **17.4 Environmental and sustainability problems**

The following environmental and sustainability problems have been identified:

- The area suffers from longstanding blight and an environment that has severed the community. The blight has occurred as a consequence of the proposed HA scheme, which resulted in areas becoming derelict, or subject to short term uses with under investment. The NCR has acted to sever the AAP area because of the heavy traffic on the road and the difficulties in crossing it for pedestrians and cyclists

## **17.5 Relevant SA objectives**

The following SA objectives are relevant to this sustainability topic

- To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces
- To protect and enhance heritage and cultural assets in the NCAAP and surrounding area
- To improve efficiency in land use

## **17.6 Appraisal findings**

The NCAAP area's landscape would be positively impacted through NCAAP Policy 10, which would direct contributions for new developments towards key improvements to the existing network of open spaces, and, in particular, those open space alongside waterways. In terms of individual sites, Policies 13 and 24 would make significant and positive on site contributions to open space.

In terms of townscape, it is noted that NCAAP Policy 6 would require development to be sensitive towards and improve the existing townscape, in particular, important buildings, such as listed buildings. Good urban design principles would be expected and should result in development that positively addresses the North Circular Road, and reduces perceptions of the road as a barrier. NCAAP Policy 7 would ensure that any tall or dense developments are located in a manner that is appropriate to their surrounding context. These policies would have a positive impact on the area's townscape.

More generally, the NCAAP's policies would have a significant positive impact cumulatively, because they would promote the redevelopment of vacant land and derelict buildings. This would help to transform blighted areas into places that contribute successfully towards the area's landscape and townscape.

## **17.7 Proposed mitigation**

Taking full account of the heritage assets in the area and promoting, in new developments that come forward, high quality design will be important in mitigating against potential damage to the local townscape and landscape character.

## **17.8 Proposed monitoring**

Monitoring should take place through the Council's own mechanisms, should appropriate indicators be identified. It may be appropriate to measure the quantity of open space.

## 18. Waste

The Environmental Protection Act 1990 identifies waste as any substance that constitutes a scrap material, an effluent or other unwanted surplus. This definition was amended by the Waste Management Licensing Regulations 1994 to define waste as 'any substance or object which the producer or the person in possession of it, discards or intends or is required to discard'.

Controlled wastes are subject to regulation since the 1990 Act and include industrial, commercial or household wastes. Some of these wastes are defined as hazardous and are those that have irritant, toxic, harmful, carcinogenic or corrosive properties. These must be handled and treated in specific ways. Non-controlled wastes, from agriculture, mines and quarries, are subject to their own regulations.

### 18.1 Context review

The following are the key messages from the context review:

<b>Key Messages from the Context Review</b>	<b>Evidence Source</b>
Five environmental priority areas: climate change, biodiversity, human health, resource use and waste	Mayor's Biodiversity Strategy; Enfield's Biodiversity Action Plan; Enfield's Core Strategy; Enfield's Draft Development Management Document
Urgently need to divert waste from landfill – reduce waste generated, re-use, recycle and recover energy from waste	Council Directive 1999/31/EC Landfill of Waste; PPS 10; The Mayor's Business Waste Management Strategy; North London Waste Plan; Enfield's Core Strategy; Enfield's Draft Development Management Document
The 'proximity principle' will be implemented in relation to waste	The London Plan; Enfield's Core Strategy

Table 18.1

### 18.2 Baseline

Enfield is recycling an increasing proportion of its waste following the roll-out of wheelie-bins, rising to 32.4% in 2010/11 compared to 31.1% in 2009/10.

The aims of reducing waste, recycling more waste and managing waste close to its source, the 'proximity principle', are present in a number of policy documents, including The Mayor's Municipal Waste Management Strategy and The Mayor's Business Waste Strategy for London.

The borough is one of seven north London borough which are jointly preparing the North London Waste Plan (NLWP) to manage waste over the next 15 years up to 2027. In order to meet self-sufficiency targets, north London requires new waste management facilities. It identifies sites for waste management use and sets out policies for determining waste planning applications.

Item	Year	Enfield
Household	2010/11	32.4%
Waste	2009/10	31.1%
% recycled	2008/09	28.2%
Source: Enfield Council Waste Services monitoring data		

Table 18.2 – sustainable waste management

### 18.3 Likely future conditions

Government has set targets for waste reduction and it is assumed that these will be met. Therefore it is likely that less waste will be produced in future and that more of what is produced will be reused or recycled.

### 18.4 Environmental and sustainability problems

The following environmental and sustainability problem has been identified:

- Currently too much waste is produced in Enfield and too much sent to landfill, usually being transported long distances in the process. Not enough waste is reused or recycled

### 18.5 Relevant SA/SEA objectives

The following SA/SEA objectives are relevant to this sustainability topic

- To achieve the sustainable management of waste

### 18.6 Appraisal findings

No significant impacts have been identified in relation to waste management as a result of any individual policy.

It is not thought that there would be any significant cumulative impact on the management of waste as a result of the NCAAP's policies. It is noted that the creation of new households, as a result of home building, would result in additional household waste. However, the current trend is towards increased recycling and it is considered that new households would conform to this trend and increasingly recycle without any need for additional intervention through the NCAAP.

Further, although the NCAAP would result in redevelopment that may lead to the increase generation of waste in the short term, as existing buildings are demolished, there are opportunities for the reuse or recycling of waste materials. Also, as provided for through NCAAP Policy 2, many properties would be refurbished and reused.

### 18.7 Proposed mitigation

Demolition waste should be reused in new development wherever possible. The reuse and/or recycling of materials should normally be required through planning conditions.

## **18.8 Proposed monitoring**

Generally, monitoring will be undertaken through the Council's Waste Services Department and the North London Waste Authority through their normal processes. The monitoring of planning conditions relating to the reuse and/or recycling of waste construction materials will be undertaken by the Planning Department as appropriate and usually on a case-by-case basis.

## 19. Conclusions and next steps

The SA has found that the NCAAP would have a significant positive effect through the promotion of social, economic and environmental sustainability in the AAP area. It would have a particularly strong focus on providing for housing, employment and community opportunities, enhancing accessibility and encouraging sustainable travel, design and construction.

Mitigation measures have been identified to address any cumulative negative impacts associated with the growth promoted through the plan.

Following the publication of this document alongside the proposed submission NCAAP this year, the Council intends to submit the AAP and all supporting documents to the Secretary of State, having taken into account of representations received and having made any relatively minor amendments as necessary. An Examination in Public will then be held, led by an independent Planning Inspector. The Inspector's Report will be binding to the Council.

Following adoption of the NCAAP a SA Statement will be produced summarising the SA process and defining ongoing monitoring that will be undertaken by the Council.

# Appendix 1: draft policy appraisal

<b>Draft NCAAP Policy 1 – North Circular Area Action Plan Area</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	+	+	+
To reduce disturbance from noise	++	++	++
To meet the challenge of climate change	0	++	++
To conserve and enhance the NCAAP's biodiversity	+	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	+	++	++
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	++	++	++
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	++	++
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	+	++	++
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	+	+	+
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	++	++	++
To improve efficiency in land use	++	++	++
To sustain economic growth and competitiveness	++	++	++
To ensure high and stable levels of employment	++	++	++
Increase the skill levels of NCAAP workforce	0	+	+
To improve transport infrastructure and reduce road congestion	+	+	+
<p><b>Commentary:</b>  The policy promotes sustainable neighbourhoods in the AAP area and sets out the framework within which the other NCAAP policies would operate. As such, it would help to deliver all of the combined benefits of these other policies. In many cases, then, the policy would result in significant benefits, especially in the mid to long term, as larger developments become complete. New development on many of the identified sites should help to mitigate against the negative impact of the busy North Circular Road on the surrounding residential areas and should help to bring land which has long suffered from blight back into productive use. This will help improve the profile of the area which will have far reaching beneficial effects. There are some areas, such as sustainable waste and water resources management, where there would be no discernible impact over and above the existing baseline conditions.</p>			

<b>Draft NCAAP Policy 2 – New and refurbished homes</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	+	+
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	+	+	+
To improve efficiency in land use	++	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy would help to deliver new homes. These would help to regenerate deprived and blighted parts of the AAP area and make use of previously developed land. There would also be additional benefits, as any refurbished and redeveloped buildings would be constructed to higher environmental standards, the redevelopment of deprived and blighted parts of the AAP area would help to reduce fear of crime, and some development would feature a mix of uses included new services and facilities. New development along the road corridor should help to mitigate against the negative environmental impacts of the road corridor for existing residents.</p>			

**Draft NCAAP Policy 3 – Creating and protecting local jobs in the north circular area**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	0	0
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	0	0
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	+	+
To sustain economic growth and competitiveness	++	++	++
To ensure high and stable levels of employment	++	++	++
Increase the skill levels of NCAAP workforce	0	+	+
To improve transport infrastructure and reduce road congestion	0	0	0

**Commentary:**

The policy would help to protect existing and promote new jobs in the AAP area, with an emphasis on the creation of new jobs for local people. Additionally the policy would also help to reuse previously developed land, through the redevelopment of existing sites, which would also be constructed to higher environmental standards.

<b>Draft NCAAP Policy 4 – Local education</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	0	0
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	0	0
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	+	+	+
To reduce crime and the fear of crime	0	0	0
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	0	0
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy would help to ensure that financial contributions received in relation to new homes in the AAP area are directed towards identified improvements to local schools. Given that policies requiring such contributions already exist, the benefits that would be derived from this policy are not significant.</p>			

<b>Draft NCAAP Policy 5 – Provision of modern healthcare facilities</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	+	+
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	0	0
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	0	0
To improve the health and well-being of the NCAAP and reduce inequalities in health	+	++	++
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	0	0
To improve accessibility for all to services and facilities	+	++	++
To improve efficiency in land use	0	0	0
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+
<p><b>Commentary:</b>            In the short term the policy would ensure that contributions received in relation to new homes in the AAP area are directed towards the improvement of healthcare facilities, and in the mid to long term the policy would promote new local facilities. The policy would also promote the use of sustainable transport and reduced reliance on the car through directing new healthcare facilities towards accessible locations. However, as policies requiring contributions towards healthcare facilities already exist, the benefits that would be derived from this policy in the short term are not significant.</p>			

<b>Draft NCAAP Policy 6 – High quality design of new development</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	++	++	++
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	+	+
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	0	0
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy would help to promote development that is designed to protect and enhance existing townscape, and heritage and cultural assets. It would be required that development takes careful account of local context and reinforces distinctiveness. The policy supporting text makes specific mention of listed buildings. The employment of good urban design principles in the design of new development will ensure houses and windows provide activity and overlooking to streets. New development will also need to meet modern environmental standards.</p>			

<b>Draft NCAAP Policy 7 – Building heights and development densities</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	+	+
To meet the challenge of climate change	0	+	+
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	+	+
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	0	0
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	0	0
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	0	0
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	0	0
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+
<p><b>Commentary:</b>  The policy directs tall buildings and high density development towards accessible locations and key nodes and requires that such development is appropriate in its context. It would, therefore, ensure that larger developments, which are likely to be completed in the mid to long term, help to reduce reliance on the car and protect and enhance the exiting townscape, and heritage and cultural assets. In the medium to long term, new development at key nodes (i.e. junctions along the North Circular Road corridor) should help the living conditions of existing residents currently more exposed to the negative impacts of the road.</p>			

<b>Draft NCAAP Policy 8 – Transport and movement in the NCAAP area</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	+	+	+
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	0	0
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	0	0
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	+	+	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	+	+	+
To sustain economic growth and competitiveness	+	+	+
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	+	+	+
<p><b>Commentary:</b>  The policy commits the Council to working with Transport for London on road network improvements, as opportunities arise, which will allow for better transport infrastructure and, thus, reduced congestion. Through committing to small-scale, rather than large-scale road network improvements, the policy would help to facilitate the redevelopment of land that has been blighted.</p>			

<b>Draft NCAAP Policy 9 – Environmental mitigation – air quality and noise pollution</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	+	+	+
To reduce disturbance from noise	++	++	++
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	+	+
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	0	0
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	+	+
To improve the health and well-being of the NCAAP and reduce inequalities in health	+	+	+
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	0	0
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	0	0
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy requires that new development addressing the north circular road is designed to reduce exposure to noise pollution and poor air quality, which, amongst other things, would improve local homes. The policy also promotes landscape and biodiversity proposals as a way of improving environmental conditions.</p>			

**Draft NCAAP Policy 10 – Open spaces, waterways and the blue ribbon network**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	+	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	+	+	+
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	0	0
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	0	0
To improve the health and well-being of the NCAAP and reduce inequalities in health	+	+	+
To reduce poverty and social exclusion	+	+	+
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	0	0
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	0	0
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0

**Commentary:**

The policy would help to ensure that financial contributions received in relation to new development in the AAP area are directed towards identified improvements to the open space network, and highlights spaces alongside waterways as a priority. Given that the most deprived places in the AAP area also suffer from deficiencies in open space, the policy will also help to regenerate these areas. Given that policies requiring such contributions in relation to large developments already exist, the benefits that would be derived from this policy are not significant.

<b>Draft NCAAP Policy 11 – Three neighbourhood places</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	++	++
To meet the challenge of climate change	0	++	++
To conserve and enhance the NCAAP's biodiversity	0	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	++	++
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	++	++	++
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	++	++
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	+	++	++
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	++	++	++
To improve efficiency in land use	++	++	++
To sustain economic growth and competitiveness	+	++	++
To ensure high and stable levels of employment	0	+	+
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+
<b>Commentary:</b> This policy sets priorities for the three neighbourhood places and provides a strategic framework for those NCAAP policies that deal with these and the associated site specific proposals. As such, it would help to deliver all of the combined benefits of these other policies. However, given that most of these policies are targeted at delivering larger housing schemes, the majority of the benefits derived would be in the mid to long term.			

<b>Draft NCAAP Policy 12 – Arnos Grove / New Southgate neighbourhood place</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	++	++
To conserve and enhance the NCAAP's biodiversity	0	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	++	++
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	+	+
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	++	++
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	++	++
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	++	++
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	++	++
To ensure high and stable levels of employment	0	+	+
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+
<p><b>Commentary:</b>  The policy sets out key principles for site specific development proposals in the Arnos Grove / New Southgate neighbourhood place and supports the individual NCAAP policies that set out these proposals. As such, it would help to deliver all of the combined benefits of these other policies. Most of these policies seek to deliver large, housing-led schemes, that would be completed and bring benefits in the mid to long term. Given that a mix of uses would be delivered on site, there would also be benefits associated with commercial and community uses.</p>			

<b>Draft NCAAP Policy 13 – Ladderswood Estate (site 1)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	++	++	++
To conserve and enhance the NCAAP's biodiversity	+	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	+	++	++
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	++	++	++
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	+	+	+
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	++	++	++
To improve accessibility for all to services and facilities	+	+	+
To improve efficiency in land use	++	++	++
To sustain economic growth and competitiveness	++	++	++
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy promotes the regeneration of an existing estate to provide a net increase in homes. There would also be associated improvements to existing open spaces, and new public realm, community facilities and commercial floorspace, and a CHP that could also serve the wider area. This is a long term project, with a development programme that could span beyond the timescale of the AAP. Delivering better quality homes for local people and creating more inclusive neighbourhoods will help to reduce poverty and social exclusion in the area. Some employment land may be lost to houses uses but this is counterbalanced by radical improvements in the profile of the area which should result in the employment land that remains being more viable as well as the creation of new business opportunities.</p>			

<b>Draft NCAAP Policy 14 – Western Gateway (site number 2, 3 and 4)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	+	+
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	+	+
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	++	++
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	+	+
To ensure high and stable levels of employment	0	+	+
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+
<b>Commentary:</b> The policy promotes the regeneration of a previously developed site for a sustainable mix of uses, which will help to reduce reliance on the private car. The proposed development would include new homes, community facilities, retail and commercial floorspace, and improved access to nearby open space. It is unlikely that this large regeneration initiative will come forward in the short term.			

<b>Draft NCAAP Policy 15 – New Southgate station area (site 5)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	+	+
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+
<p><b>Commentary:</b>  The policy promotes new, high-quality homes alongside new commercial (shop) units. This mix of development, in a sustainable location near to New Southgate station, would help to reduce dependence on the car.</p>			

<b>Draft NCAAP Policy 16 – Coppicewood Lodge Care Home site (site 6)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	++	++
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	++	++
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy promotes the regeneration of a previously developed site, primarily for a mix of housing and community uses. In particular, the policy supporting text promotes a new health centre on the site, which would have a positive impact on health and well-being in the NCAAP area.</p>			

<b>Draft NCAAP Policy 17 – Arnos Grove station site (site 7)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	+	+
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	+	+
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+
<p><b>Commentary:</b>  The policy would promote new, high quality homes, as well as commercial (shop) units, in a sustainable location close to Arnos Grove station. This would help to reduce dependence on the car. Also, the policy would ensure that any new development respects the setting of the Grade II* listed Arnos Grove station building.</p>			

**Draft NCAAP Policy 18 – Arnos Pool, Bowes Road Library and Arnos Grove Medical Centre (site 8)**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	+	+
To conserve and enhance the NCAAP's biodiversity	0	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	+	+
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	+	+
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	0	0
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	++	++
To reduce poverty and social exclusion	0	+	+
To raise educational achievement levels across the NCAAP	0	+	+
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	++	++
To improve efficiency in land use	0	+	+
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0

**Commentary:**

Whilst investment in the site is unlikely to be delivered in the short term, in seeking to facilitate expanded health and community facilities on this site, the policy will strengthen the already important community facilities in the Arnos Grove area. There is an opportunity to improve the open space within the site and deliver a new building which responds well to the existing listed buildings on the site. Investment in improved community and health facilities on the site will help improve the health and well-being of the NCAAP area help reduce inequalities in health. The site is in a sustainable location, accessible to all by public transport – this is important given the potentially very wide range of services that may be provided in the facilities on site.

<b>Draft NCAAP Policy 19 – Bowes Road neighbourhood place</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	++	++
To meet the challenge of climate change	0	+	+
To conserve and enhance the NCAAP's biodiversity	0	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	++	++
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	0	++	++
To improve efficiency in land use	++	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+
<b>Commentary:</b> The policy sets out key principles for site specific development proposals in the Bowes Road neighbourhood place and supports the individual NCAAP policies that set out these proposals. As such, it would help to deliver all of the combined benefits of these other policies. Given that some of the development proposed is small-scale housing, a number of benefits would be felt in the short term.			

<b>Draft NCAAP Policy 20 – Telford Road sites (sites 9)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	++	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy would promote new homes on previously developed land, helping to regenerate the area. Given that the land has already been cleared and any development would be of a small scale, it is considered that some units may come forward in the shorter term.</p>			

**Draft NCAAP Policy 21 – Telford Road / Bowes Road corner sites (site 10)**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	++	++
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	+	+
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	+	+
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0

**Commentary:**

The policy would promote a net increase of new homes on the site, helping to regenerate previously blighted land. The ground floor is identified as suitable for community uses which could complement and support existing facilities in the area. The policy also includes a specific requirement to incorporate measures that would help to mitigate the impacts of air pollution and noise.

<b>Draft NCAAP Policy 22 – Bowes Road / Wilmer Way Sites (sites 11)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	++	++
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	++	++
To improve efficiency in land use	0	+	+
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy would promote a net increase of new homes on the site of old, abandoned houses, and associated backland, helping to regenerate previously blighted land. The policy also includes a specific requirement to incorporate measures that would help to mitigate the impacts of air pollution and noise.</p>			

**Draft NCAAP Policy 23 – Ritz Parade (site 12)**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	+	+
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	+	+
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	+	+
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	+	+
To ensure high and stable levels of employment	0	+	+
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	+	+

**Commentary:**

The policy would promote high quality new homes as part of a mixed use redevelopment of the site, including commercial (shop) units, and potentially a foodstore. The long term economic viability of the existing commercial units has been harmed by the recent TfL improvements to the North Circular Road corridor. Partial redevelopment of the parade will help ensure new commercial uses are more appropriately designed to take account of the access and parking arrangements. More comprehensive development of the entire parade would also be in line with the policy guidance and this would result in a more sustainable development with a more viable mix of uses. However, this would be balanced by some existing businesses and facilities needing to close.

<b>Draft NCAAP Policy 24 – Bowes Road sites (site 13 – Powys Lane to Broomfield Road)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	+	+
To reduce disturbance from noise	0	+	+
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	+	+
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	++	++
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	0	0
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<p><b>Commentary:</b>  The policy would promote the redevelopment of previously developed land for a significant number of new homes. Any scheme would also have to include open amenity space and improved access to the local network of green spaces.</p>			

**Draft NCAAP Policy 25 – Green Lanes Neighbourhood Place**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	+	+
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	++	++	++
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	+	+	+
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	++	++	++
To improve efficiency in land use	++	++	++
To sustain economic growth and competitiveness	+	++	++
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0

**Commentary:**

The policy sets out key principles for site specific development proposals in the Green Lanes neighbourhood place and supports the individual NCAAP policies that set out these proposals. As such, it would help to deliver all of the combined benefits of these other policies. The policy would deliver a number of benefits associated with the redevelopment of dilapidated residential sites, as well as new community and commercial facilities through the refurbishment of the Southgate Town Hall site. As the town hall refurbishment and some of the housing sites would be small scale. The policies seek to protect and support the key commercial function of Green Lanes.

<b>Draft NCAAP Policy 26 – Southgate Town Hall (site 14)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	++	++	++
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	+	+	+
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	++	++	++
To improve efficiency in land use	++	++	++
To sustain economic growth and competitiveness	+	+	+
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<b>Commentary:</b> The policy seeks to conserve the existing town hall, and promotes its refurbishment it for a mix of community and office or commercial uses as well as new residential development. This would improve access to services and facilities, which would be housed in modern accommodation, and provide space for some higher paid office jobs in the AAP area. The policy also promotes new homes on the site and would help to regenerate a deprived area.			

<b>Draft NCAAP Policy 27 – Green Lane Sites (site 15)</b>			
<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	+	+
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0
<b>Commentary:</b> The policy promotes potential additional homes on previously developed land, and would help to regenerate the area. There is an opportunity for some commercial ground floor uses, but no requirement. Given that it has been established that there is no need for commercial ground floor uses, it is not considered that this would cause an adverse impact.			

**Draft NCAAP Policy 28 – Green Lanes / A406 junction north (sites 16 and 17)**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	+	+
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	+	+
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0

**Commentary:**

The policy promotes potential additional homes and offices or commercial uses on previously developed land, and would help to regenerate the area. In particular, office uses could help to attract increase higher paid jobs into the AAP area.

**Draft NCAAP Policy 29 – Green Lanes / A406 junction site south west (site 18)**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	+	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	++	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	+	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	0	0
To sustain economic growth and competitiveness	0	0	0
To ensure high and stable levels of employment	0	0	0
Increase the skill levels of NCAAP workforce	0	0	0
To improve transport infrastructure and reduce road congestion	0	0	0

**Commentary:**

The policy promotes new housing, which would assist in the regeneration of the area. As the proposal is small scale, it could come forward in the short term. It is relevant that the policy does not include the commercial parade along Green Lanes located immediately adjacent to the site. Whilst some interest has been expressed regarding the redevelopment potential of this site, it is considered that the scale and form of existing development and the range of mix of uses contained within it is already sustainable and therefore redevelopment should not be promoted.

**Draft NCAAP Policy 30 – Green Lanes / A406 junction site south-east (site 19)**

<b>SA objective</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
To reduce air pollution and ensure air quality continues to improve	0	0	0
To reduce disturbance from noise	0	0	0
To meet the challenge of climate change	0	0	0
To conserve and enhance the NCAAP's biodiversity	0	0	0
To protect, enhance and make accessible for enjoyment, the NCAAP's green and open spaces	0	0	0
To protect and enhance heritage and cultural assets in the NCAAP and surrounding area	0	0	0
To achieve the sustainable management of waste	0	0	0
To achieve sustainable water resources management	0	0	0
Meet the requirements of sustainable design and construction	0	+	+
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	0	0
To improve the health and well-being of the NCAAP and reduce inequalities in health	0	0	0
To reduce poverty and social exclusion	0	++	++
To raise educational achievement levels across the NCAAP	0	0	0
To reduce crime and the fear of crime	0	+	+
To improve accessibility for all to services and facilities	0	0	0
To improve efficiency in land use	0	++	++
To sustain economic growth and competitiveness	0	++	++
To ensure high and stable levels of employment	0	+	+
Increase the skill levels of NCAAP workforce	0	+	+
To improve transport infrastructure and reduce road congestion	0	0	0

**Commentary:**

The policy promotes this former Labour Exchange site for offices and other commercial units on lower floors with scope for residential uses on upper floors. The site is currently vacant and harmful to the profile of the area. It would provide accommodation for some higher paid jobs in the AAP area and generally assist with regeneration.