

Enfield Council

Equality Impact Assessment (EQIA) - Equality Analysis

**NORTH CIRCULAR AREA ACTION
PLAN
SUBMISSION DRAFT
August 2013**

Proposed change to service/policy	North Circular Area Action Plan Submission Draft Part of Enfield's Local Plan August 2013
Officer completing the assessment	Ismail Mulla Principal Planning Policy Officer
Extension Number	3490
Service	Strategic Planning and Design
Department	Regeneration, Leisure and Culture
Date impact assessment completed	August 2013

Section 1 – About the service, policy and proposed change

Q1. Please provide a brief description of the service and policy

The Area Action Plan for the North Circular area is a statutory planning document that will form part of the Enfield Local Development Plan. It is specifically designed to:

- Stimulate regeneration or enhancement;
- Guide both public and private investment that will see significant change for communities within a specific area;
- Protect areas sensitive to change;
- Resolve conflicting objectives in an area to development pressures, and
- Provide robust policies to help ensure that future development and investment meets the needs of existing and communities.

The AAP sets out a regeneration framework for the North Circular area including, how much new housing will be built and what type, the potential employment generation, new community facilities and services and improvements to roads, walking and cycling routes.

Q2. Please provide a brief description of the proposed change(s) to the service and policy

The NCAAP provides a more detailed and area-specific planning policy and development framework for this part of the borough. It informs adopted Core Strategy Policies 44 North Circular Area/45 New Southgate and the New Southgate Masterplan Supplementary Planning Document (SPD).

New development proposals coming forward within the NCAAP area will be expected to accord with the policies and proposals contained within the NCAAP unless other material planning considerations indicate otherwise.

The AAP aims to create sustainable communities of the future and provided specific planning and regeneration guidance for development proposals such as where new housing and jobs should be located, as well as improvements to open spaces and public transport connections and additions to community facilities and local services.

It is a new document and therefore does not change an existing policy or service.

Q3. Does equalities monitoring of your service show that the beneficiaries in terms of the recipients of the service, policy and the proposed change, include people from the following groups?

The North Circular Area Action Plan is intended to benefit all members of the community. The area was identified as a regeneration priority on account of the comparatively high levels of deprivation and the opportunities for change. The AAP aims to create a more sustainable community with better quality housing, new jobs, an attractive environment, more local services and community facilities and improved walking and cycling links.

At the start of the AAP process, demographic data was collected in relation to the residents of the area as part of the Sustainability Appraisal. This determined which groups to target for community engagement and to also help assess the equalities considerations that the AAP proposals should account for. These are summarised under the protected characteristics set out below.

	<p>See Appendix 1 for detailed information on the policies of the AAP and their potential impact on different equalities groups.</p>
R	<p>YES</p> <p>Certain ethnic groups may also have specific requirements that need to be addressed in the NCAAP. For example larger family groups may choose to live in the same household so larger houses with gardens are sought in the area.</p> <p>The AAP aims to improve residents' access to employment opportunities however the types of jobs created in the area may also affect different ethnic groups. If English is not the first language of some residents this will impact on the type of jobs they are eligible for.</p> <p>New community facilities will also need to consider the particular requirements of ethnic groups such as existing and new religious premises, particular childcare needs of some ethnic minorities and care for the elderly, as it is acknowledged needs will vary between groups.</p>
D	<p>YES</p> <p>There are a higher proportion of disabled people and residents with long-term illnesses in parts of the AAP area than in the borough as a whole. The type of new housing provided will need to account for this and ensure that wheelchair accessible homes are provided with easy access to car parking spaces. The affordability of new housing also needs to be considered for disabled people as the earning potential of some residents may be reduced if they are unable to work due to their disability.</p> <p>The NCAAP will account for the needs of disabled residents when considering improvements to pedestrian links in the area. Wheelchair accessible venues will be selected for consultation events and meetings with the local community.</p>
G	<p>YES</p> <p>Some women, particularly those from certain ethnic groups, may feel unsafe walking around the area, especially at night. Current crime and fear of crime data shows that most incidences occur around Arnos Grove station, Ladderswood, Red Brick and Highview Estate. The NCAAP will need to address these issues by improving the design of public realm and within new developments to increase natural surveillance, lighting and encourage more legible and open routes. This can be achieved by creating a community focal points and encouraging more evening activity such as cafes and restaurants.</p> <p>Public realm improvements such as street lighting and better designed pedestrian routes can also help to reduce crime and fear of crime. The types of jobs created in the area will also need to account for the needs of women who may have childcare responsibilities during the day and subsequently require more flexible working options.</p>
A	<p>YES</p> <p>Current data shows that there are less people in younger and older age groups that in the rest of the borough and that there are a higher number of</p>

	<p>16-44 year olds. The type of housing provided in the area will need to consider the needs of the elderly population particularly in relation to accessibility of homes.</p> <p>Public transport, pedestrian and cycle routes will also need to be considered as both younger and older people may be less likely to drive. The need for facilities for young people will also be addressed in the NCAAP as the area is currently lacking provision for young people.</p>
F	<p>YES</p> <p>The faith of some people may impact on their housing needs as certain residents may choose to live with extended family members. There is a general need for larger family housing units within the AAP area as recognised the adopted Core Strategy 2010. Certain faith groups may also require community facilities to meet their needs such as faith premises.</p>
S	<p>YES</p> <p>Members of the Lesbian, Gay, Bisexual (LGB) community may often feel vulnerable in certain situations, in particular relating to public transport and walking around the area.</p> <p>The NCAAP can help to reduce this vulnerability by making the area more pedestrian friendly to walk around, creating community hubs and increasing natural surveillance through design.</p>
T	<p>YES</p> <p>Members of the transgender community may often feel vulnerable in certain situations, in particular relating to public transport and walking around the area.</p> <p>The NCAAP can help to reduce this vulnerability by making the area more pedestrian friendly to walk around, creating community hubs and increasing natural surveillance through design.</p>
M	<p>YES</p> <p>The NCAAP can help to reduce this vulnerability by making the area more pedestrian and family friendly to walk around, creating community hubs and increasing natural surveillance through design.</p>
P	<p>YES</p> <p>The NCAAP will account for the needs of pregnant women when considering improvements to pedestrian links in the area. Accessible venues will be selected for consultation events and meetings.</p>
Q4. If you answered 'no' to any of the groups listed in Q3, please state why?	
N/A	
Q5. How will the proposed change eliminate discrimination, promote equality of opportunity, or promote good relations between groups in the community?	

The vision and spatial strategy recognise the diversity within the communities in the North Circular Road area and the need to reduce inequalities that exist and deliver new housing, jobs and community infrastructure. The approach is closely linked to Enfield's Sustainable Community Strategy in promoting social inclusion, tackling deprivation.

The cumulative impact of delivering the policies of the NCAAP aims to ensure equitable outcomes for all groups in the community through coordinated delivery of social, economic, health educational, physical and environmental infrastructure.

Section 2 – Consultation and communication

Q6. Please list any recent consultation activity with disadvantaged groups carried out in relation to this proposal

	<p>A key community event was held in the North Circular Area Action Plan (NCAAP) area to launch the Council's formal publication of Proposed Submission draft NCAAP document and raise awareness in the community as to the Council's future regeneration objectives for the area. (Saturday 9th March 2013). The event was publicised via a leaflet drop to all property addresses within the wards of Southgate Green, Bowes and Palmers Green, with the intention to outreach to all sections of the communities that live and work within the Plan's boundary, and to widest possible audience that may be impacted by its proposals.</p> <p>The Regulation 22 Consultation Statement that accompanies the Plan's submission details the event and all responses received through this final stage of consultation. The Statement also highlights the various stages of consultation undertaken leading to the preparation of the submission draft NCAAP.</p>
R	<p>Enfield Racial Equality Council Workshop – Community House - 2nd July 2012 and thereafter through community-wide engagement activity such as:</p> <ul style="list-style-type: none"> • Bowes, Palmers Green and Southgate Green Area Forum 7th December 2011. • SWEP Health Group Presentation 16th January 2012 • Community Lunch 4th February 2012 • Bowes, Palmers Green and Southgate Green Area Forum 29th January 2013. • New Southgate Residents Panel 12th February 2013
D	Through community-wide consultation no specific targeted activity undertaken
G	Through community-wide consultation no specific targeted activity undertaken
A	<p>Over 50s Forum Newsletter and presentations 12th February 2012 and 19th July 2012</p> <p>George Spicer School Presentation 7th February 2012</p> <p>Youth Panel</p>
F	<p>Meeting at St Pauls New Southgate 21st January 2012</p> <p>Meeting with Jehovah's Witnesses Ritz Parade 1st February 2012</p>
S	Through community-wide consultation no specific targeted activity undertaken

T	Through community-wide consultation no specific targeted activity undertaken
M	Through community-wide consultation no specific targeted activity undertaken
P	Through community-wide consultation no specific targeted activity undertaken
Q7. Please state how you have publicised the results of these consultation exercises, and what action you have taken in response	
R	Consultation events have been publicised on the Council's website, Our Enfield, individual newsletters of representative organisations such and Enfield Voluntary Action, and all Registered Social Landlords with properties in the area. A door to door leaflet drop of every business and residential property within the action plan area. A Consultation Statement publicising a summary of the comments received during the Towards Pre-submission stage is also available to view on the Council's website.
D	As above
G	As above
A	As above
F	As above
S	As above
T	As above
M	As above
P	As above

Section 3 – Assessment of impact

Q8. Please describe any other relevant research undertaken to determine any possible impact of the proposed change

The extensive amount of community engagement work carried out on the draft and Proposed Submission NCAPP helped to assess the potential impact of the policies and proposals on different groups and the results of the consultation on the draft and Proposed Submission plan have supported the content of the Submission Draft NCAAP.

We also prepared a Sustainability Appraisal of the NCAAP which is a process to assess the potential economic, social and environmental impacts of the proposals.

As different proposals and projects come forward in the NCAAP it will be necessary to assess their impact on different equalities groups and local residents. Individual project EQIAs may also be required.

See Appendix 1 for detailed information on the NCAAP policies and proposals and their potential impact on different equalities groups.

Q9. Please list any other evidence you have that the proposed change may have an adverse impact on different disadvantaged groups in the community

R See Appendix 1 for detailed information on the NCAAP policies and proposals and their potential impact on different equalities groups.

D	As above
G	As above
A	As above
F	As above
S	As above
T	As above
M	As above
P	As above

Q10. Could the proposal discriminate, directly or indirectly, and if so, is it justifiable under legislation?

The policy structure of the NCAAP is designed to be inclusive of all equality groups in the area. However there is the possibility of potential indirect discrimination through individual project proposals that come forward. This will be addressed through close monitoring and evaluation on a site by site proposal basis.

Q11. Could the proposal have an adverse impact on relations between different groups? If so, please describe

The policy structure of the NCAAP is designed to be inclusive of all equality groups in the area. There are no immediate adverse impacts from the proposals. However this will be monitored through the delivery and implementation process of individual projects.

Q12. How could this proposal affect access to your service by different groups in the community?

R	NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups. See Appendix 1 for detailed information on the NCAAP policies and proposals and their potential impact on different equalities groups.
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D	As above
G	As above
A	As above
F	As above
S	As above
T	As above
M	As above
P	As above

Q13. How could this proposal affect access to information about your service by different groups in the community?

R	<p>The demographic data showed that there are large numbers of Turkish and Somali residents in the area. In terms of consultation on the previous draft NCAAP, we held community language forums to ensure residents were able to participate in the consultation.</p> <p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p>
D	<p>Wheelchair accessible venues were selected for consultation events and meetings with the local community at the previous stage of consultation.</p> <p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p>
G	<p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p>
A	<p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p> <p>We held engagement activities aimed specifically at young people through schools and youth groups and elderly people through community groups.</p>
F	<p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p> <p>The consultation on the previous draft was publicised with the various faith groups in the area.</p>
S	<p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p>
T	<p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p>
M	<p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p>
P	<p>NCAAP has been prepared to be an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p>

Section 4 – Tackling socio-economic inequality

Q14. Will the proposal in any way specifically impact on communities disadvantaged through the following socio-economic factors? Please explain below. If it does not, please state how you intend to remedy this (if applicable to your service), and include it in the action plan

Communities living in deprived wards/areas

The NCAAP policy approach is inclusive and recognises the key elements of the vision to create sustainable communities of the future in the North Circular area.

Addressing the years of blight and poor environment in parallel with tackling deprivation issues in the area will bring positive impacts for equality groups.

The spatial framework will allow comprehensive delivery of new development that meets the needs of the demographic in the area.

There is recognition of strengthening the area's three neighbourhood places of Arnos Grove/New Southgate, Bowes Road, and Green Lanes, each of which are centred on clusters of commercial activity which provide sustainable locations for higher density new developments that will bring with them the opportunity to provide new local facilities and employment.

People not in employment, education or training

The NCAAP policy approach recognises that the future economic prosperity and diversity of the area is vital. By identifying the potential opportunity sites for development will enable a strong economy to develop that can provide employment opportunities for all sections of the community including all equalities groups.

The AAP identifies a range of mixed use development sites across the NCAAP and highlights the prospect of significant job creation opportunities for local residents. Improving economic opportunities within the NCAAP area will particularly help those of working age currently on Job Seekers Allowance and the younger population seeking job opportunities close to home. These wide ranging opportunities are considered important to help mitigate against the potential loss of floorspace for more traditional manufacturing based activities in the area.

People with low academic qualifications

Improvements in educational infrastructure, creating a positive learning environment and improving the overall quality of life in the area will help achieve higher educational attainment levels.

The policy approach of the NCAAP is consistent with the Council's Core Policy and is intended to meet the range of identified educational needs of children and young people. The policy will positively impact the lives of children and young people and those on low incomes.

The policy approach ensures appropriate provision is made for additional school places required to meet increased demand as sites are developed and families move in.

People living in social housing

The overall policy approach of the NCAAP will ensure a positive cumulative impact for people in social housing by providing a range of services that will improve the quality of life in the area.

Meeting the future housing needs in the borough is a Council priority. The NCAAP policy approach seeks to identify potential refurbishment and new residential/mixed use development opportunities in the area. The approach is inclusive to all groups and

communities and seeks to create a balanced approach to future residential development by matching new housing with existing and projected household profiling.

Developers will have to take full account of the Core Strategy policy requirement to provide 40% affordable housing across the housing sites within the AAP area and the need to provide sufficient larger units that can meet the needs of family housing.

Lone parents

The NCAAP policies are inclusive of all groups in the area. The cumulative impact of policies on lone parent families will be positive with improvements to a range of social infrastructure.

People on low incomes

The cumulative impact of the NCAAP objectives will ensure equitable outcomes for people on low incomes in the community through coordinated delivery of social, economic, educational, physical and environmental infrastructure.

The vision and spatial strategy recognise the diversity within the communities in the North Circular Road area and the need to reduce inequalities that exist and deliver new housing and jobs. The approach is closely linked to Enfield's Sustainable Community Strategy in promoting social inclusion and tackling deprivation.

People in poor health

The NCAAP policy approach seeks to ensure that there is adequate healthcare provision appropriate to the need and location and will have a positive impact on all equality groups in the area. Particularly the elderly and disabled groups who require good access to primary care services.

Through the early stages of consultation of NCAAP the potential detrimental impact of new development and its corresponding additional draw on local health services was highlighted.

The Proposed Submission Draft NCAAP has responded by identifying suitable sites to deliver healthcare facilities and the Council will work with service providers to enable delivery of such facilities in conjunction with new development that will improve the overall health of people in this area.

Any other socio-economic factor

NO

Section 5 – Impact on staff

Q15. How have you consulted, or otherwise engaged with, all relevant staff about this proposal (including any staff on sickness or maternity leave)?

The NCAAP has been available for comment to all relevant departments/staff throughout the various stages of preparation.

A dedicated NCAPP officer steering group was set up with representation from a number of Council departments as required.

Q.16 If your proposal involves a staff restructuring, how have you discussed

this with relevant trade unions?

Not Applicable

Q17. Does job matching of existing staff against the new proposed staff structure, following any assimilation process, indicate that any particular groups of staff are adversely affected more than others?

R	NO
D	NO
G	NO
A	NO
F	NO
S	NO
T	NO
M	NO
P	NO

Q.18 Are there any proposed changes to working hours, work locations or duties likely to have a negative impact on particular groups of staff?

R	NO
D	NO
G	NO
A	NO
F	NO
S	NO
T	NO
M	NO
P	NO

Section 6 - Miscellaneous

Q19. Do you plan to publicise the results of this assessment? Please describe how you plan to do this

The results of this assessment will be published alongside the NCAAP and made available on the Council's website.

Q20. How and when will you monitor and review the effects of this proposal?

The implementation and success of NCAAP policies will be monitored through the Local Plan Monitoring process.

Action plan template for proposed changes to service, policy

Proposed change to, or new, service, policy: **North Circular Area Action Plan (NCAAP) Proposed Submission Draft, February 2013**

Team: **Strategic Planning and Design**

Department: **Regeneration, Leisure and Culture (RLC)**

Service manager: **Joanne Woodward**

Issue	Action required	Lead officer	Timescale	Costs	Comments
Cabinet/Council approvals – six-week statutory consultation	Following approval of this version of the AAP targeted consultation with stakeholders in the area will be arranged	Neeru Kareer – Principal Planning Policy Officer	March 2013 – May 2013	Strategic Planning and Design budget.	Public consultation on the Proposed Submission Draft North Circular Area Action Plan ran from Wednesday 10th April until 5.00pm until Wednesday 29th May 2013. A community event was held in the AAP area to launch the document and raise awareness in the community as to the Council's future regeneration objectives for the area. (9 th March 2013)
Further proposed recommended changes to the Area Action Plan following consultation	Following consultation any significant changes will be set out in a separate document	Neeru Kareer – Principal Planning Policy Officer	May 2013 – August 2013	Strategic Planning and Design budget.	Following the six- week public consultation, minor typographical and update changes have been made to the Proposed Submission Draft that are presented as a schedule of Post

					Publication Changes that will form part of the submission documents. There are no material changes to the Predictive EqIA assessment carried out in February 2013.
Submission to the Secretary of State and Examination in Public	The AAP with all supporting documentation will be submitted and tested through examination. This may involve representations from third parties	Neeru Kareer – Principal Planning Policy Officer	August 2013	Strategic Planning and Design budget.	<p>The Predictive EqIA of February 2013 has been reviewed following public consultation on the Proposed Submission draft. There are no material changes to the to the EqIA assessment to report just updates to consultation carried out and informing Action Plan.</p> <p>This final EqIA will be submitted alongside the Submission NCAAP for Independent Examination and will be made available on the Council's website, Libraries and Civic Centre for inspection.</p>
Inspector's Report - potential changes and Adoption Process	<p>The report will draw conclusions from the examination process and make recommendations.</p> <p>The AAP will be finalised taking account of</p>	Neeru Kareer – Principal Planning Policy Officer		Strategic Planning and Design budget.	

	recommendations and then taken through the Council adoption process				
Monitoring the delivery of individual projects and assessing the impact of proposals	Individual projects will be progressed working with landowners and developers taking account of the adopted AAP policies.	Neeru Kareer – Principal Planning Policy Officer Lovelace Poku Neighbourhood Regeneration		Regeneration Capital Budget	

APPROVAL BY THE RELEVANT ASSISTANT DIRECTOR - NAME: Neil Rousell SIGNATURE..........

Are groups affected because of:
(Key: Yes or No and +/- impact and O = Neutral)

Appendix 1: Assessment of North Circular Area Action Plan Vision, Spatial Strategy and Policies

Section 2										
Vision and Spatial Strategy	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>By 2026 the North Circular area will be transformed from one disconnected by an unforgiving road corridor and dominated by derelict housing to one characterised by strong and thriving local communities, high quality new and refurbished housing areas connected by streets better designed to meet the needs of all users and modes of transport. These local communities will be serviced by a network of vibrant local commercial centres and community facilities.</p> <p>The Ladderswood Estate and wider New Southgate area will be comprehensively redeveloped to create a new community of high quality homes with a wide and balanced range of types and tenures served by a new local commercial centre and improved community facilities.</p> <p>New and improved pedestrian and cycle routes that are safe and attractive will provide important links to the commercial and community clusters and create an accessible network of green spaces. These spaces will help provide better linkages between communities currently divided by the North Circular Road.</p> <p>The North Circular corridor will be an exemplar of how sustainable communities can live alongside one of London's principal distributor roads with the benefit of carefully designed new development and environmental measures.</p> <p>These neighbourhoods will be desirable places to live, will support the general health and well being of their residents and provide existing and new communities with high quality new and improved housing, supported by local services and jobs, improved transport and access to high quality open spaces.</p> <p>Objectives:</p> <ul style="list-style-type: none"> -Neighbourhoods -Housing and Jobs -Movement -Environment -Infrastructure -Phasing and Delivery 	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>The vision and spatial strategy recognise the diversity within the communities in the North Circular Road area and the need to reduce inequalities that exist and deliver new housing and jobs. The approach is closely linked to Enfield's Sustainable Community Strategy in promoting social inclusion, tackling deprivation.</p> <p>The cumulative impact of the objectives aims to ensure equitable outcomes for all groups in the community through coordinated delivery of social, economic, educational, health, physical and environmental infrastructure.</p>

Are groups affected because of:
(Key: Yes or No and +/- impact and O = Neutral)

Policy	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>POLICY 1 NORTH CIRCULAR AREA ACTION PLAN AREA</p> <p>The North Circular Area will comprise attractive sustainable neighbourhoods where people will choose to live in communities that enjoy a high quality environment, new and refurbished homes and excellent transport links. Existing and new residents will support the network of centres which provide for the day to day retail and community needs of the area.</p> <p>New development should contribute towards achieving the vision and objectives for the area. The Council will seek to ensure new development within the area contributes positively to the delivery of the spatial framework and development principles set out in this AAP.</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>The policy approach is inclusive and recognises the key elements of the vision to create sustainable communities of the future in the North Circular area.</p> <p>Addressing the years of blight and poor environment in parallel with tackling deprivation issues in the area will bring positive impacts for equality groups.</p> <p>The spatial framework will allow comprehensive delivery of new development that meets the needs of the demographic profile of residents in the area.</p> <p>There is recognition of identifying and strengthening the area's three neighbourhood places of Arnos Grove/New Southgate, Bowes Road, and Green Lanes, each of which aim to serve as a community hub of social and commercial activity and provide sustainable locations to their respective neighbourhoods .</p>

Section 3										
Policy	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>POLICY 2 NEW AND REFURBISHED HOMES</p> <p>Identified sites within the North Circular AAP area have the potential to deliver approximately 1,300 new homes within the plan period to 2026. In addition to this, existing vacant housing along the North Circular corridor is currently being brought back into use.</p>	Y+	Y+	O	O	Y+	O	O	Y+	Y+	<p>The policy approach seeks to identify potential refurbishment and new residential/mixed use development opportunities in the area. The approach is inclusive to all groups and communities and seeks to create a balanced approach to future residential development by matching new housing with existing and projected household profiling.</p> <p>Taking full account of the requirement to provide 40% affordable housing across the housing sites within the AAP area and the need to provide sufficient larger units that can meet the needs of family housing. This is likely to impact some sections of the equality groups more positively, such as Marriage, pregnancy and some faith groups and ethnic groups that require larger homes. Others groups will see a neutral impact.</p>

Are groups affected because of:
(Key: Yes or No and +/- impact and O = Neutral)

Policy	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>POLICY 3 CREATING AND PROTECTING LOCAL JOBS IN THE NORTH CIRCULAR AREA</p> <p>The Council would support the redevelopment of the former Labour Exchange site on the south-east corner of the junction between the North Circular Road and Green Lanes. The site is considered suitable for a range of commercial uses including office and other business uses and the creation of new jobs for local people will be an important consideration.</p>	O	Y+	Y+	Y+	Y+	O	O	Y+	O	<p>The future economic prosperity and diversity of the area is vital. By recognising potential opportunity sites will enable a strong economy to develop that provides employment opportunities for all sections of the community including all equalities groups.</p> <p>The AAP identifies a range of mixed use development sites across the NCAAP and highlights the prospect of significant job creation opportunities for local residents. Improving economic opportunities within the NCAAP area will particularly help those of working age currently on Job Seekers Allowance and the younger population seeking job opportunities close to home. These wide ranging opportunities are considered important to help mitigate against the potential loss of floorspace for more traditional manufacturing based activities in the area.</p>
<p>POLICY 4 LOCAL EDUCATION</p> <p>The development of new homes within the NCAAP area will be expected to contribute towards the provision of primary and secondary school places commensurate with the expected additional demand on school places, as set out in the Council's S106 Supplementary Planning Document.</p> <p>The creation of additional pupil places at Garfield Primary School and Broomfield Secondary School will be supported. The Council will continue to coordinate the provision of school places with neighbouring boroughs and the potential to increase capacity in other nearby schools will be explored as the need arises. The Council will keep under review its Primary and Secondary School strategies.</p>	O	O	O	Y+	O	O	O	Y+	Y+	<p>The policy approach is consistent with the Council's Core Policy and is intended to meet the range of identified educational needs of children and young people. The policy will positively impact the lives of children and young people and those in marriage and pregnancy.</p> <p>The policy approach ensures appropriate provision is made for additional school places required to meet increased demand as sites are developed and families move in to the area.</p>
<p>POLICY 5 PROVISION OF MODERN HEALTHCARE FACILITIES</p> <p>Development of 10 residential units or more will be expected to contribute towards the provision of health facilities within the NCAAP area, and financial contributions will be calculated using the NHS Healthy Urban Development Unit Model, as set out in the Council's S106 Supplementary Planning Document.</p> <p>Health uses are appropriate in district and local centre locations and areas with good levels of public transport accessibility. The development of a new Walk-In Centre at Coppicewood Lodge will be supported, as would a new</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>The policy approach seeks to ensure that there is adequate healthcare provision appropriate to the need and location and will have a positive impact on all equality groups in the area. Particularly the elderly and disabled groups who require good access to primary care services.</p> <p>Through the early stages of consultation of NCAAP the potential detrimental impact of new development and its corresponding additional</p>

Are groups affected because of:
(Key: Yes or No and +/- impact and O = Neutral)

<p>medical centre as part of the redevelopment and reuse of the Southgate Town Hall site. In addition, the potential of a new shared health facility on the ground floor of Bowes Road Library for Sexual Health/Physiotherapy services is also under consideration subject to feasibility testing, and access and parking arrangements.</p>										<p>draw on local health services was highlighted.</p> <p>The Proposed Submission Draft NCAAP has responded by identifying suitable sites to deliver healthcare facilities and the Council will work with service providers to enable delivery of such facilities in conjunction with new development.</p>
<p>Policy</p> <p>POLICY 6 HIGH QUALITY DESIGN OF NEW DEVELOPMENT</p> <p>New development and public realm interventions within the NCAAP area will be high quality and design led in their approach, taking careful account of urban context and reinforcing local distinctiveness. Of particular importance is that new development on sites along the North Circular Road must address the road directly with doors, windows and balconies and appropriate boundary treatment which responds positively to the route and treats it as a 'front'.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>The policy approach aims to improve and maintain the quality of the built environment through encouraging innovation in building design and the public realm, particularly where this contributes to community cohesion and local distinctiveness. Responding to the harsh environment of the NCR is seen as key design consideration.</p> <p>Strengthening local community distinctiveness and improving environmental conditions will positively contribute to the living conditions of most deprived areas of the community.</p>
<p>Policy</p> <p>POLICY 7 BUILDING HEIGHTS AND DEVELOPMENT DENSITIES</p> <p>Building heights should generally respect and respond positively to local context. Taller buildings are generally only considered appropriate within identified centres across the AAP area as these locations are considered more sustainable. Taller buildings should positively support the legibility and economic vibrancy of these centres and the area generally whilst protecting the amenities of existing residents and businesses. There are also a number of points of transition across the AAP area where taller building would help aid legibility and could, if carefully planned, help mitigate the environmental impact on existing communities of the road corridor. Away from these appropriate locations, new development should not exceed the predominant building height in the local vicinity, and in most cases this will be two storeys.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>The policy approach seeks to create a balance between the existing environment and new development with appropriate densities and tall buildings in locations that improve the character and legibility of the area.</p> <p>There is the potential that new development will help mitigate the environmental impact of the road corridor on existing communities. The policy impact is most likely be neutral.</p>
<p>Policy</p> <p>POLICY 8 TRANSPORT AND MOVEMENT IN THE NCAAP AREA</p> <p>The Council will continue to work closely with Transport for London on assessing the efficiency of the strategic road network in the area and the traffic impact of the A406 on the immediate and nearby secondary road network. With the recent Safety and Environment scheme now successfully</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>The policy approach is positive towards embracing any future opportunities that may arise through development to improve the public realm.</p> <p>Removing the blight created by the historical safeguarding of lane now allows for</p>

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<p>implemented, no further major works are planned for this part of the strategic road network. The Council will, however, assist in the preparation of the Major of London Roads Task Force's forthcoming Road Strategy. In so doing and alongside Transport for London, the Council will consider how further improvements to the network can be delivered as opportunities to do so arise.</p>											<p>regeneration opportunities to take place and environmental conditions improved for all.</p> <p>Accessibility in the NCAAP area has been improved recently by Transport for London's safety and environment scheme along the North Circular Road which has delivered improved facilities for pedestrians, cyclists, and introduced bus priority measures. All groups aim should be positively impacted by these improvements, particularly those that are less car-dependent and rely on safe passage by foot, cycle and public transport such as young people and the elderly.</p>
<p>Policy</p> <p>POLICY 9 ENVIRONMENTAL MITIGATION – AIR QUALITY AND NOISE POLLUTION</p> <p>New buildings should address the North Circular Road with windows and doors facing and accessed directly from this main road. The internal planning of new development should position living and sleeping accommodation away from the most polluted side of the development. Housing design should encourage natural ventilation so that cleaner air is drawn into buildings from less polluted sides of the development. Landscape and biodiversity proposals will also play an important role in the mitigation of pollution.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>The policy approach is positive towards dealing with air quality and noise pollution issues of the North Circular Road through future development opportunities.</p> <p>Improvements to the internal design of buildings, landscape and biodiversity will have a positive impact on the health and environment of the whole population including all the equality groups within existing and future communities in the area.</p>	
<p>Policy</p> <p>POLICY 10 OPEN SPACES, WATERWAYS AND THE BLUE RIBBON NETWORK</p> <p>New development should make appropriate contributions to improving the quality of the existing open space network across the NCAAP area. Opportunities to improve the network of spaces alongside the area's waterways are a priority in this regard.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>The policy approach is positive towards maximising the natural environment for recreation. Accessible provision will reduce the need for people to travel, making it easier for those with disabilities, the young and elderly groups, and those on low incomes.</p>	

Section 4

Are groups affected because of:
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Policy	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>POLICY 11 THREE NEIGHBOURHOOD PLACES</p> <p>Within the North Circular AAP there are three 'neighbourhood places', each serving their respective local communities. The three neighbourhood places and the key priorities for them are as follows:</p> <p>1 Arnos Grove/New Southgate - neighbourhood place – where the priority is the delivery of the New Southgate masterplan SPD which is focussed around the regeneration of the Ladderswood Estate in partnership with local residents;</p> <p>2 Bowes Road neighbourhood place – where redevelopment will be focussed on sites no longer set aside for a road widening scheme. There are two key opportunities in this area. Firstly, to strengthen the Telford Road/ Bowes Road junction where significant land is available for redevelopment. Secondly there is scope to bring forward mixed use development in the Ritz Parade area to seek to ensure it better meets some of the everyday shopping and community needs of local people. Further revisions to the boundary of the defined Bowes Road Larger Local Centre are made.</p> <p>3 Green Lanes neighbourhood place – the focus of opportunity is on the north side of the junction with the A406 where mixed use higher density development could help strengthen this key junction on this important commercial spine.</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>All sections of the community will benefit from this policy approach. Strengthening the role of the identified local centres in the NCAAP area will have a positive impact on all equality groups in the area.</p> <p>It will tackle social exclusion to some degree by providing new homes, new jobs, services and improvements to transport and the public realm.</p> <p>In particular it would benefit those who do not have access to a car or are less independently mobile, for example the elderly, young and disabled.</p>
<p>POLICY 12 ARNOS GROVE / NEW SOUTHGATE NEIGHBOURHOOD AREA</p> <p>Key principles that will guide change in the New Southgate/Arnos Grove neighbourhood place are as follows:</p> <p>1 Development sites – the following development sites are identified which have the scope to deliver a mix of uses including new high quality housing, employment uses, community facilities and a limited amount of new retail.</p> <ul style="list-style-type: none"> • Ladderswood Estate; • The Western Gateway sites which include the Homebase site, the gasholder site and the Topps Tiles site; • New Southgate Station/Friern Barnet Road; • Coppicewood Care Home site; and • Arnos Grove station land. <p>Across these sites there is potential for approximately 750 additional new dwellings, community facilities and new commercial/retail floorspace.</p> <p>2 Townscape – the Ladderswood and Western Gateway areas</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>The policy approach will help to reduce disadvantages and improve access to opportunities for all equalities categories in the Arnos Grove and New Southgate neighbourhood areas.</p> <p>The identified development sites have the scope to deliver a mix of uses including new high quality housing, employment uses, community facilities and a limited amount of new retail.</p>

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<p>400 dwellings in total (net increase of approximately 240).</p> <p>5 Redevelopment should deliver new onsite community facilities of approximately 300sqm.</p> <p>6 Where possible, new commercial floorspace adjacent to the retained part of the New Southgate Industrial Estate.</p> <p>7 CHP should be provided as part of the scheme and be able to feed into surrounding developments as they come forward as part of a district heating network.</p>										<p>A minimum of 300 sqm flexible community space will be provided and managed on-site.</p>
<p>Policy</p> <p>POLICY 14 WESTERN GATEWAY (SITE NUMBER 2, 3 AND 4)</p> <p>Redevelopment of the retail warehousing and gasholder site provides a major opportunity to deliver a landmark development at this key gateway to the Borough. Taking full account of the guidance contained within the New Southgate Masterplan, new development should take account of the following:</p> <p>1 Great emphasis must be placed on delivering a scheme of the highest architectural quality on this most prominent site.</p> <p>2 The mixed use development of the site should deliver housing, commercial space, community facilities and retail development, subject to the provisions of the sequential test.</p> <p>3 The gasholder site presents the opportunity for a taller building of up to 10 storeys. The Station Road frontage should also present a strong urban edge with building rising to 6 storeys. Within the main part of the site development should be more modest in scale with heights typically being approximately 2-4 storeys.</p> <p>4 Station Road should be enhanced to ensure it presents an environment less dominated by the car and more conducive to a high quality living environment.</p> <p>5 There is an opportunity to deliver a new neighbourhood square which would create a new focal point for the development. Links to other improved public open space will be created and enhanced.</p> <p>6 The site has the capacity to deliver approximately 360 new dwellings of a mixed tenure and size.</p> <p>7 Best located adjacent to the railway embankment, there is potential for approximately 3,500sqm of new commercial floorspace.</p> <p>8 The masterplan also accounts for approximately 500sqm of flexible space which would be occupied by small local shops to serve this new community.</p>	<p>Race</p> <p>Y+</p>	<p>Disability</p> <p>Y+</p>	<p>Gender</p> <p>Y+</p>	<p>Age</p> <p>Y+</p>	<p>Faith</p> <p>Y+</p>	<p>Sexual Orientation</p> <p>Y+</p>	<p>Transgender</p> <p>Y+</p>	<p>Marriage</p> <p>Y+</p>	<p>Pregnancy</p> <p>Y+</p>	<p>Analysis</p> <p>The redevelopment of sites at the Western Gateway guided by the New Southgate Masterplan will have a positive impact on all of the equality groups in the area.</p> <p>The density ranges with new development will create a balanced environment with a sense of arrival. It will include a range of dwelling typologies and elements of mixed-use including community facilities and commercial floorspace together with public realm improvements that will improve the overall character of the area.</p>

Are groups affected because of:
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<p>Policy</p> <p>POLICY 15 NEW SOUTHGATE STATION AREA (SITE 5)</p> <p>The site presents potential for mixed use development with commercial uses on lower floors and apartments above. Taking full account of the guidance contained within the New Southgate Masterplan, new development should take account of the following:</p> <p>1 New improved public space at the area around the station entrance.</p> <p>2 High quality design with emphasis on responding positively to the local context of Friern Barnet Road commercial frontage.</p> <p>3 Commercial/retail uses most appropriate adjacent to the station and on the Friern Barnet Road frontage where there is potential for the building to form an extension to the proposed local centre designation at New Southgate.</p> <p>4 Building heights of 4-5 storeys along Station Road rising to 6 storeys on Friern Barnet Road.</p> <p>5 Capacity for approximately 80 apartments with scope for nearly 800sqm of ground floor commercial uses.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>The redevelopment of the New Southgate Station Area guided by the New Southgate Masterplan will have a positive impact on all of the equality groups in the area.</p> <p>Sensitive mixed use redevelopment improvements to commercial frontages and the public realm will improve the relationship between the station area and the local commercial parade along Friern Barnet Road which would strengthen the commercial viability of the area as a whole.</p>
	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	
<p>Policy</p> <p>POLICY 16 COPPICE LODGE CARE HOME SITE (SITE 6)</p> <p>The site presents potential for mixed use development across a number of buildings. Taking full account of the guidance contained in the New Southgate Masteplan, new development should take account of the following:</p> <p>1 New development should include a mix of uses including residential development and community uses. A limited amount of ancillary retail floorspace which addresses Bowes Road may also be considered appropriate.</p> <p>2 Redevelopment of the site should deliver a new pedestrian route between Bowes Road and Grove Road.</p> <p>3 Building heights of up to a maximum of 5 storeys, taking account of the setting of the former church building and the relationship with the houses to the east along Bowes Road and other dwellings in the area.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>The redevelopment of the Coppicewood Lodge Care Home site guided by the New Southgate Masterplan has the potential to have an overall positive – neutral impact on all of the equality groups in the area.</p> <p>It is recognised that the existing care home facility on the site is not fit for purpose and does not meet current standards. If alternative accommodation can be found elsewhere the site could deliver a mix of uses or a health care facility.</p> <p>Providing new community infrastructure on this site would have wider social and community benefit and provide for a positive impact.</p>
	Y+/-	Y+/-	Y+/-	Y+/-	Y+	Y+	Y+	Y+	Y+	

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	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>4 Capacity for approximately 23 dwellings and 1,500sqm of community/retail floorspace.</p>										
<p>Policy</p> <p>POLICY 17 ARNOS GROVE STATION SITE (SITE 7)</p> <p>The site presents potential, subject to further discussions with TfL, for land currently used for surface parking to be released for redevelopment. Any new development would need to respect the setting of the Grade II listed station building. Taking full account of the guidance contained within the New Southgate Masterplan, new development should take account of the following:</p> <p>1 Site west of the station has scope to be redeveloped for a mixed use housing-led development on the assumption that parking capacity on the site east of the station is expanded to compensate for loss.</p> <p>2 There is an opportunity to provide commercial/retail units on the Bowes Road frontage to help improve the arrival experience.</p> <p>3 The setting of the station building will need to be respected. This can be achieved by setting the building line of new development back so views from the local centre of the building are not interrupted.</p> <p>4 Including the Arnos Resource Centre site on the opposite side of Bowes Road, there is scope for approximately 50 new dwellings including a mix of apartments and houses together with scope for approximately 1,500sqm of commercial floorspace across the sites.</p>	Y+	Y+/-	Y+	Y+/-	Y+	Y+	Y+	Y+	<p>Analysis</p> <p>The potential for mixed use redevelopment of the Arnos Grove Station site would have an overall positive impact on all of the equality groups in the area. However the potential reduction in car parking provision may result in a negative impact for some equality groups that are dependent of the car parking for commuter travel, travelling with children and those less mobile.</p> <p>Improvements to the Arnos Grove Station entrance will provide positive impact and improve accessibility for those with mobility impairments.</p>	
<p>Policy</p> <p>POLICY 18 ARNOS POOL, BOWES ROAD LIBRARY AND ARNOS MEDICAL CENTRE (SITE 8)</p> <p>Any new development would be required to protect and enhance the existing Grade II listed buildings, and should take account of the following:</p> <p>1. There is an opportunity to extend the existing medical centre building which would improve the range and quality of community facilities on the site.</p> <p>2. Any extension to the medical centre should be to the north of the existing building and improve the visibility and profile of the facilities from Bowes Road.</p> <p>3. Any proposal for new development on the site should</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>Analysis</p> <p>Overall the intention to promote this site for further enhanced community and health needs would have a positive impact on all equality groups. In particular the elderly and disabled groups who require good access to primary care services. Enfield Community Services have identified a local need to improve access to family and sexual health services and mental health services, therefore certain age, marriage disability and gender profile groups may see more of a positive impact.</p>	

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include the retention of the existing open space and important landscape features and include a landscaping scheme that enhances the setting of the buildings.											
<p>Policy</p> <p>POLICY 19 BOWES ROAD NEIGHBOURHOOD PLACE</p> <p>Key principles that will guide change in the Bowes Road neighbourhood place are as follows:</p> <p>1 Development sites – the following development sites are identified which have the scope to deliver a mix of uses including new high quality housing, employment uses, community facilities and a limited amount of new retail.</p> <ul style="list-style-type: none"> • Telford Road sites; • Telford Road/Bowes Road corner sites • Bowes Road/Wilmer Way sites • Ritz Parade sites • Bowes Road sites <p>Across these sites there is potential for approximately 250 additional new dwellings, with some scope for new commercial/retail floorspace and community facilities.</p> <p>2 Townscape – the area is characterised by predominantly two storey traditional/street based housing neighbourhoods. The transition into and beyond the area is marked by two threshold points at the A406 Telford Road/Bowes Road and the Bowes Road/Green Lanes junctions.</p> <p>3 Activities – developments will generally be housing led with scope for mixed used development within identified commercial centres and at key nodes/thresholds.</p> <p>4 Public realm and open space – the priority will be to improve access to and the quality of the existing network of waterways. Development in areas of open space deficiency will be required to contribute towards the improvement of existing open space. Providing access to and improving the quality of spaces along the New River corridor are considered a priority in this regard.</p> <p>5 Infrastructure – the significant planned residential growth in this area must be supported by appropriate contributions to the provision of community infrastructure in accordance with Policy 3 above.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis	
	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>The potential for redevelopment of sites within the Bowes Road area will have a positive impact on all of the equality groups in the area.</p> <p>The identification of sites through NCAAP will remove uncertainty for future regeneration prospects of the area. It will assist to deliver mixed use development comprising housing, commercial floorspace, community facilities, open space and public realm improvements.</p> <p>Delivery of sites will provide future economic viability to the local centres and shopping parades in the area and will improve overall accessibility to them.</p>

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Policy	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>POLICY 20 TELFORD ROAD SITES (SITE 9);</p> <p>This is a small collection of already cleared housing opportunity sites with frontage to Telford Road. Key principles to be taken into account in new development proposals include:</p> <p>1 Respecting the prevailing local character of the area.</p> <p>2 In so doing, building heights should not higher that 3 to 4 storeys with the higher part of the building making use of the change of levels across the site and the opportunity to strengthen the turn of a street corner.</p> <p>3 Buildings should directly address Telford Road with doors and windows.</p> <p>4 Boundary treatments should be appropriate to the area and ensure there is a clear distinction between the public and private realms.</p> <p>5 Improving residential amenity – new infill development provides the opportunity to help mitigate the impacts of the North Circular Road on existing housing in adjacent streets.</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>The redevelopment of identified sites will have an overall positive impact on all of the equality groups in the area.</p> <p>Through sensitive infill redevelopment there is the potential to improve the residential amenity of existing housing, mitigate the impacts of the North Circular Road.</p>
<p>POLICY 21 TELFORD ROAD/BOWES ROAD CORNER SITES (SITE 10)</p> <p>This is a key junction and point of transition along the North Circular Road. New development should help define and enclose this junction. Key principles to be taken into account in new development proposals include:</p> <p>1 New housing development providing a range of dwelling types with the opportunity for some houses at the rear and apartments on the main road frontage.</p> <p>2 High quality new development of up to 5 storeys in height which directly addresses the main road is considered appropriate.</p> <p>3 On the land away from the central corner area and to the rear particular car is required to ensure the amenities of existing residents are protected. Three storey residential development would be more appropriate in these locations.</p> <p>4 The design of new housing development must respond to townscape, views, approach from all directions given the exposed and prominent nature of this site.</p> <p>5 In view of the traffic dominated environment around this junction and the new pedestrian bridge, the pedestrian environment is particularly important. Boundary treatments</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>The scope for new housing development on these key corner sites would have an overall positive impact on all of the equality groups in the area.</p> <p>New development has the potential to improve residential amenity of existing residents and mitigate negative impacts of air and noise pollution through landscaping and boundary treatments.</p>

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Policy	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>POLICY 23 RITZ PARADE (SITE 12)</p> <p>Mixed use development opportunities exist on sites either side of the central section of the parade. Key principles relevant to the redevelopment of these sites include:</p> <p>1 Redevelopment will retain and strengthen the commercial frontage at ground floor.</p> <p>2 On the west side, there is significant scope to incorporate a new modestly sized foodstore with some parking to the rear which would serve the centre as a whole and two storeys of flats above.</p> <p>3 On the east side redevelopment should benefit from bringing the existing parking area into everyday use so this area can benefit the viability of the centre more directly.</p> <p>4 On the west side there is potential for smaller commercial units on the ground floor with two storeys of flats above.</p> <p>The sites either side of the central part of the Ritz Parade has potential for a total of approximately 28 new residential dwellings which represents a net increase of approximately 20 units.</p> <p>The comprehensive redevelopment of the parade is being promoted, in accordance with Core Policy 30, a planning/development brief for the site will be required to help guide development proposals. This brief should be prepared with the benefit of the active involvement of the local community.</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>Redevelopment of the parade will have an overall positive impact on all of the equality groups in the area and increase convenience goods provision.</p> <p>The viability of the parade will be improved through maximising development opportunities.</p>
<p>POLICY 24 BOWES ROAD SITES (SITE 13 – POWYS LANE TO BROOMFIELD ROAD)</p> <p>This large site will deliver a range of housing types and present a strong built edge to Bowes Road taking advantage of existing access points into the site. Key principles relevant to the redevelopment of these sites include:</p> <p>1 Provision of high quality new housing which delivers a range of housing types.</p> <p>2 New housing should directly address and be accessed from Bowes Road with windows and door facing the street and providing activity.</p> <p>3 Development should take particular care to ensure the amenities of residents in surrounding streets are not adversely affected.</p> <p>4 The principal vehicular access point is from Powys Lane with access also access also being provided via Broomfield Road.</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>Development of this site will have an overall positive impact on all of the equality groups in the area and provide a choice of high quality housing.</p> <p>The open space network in the area will be improved that will be of benefit to the wider community.</p>

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<p>5 The mature trees on the site provide the opportunity to provide high quality shared open amenity space for the enjoyment of new and existing residents.</p> <p>6 Development should improve access to the local network of green spaces. In particular, there is also the opportunity to deliver improvements to the nearby small open space at the northern end of Russell Road.</p> <p>7 New development addressing Bowes Road should be 4 storeys with dwellings within the site reducing to three storeys.</p> <p>This large site has the capacity for the delivery of approximately 130 additional dwellings.</p>										
<p>Policy</p> <p>POLICY 25 GREEN LANES NEIGHBOURHOOD PLACE</p> <p>Key principles that will guide change in the Green Lanes neighbourhood place are as follows:</p> <p>1 Development sites – the following development sites are identified which have the scope to deliver a mix of uses including new high quality housing, employment uses, community facilities and new retail development.</p> <ul style="list-style-type: none"> • Southgate Town Hall site; • Green Lanes north sites; • Green Lanes/A406 junction site north west; • Green Lanes/A406 junction site north east; • Green Lanes/A406 junction site south west; • Green Lanes/A406 junction site south east; • Birchwood Court sites. <p>Across these sites there is potential for approximately 135 additional new dwellings supported by a range of commercial and other uses.</p> <p>2 Townscape – protection of and improvement to the Green Lanes commercial frontage is a priority, particularly south of the A406 junction. The strengthening of the junction with the A406 in townscape terms is another priority through the mixed use of opportunity sites on the north side of the junction.</p> <p>3 Activities – New development which strengthens the commercial uses along Green Lanes both north and south of the A406 will be strongly encouraged. Existing community uses should be maintained and supported wherever possible, with any refurbishment of buildings retaining community use.</p> <p>4 Public realm and open space – the public realm along Green Lanes should be improved. Green routes in the area should be strengthened, particularly the New River Path and other waterway routes. New development in areas of open space deficiency will be required to improve access to existing open</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>Redevelopment of sites in the Green Lanes area will have an overall positive impact on all of the equality groups in the area.</p> <p>There is scope to deliver new quality housing, employment uses, community facilities and new retail development that will benefit the wider community.</p> <p>The commercial viability of Green Lanes will be strengthened by improvements to the public realm and accessibility.</p>

Are groups affected because of:
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<p>space network. The waterside spaces along the New River corridor are a priority in this regard.</p> <p>5 Infrastructure – the significant planned residential growth in this area must be supported by appropriate contributions to the provision of community infrastructure in accordance with Policy 4 and Policy 5 above.</p> <p>This general policy should be read in conjunction with more specific policies for larger/more significant development sites within the Green Lanes neighbourhood place.</p>										
<p>Policy</p> <p>POLICY 26 SOUTHGATE TOWN HALL (SITE 14)</p> <p>In accordance with the Southgate Town Hall planning brief, the principal spaces in the former town hall and library building will be retained refurbished and/or converted with appropriate uses including community and office/commercial uses. The site is also appropriate for new high quality residential development on the Shapland Way and New River frontages.</p> <p>In addition to the refurbished floorspace, this site has the scope to deliver approximately 15 dwellings.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>Redevelopment of this site has the potential of an overall positive impact on all of the equality groups in the area.</p> <p>Community, office, commercial and housing will benefit the wider community and long term uses will be secured for the Town Hall building.</p>
<p>Policy</p> <p>POLICY 27 GREEN LANES SITES (SITES 15)</p> <p>Sites at the northern extents of the Green Lanes Large Local Centre provide an opportunity to establish a more distinct relationship between the Palmers Green District Centre and the Green Lanes Large Local Centre. The Council will therefore take a flexible approach to proposed ground floor uses on sites in this location. Key principles relevant to the redevelopment of these sites include:</p> <p>1 New development will present a strong and active built edge to Green Lanes with windows and doors addressing the street directly.</p> <p>2 Entirely residential schemes may be considered appropriate where they are of sufficiently high quality in terms of their design and materials.</p> <p>3 New buildings in this location should respect local townscape character and in doing so be approximately three or four storeys in height.</p> <p>4 New development opportunities will be expected to respond to the transitional nature of this active corridor.</p>	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	<p>Analysis</p> <p>Sensitive redevelopment of sites along Green Lanes will have an overall positive impact on all of the equality groups in the area.</p> <p>There is potential to strengthen this large local centre for the benefit of the wider community through improving the quality of design of new development and placing importance on delivering development that addresses the street scene in an appropriate manner.</p>

Are groups affected because of:
(Key: Yes or No and +/- impact and O = Neutral)

Policy	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>POLICY 28 GREEN LANES/A406 JUNCTION NORTH (SITES 16 AND 17)</p> <p>The parcels of land either side of Green Lanes on the north side of the junction with the A406 present major opportunities for a new development to address the prominent corner. Key principles relevant to the redevelopment of this site include:</p> <p>1 New development should contribute positively to the local townscape and take the opportunity to strengthen this prominent corner with high quality development.</p> <p>2 Both the Bowes Road and Green Lanes frontages should be addressed by new development.</p> <p>3 The site is appropriate for retail/commercial uses on the ground floor. Upper floors could accommodate a mix of new offices and residential development.</p> <p>4 It is appropriate for new development to be approximately four to five storeys in height at this important node and point of transition on the road corridor.</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>Redevelopment of these prominent corner sites will have an overall positive impact on all of the equality groups in the area.</p> <p>New development will contribute in improving the overall image, character and environment of the area to the benefit of the community.</p>
<p>POLICY 29 GREEN LANES/A406 JUNCTION SITE SOUTH WEST (SITE 18)</p> <p>This is a small housing opportunity site. Key principles relevant to the redevelopment of this site include:</p> <p>1 This cleared site presents an opportunity for a new housing development which continues the strong residential building line from the site's neighbouring Bowes Road houses.</p> <p>2 Boundary treatment will be important to ensure there is a clear distinction between public and private environments.</p> <p>3 There is scope to provide vehicular access to the site via the access lane on site immediately to the east, subject to negotiation and approval of relevant land owners.</p> <p>4 Buildings should be a maximum of three storeys.</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>Redevelopment of this site will have an overall positive impact on all of the equality groups in the area.</p> <p>The character of the area will be enhanced with continuation of building lines.</p>
<p>POLICY 30 GREEN LANES/A406 JUNCTION SITE SOUTH EAST (SITE 19)</p> <p>This former Labour Exchange site is suitable for commercial/office accommodation. Key principles relevant to the redevelopment of this site include:</p> <p>1 New commercial development will address the A406 directly</p>	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>Redevelopment of this site will have an overall positive impact on all of the equality groups in the area.</p> <p>The undeveloped site has the potential to deliver commercial/office floorspace that will contribute to the local economy.</p>

Are groups affected because of:
(Key: Yes or No and +/- impact and O = Neutral)

and create a strong street frontage at this key junction; and 2 The height of new building should be approximately three storeys.										
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Are groups affected because of:
(Key: Yes or No and +/- impact and O = Neutral)

Section 5										
INFRASTRUCTURE PRIORITIES AND DELIVERY MECHANISMS	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p>Key Infrastructure Requirements:</p> <ul style="list-style-type: none"> - Education - Provision of Flexible Community Infrastructure Space - Childcare Facilities - Play Development - Elderly Care - Provision of Health Infrastructure Space and Programmes - Open Space, Blue Ribbon Network, and Biodiversity Improvements - Transport and Sustainable Travel 	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	Y+	<p>The identified infrastructure priorities and delivery mechanisms will have a positive impact on all of the equality groups in the area.</p> <p>Education</p> <p>Through private sector development the Council will secure financial contributions to deliver improvements in community infrastructure provision to fulfil a range of social infrastructure requirements. With detailed requirements yet to be determined in liaison with community service providers.</p> <p>Childcare Facilities</p> <p>The NCAPP will ensure that as well as providing sufficient childcare facilities for three and four year old pre-school children, it will ensure that infrastructure provision caters for deprived younger children.</p> <p>The Council will keep the situation under continual review. The private sector may respond to fulfil this additional demand resulting from the planned housing growth and the AAP identifies a number of potentially suitable locations where such community facilities could be located.</p> <p>Play Development</p> <p>The Play Development Team (Community Access, Childcare & Early Years) has identified a need for an adventure playground within the area. The Council will look to ensure the delivery of this facility through wider development proposals.</p> <p>Elderly Care</p> <p>The Council will ensure new development opportunities take into account the needs of older residents in terms of security and mobility. In particular, new development will be minded to contribute towards the provision of appropriate community centres locally in the three neighbourhood places and the need for links to supportive community organisations to help older residents overcome social isolation.</p>

