



STATEMENT OF (UN) COMMON GROUND

Between

ENFIELD COUNCIL

AND

DHA PLANING ON BEHALF OF NEW LADDERSWOOD LLP (Rep No. 10)

In respect of North Circular Area Action Plan Post Hearing Session Changes December 2013.

This Statement of Common Ground has been prepared to identify areas of agreement and disagreement between Enfield Council and New Ladderswood LLP, as represented by dha Planning on matters relating to the Council's Submission Draft North Circular Area Action Plan (2013).

In Respect of Issue (Document Order)	Representation Ref. No
Policy 12 Arnos Grove / New Southgate Neighbourhood Place	55/ 10/001
Figures 13,14,15,16,17 & 18	56/10/002
Policy 13 Ladderswood Estate (SITE 1)	57/10/003
New Policy 13a New Southgate Industrial Estate	58/10/004

Areas of Agreement

Policy 13 Ladderswood Estate and Supporting text	57/10/003
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Both parties agree to the amendment of Part 4 of Policy 13 Ladderswood Estate (SITE 1) to be amended to refer to a capacity of 517 dwellings (net increase of 356). Figure 8 'Capacity schedule for opportunity sites (pages 28-29) will also be amended to account for a Net housing gain of 356 units.

Both parties also agree to the additional wording within supporting text under Policy 13 Ladderswood Estate (SITE 1), (page 57).

"The redevelopment of the Ladderswood Estate is the centrepiece of the Council's proposals for the New Southgate Regeneration Priority Area. **In February 2013 the Council resolved to grant planning consent for a mixed use residential led scheme that includes six B1(b)/B1(c) commercial units that will provide high quality, flexible employment premises offering new work spaces for start-up and other small businesses. The consented scheme also includes employment development in the form of a hotel.** Having prepared the New Southgate Masterplan in consultation with local residents, the Council and its housing and development partners will continue to work in partnership with the local community to deliver the phased redevelopment of the estate and with it a programme of public realm and other improvements. This includes delivering a coordinated programme of improvements to open spaces in the area under the 'Take the High Road' initiative.

Areas of Disagreement

In Respect of Issue (Document Order)	Representation Ref. No
Figures 13,14,15,16,17 & 18	56/10/002
Policy 13 Ladderswood Estate	57/10/003
New Policy 13a New Southgate Industrial Estate	58/10/004

Both parties confirm that the principal areas of disagreement to which the remaining representations relates to is on whether New Southgate Industrial Estate should be designated a New Opportunity Site (SITE 1a) and be de-designated from its adopted local employment status as a Locally Significant Industrial Site (LSIS) to allow for residential led redevelopment.

New Ladderswood LLP

New Ladderswood LLP seek the inclusion of a site specific policy for the New Southgate Industrial Estate that would effectively de-designate the site's adopted local plan (LSIS) status, referring to the conclusions drawn in the Council's Employment Land Review (2012) that the site "is probably now too small and lacks profile to have a long term future" (ELR Para 7.21). New Ladderswood LLP further promote the site for residential-led mixed-use development which would specifically include an element of B1 employment development, thereby allowing the site to better integrate with the consented planning scheme for the Ladderswood Estate Regeneration whilst delivering employment in a manner comparable to the approach already accepted by the Council on the adjoining site.

Enfield Council

The Council is of the view that New Southgate Industrial Estate should remain LSIS and that no supporting evidence has been put forward to justify de-designating valuable employment space within the local area from its current local plan status. The Council seeks to protect the current employment designation on the basis that the estate regeneration and new commercial spaces to be provided as part of the Ladderswood scheme will help to facilitate improvements to the remainder of New Southgate Industrial Estate and making it a more viable opportunity to attract new local business and employment opportunities to the area. In conclusion, the Council does not support the view put forward by New Ladderswood LLP in the text above.

Signed On behalf of New Ladderswood LLP

Matthew Blythin
Associate Planner
dha Planning

Date:

Signed On behalf of Enfield Council

Joanne Woodward BA (Hons) MRTPI
Head of Strategic Planning and Design
Regeneration, Leisure and Culture

Date: 9th January 2014