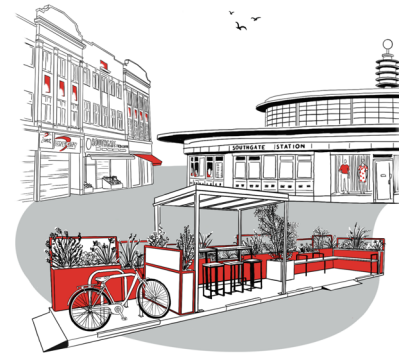


# Enfield's New LOCAL PLAN 2019-2041

FOR PRE-PUBLICATION



[PLEASE NOTE THAT AS THIS IS THE PRE-PUBLICATION VERSION THE CONSULTATION STAGE MENTIONED IN THIS SECTION WILL NOT OCCUR UNTIL MARCH 2024. ANY COMMENTS RECEIVED BEFORE THEN WILL NOT BE SENT TO THE SECRETARY OF STATE]

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



## FOREWORD

Enfield is a wonderful borough with vast open spaces, vibrant town centres, diverse character and excellent transport links. It is a privilege to lead it and share our vision for the future of Enfield with our Local Plan.

This Local Plan sets out our plans for future development in Enfield. It will be used to help decide planning applications and other planning-related decisions, as well as shaping infrastructure investment that our growing communities need.

We have a growing population, thriving business sectors, and an ambitious regeneration and housebuilding programme.

Our new Local Plan will enable us to protect what is good about Enfield whilst addressing the challenges we face, including ongoing housing shortages and a rapidly changing environment due to climate change. For us, a ‘do nothing’ approach is not an option.

Everyone in Enfield deserves a decent home they can call their own, but too many of our residents are locked out of that opportunity thanks to the housing crisis. To meet this need, we need to build new, affordable, family homes – our Local Plan will help deliver them.

Our Local Plan identifies areas of the borough where new homes could be built and sets out how we will deliver 34,000 by 2041. This will be accommodated across the Borough, with a special focus on town centres and well-connected urban locations, as well as the creation of new sustainable settlement at Crews Hill and a sustainable urban extension at Chase Park.

Enfield Council declared a Climate Emergency in 2019 in recognition of the magnitude of the challenges that climate change will have on all of us. The policies set out in the Local Plan will help Enfield play its part in tackling carbon emissions and mitigating climate change.

We are committed to making Enfield the green lung of London by improving biodiversity, planting a new forest for London, and creating a new ‘green corridor’ across the north of the borough to connect the green spaces our residents enjoy. Our Local Plan commits to major landscape restoration and the establishment of a new country park.

New homes will mean new infrastructure, and our Local Plan identifies areas that will need community facilities like GP surgeries, nurseries and early years centres, and new primary and secondary schools. Our Plan will also ensure new development brings investment into the transport infrastructure needed to keep our borough connected.

Finally, our Local Plan is a collaborative effort between the Council, our residents, and local businesses - we welcome your input in the consultation process. [PLEASE NOTE THAT AS THIS IS THE PRE-PUBLICATION VERSION THE CONSULTATION STAGE MENTIONED IN THIS SECTION WILL NOT OCCUR UNTIL MARCH 2024. ANY COMMENTS RECEIVED BEFORE THEN WILL NOT BE SENT TO THE SECRETARY OF STATE]



Cllr Nesil Caliskan,  
Leader of the Council

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# 1 Introduction

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# INTRODUCTION

- 1.1 This document is the New new Enfield Local Plan (ELP), which forms part of the Development Plan for the Borough.
- 1.2 The ELP sets out the amount and types of new development required in the Borough to meet the needs of local residents and businesses, allocates sites to accommodate this growth and includes a range of policies and guidance to manage the form and quality of new development. Most importantly, the ELP sets out how growth will be delivered in a sustainable manner that maintains and enhances the quality of the many unique places that make up the Borough of Enfield.

## PREPARATION OF THE ENFIELD LOCAL PLAN

### The Plan making process

- 1.3 The ELP has been prepared within the context of a hierarchical framework of planning legislation and policy for England. At the top of the hierarchy are a number of planning related Acts of Parliament and Statutory Instruments: The National Planning Policy Framework (NPPF, 2023) which sets out Government’s planning policies for England and how these should be applied, and the Planning Practice Guidance (PPG). Local authorities must take the NPPF into account when preparing Local Plans; this means that

the Council should follow national policy unless there is local evidence and circumstances that would justify a different approach

- 1.4 Beneath national policy is the London Plan, which is prepared by the Mayor of London. The Greater London Act (GLA) Act 1999 requires the Local Plan to be in ‘general conformity’ with the London Plan. This means that the Local Plan should be in line with the London Plan, unless there is local evidence and circumstances that would justify a different approach. The London Plan forms part of the development plan for the Borough and provides the spatial development strategy for Greater London. It was adopted on 2 March 2021.

- 1.5 In preparing the ELP, the Council also follow the processes outlined in the Town and Country (Local Planning) (England) Regulations 2012. A summary of the process is set out in **Figure 1.1**.



<p><b>June 2021</b></p> <p>Consultation on Main Issues and Preferred Approaches under Regulation 18.</p> <p>Consultation on preferred level of growth, a preferred spatial strategy and related policies for accommodating this growth.</p> <p>Information on site allocations is presented.</p> <p>Integrated Impact Assessment and Habitats Regulations Assessment</p>	<p><b>2024</b></p> <p>Proposed submission consultation (Regulation 19)</p> <p>Formal representations are invited on the draft new Local Plan to be submitted for examination</p> <p>Integrated Impact Assessment Stages</p> <p>Habitats Regulations Assessment</p>	<p><b>2024-25</b></p> <p>Submission of Plan and representations to Secretary of State (Regulation 22)</p> <p>Integrated Impact Assessment Stages</p> <p>Examination by independent inspector and public hearings (Regulations 22-24)</p>	<p><b>2025</b></p> <p>Publication of Inspector's Report and recommendations (Regulation 25)</p> <p>Recommendations to make the Local Plan 'sound'</p>	<p><b>Adoption of new Local Plan 2041 (Regulation 26)</b></p> <p>This is the point at which the Local Plan formally becomes part of the statutory development plan and takes full effect in the determination of planning applications</p> <p>Integrated Impact Assessment Final Report/Statement and Monitoring</p>
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**Figure 1.1:** A summary of the plan making process

1.6 Enfield Council is currently at Stage 2 Stage 2 [PLEASE NOTE THIS PRE-CONSULTATION DOCUMENT FORMS PART OF STAGE 1]. The public consultation at this stage is no longer concerned with shaping the content of the document but allows interested parties to comment on the draft plan and supporting information before it is submitted to the Secretary of State for Examination.

1.7 At this stage (i.e. Stage 2), the Council is seeking representations on behalf of the Secretary of State for Levelling Up, Housing and Communities on legal compliance, compliance with the Duty to Cooperate and the four tests of soundness. The tests of soundness are whether the plan is:

- **positively prepared** – providing a strategy which as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **justified** – an appropriate strategy, taking into account the reasonable alternatives, and is based on proportionate evidence;

- **effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **consistent with national policy** – enabling the delivery of sustainable development in accordance with the NPPF.

### What is this document?

1.8 This publication draft ELP has been informed by extensive stakeholder consultation and engagement. An Issues and Options document was published in late 2018 / early 2019, which very much focussed on exploring broad issues and options including in terms of the scale of growth and potential spatial options for accommodating that growth. In June 2021 a further Regulation 18 consultation document was published that represented an advancement on the 2018/2019 Issues and Options consultation, in that it identified a preferred level of growth and set out a preferred spatial strategy and related policies for accommodating growth.

1.9 This document is informed by national policy, the London Plan (LP2021), the Council’s strategic vision set out in the Council’s Plan, a collection of research and information documents called the ‘Evidence Base’ and ongoing engagement with specific consultation bodies, organisations and local communities.

### How has this plan been prepared?

1.10 The draft plan has been prepared to be consistent with national policy set out by government in the National Planning Policy Framework (NPPF). It has also taken account of the Planning Practice Guidance (PPG), which provides further guidance about national policy and its implementation. Other legal frameworks, including the European Habitats Directive, are also relevant to the plan making process.

1.11 As well as the London Plan, the ELP has also been prepared in light of the North London Waste Plan (NLWP) which was adopted in July 2022.



1.12 Local plans are required to be based on adequate, up-to-date and proportionate evidence. A comprehensive evidence base has been developed to support and inform the ELP strategy and policies. The evidence base for the ELP is available on the Council's website and forms part of the suite of documents that the Council is consulting upon. This evidence is a combination of documents that have informed the plan and new evidence used to determine the Borough's objectively assessed needs. Further details in relation to the evidence base for the ELP can be found in Appendix A, or the documents can be accessed through the following link: <https://new.enfield.gov.uk/services/planning/evidence-base/>

1.13 The ELP is accompanied by sustainability appraisal/strategic environmental assessment (SA/SEA) that considers the impact of policies on the community, the economy and the environment. An integrated approach to SA/SEA, Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA) and Community Safety Impact Assessment (CSIA) has been taken collectively known as an Integrated Impact Assessment (IIA). The IIA sets out how the economic, environmental and social effects that may arise from this Plan, including area-based strategies, policies and site allocations, have been assessed and any adverse impacts, mitigated. Alongside the IIA, the Council

has undertaken a Habitat Regulations Assessment (HRA) which assesses the likely impacts of the ELP policies on the integrity of national and European designated nature sites.

### RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

1.14 England and Wales operate a 'planned' planning system. This means that the development plan is the first consideration in determining planning applications. This Local Plan also sets out allocated sites for development in the Borough across the plan period and provides an up-to-date framework for local communities who are preparing Neighbourhood Plans. Neighbourhood Forums can create Neighbourhood Plans to set out a local vision and planning policies for a designated neighbourhood area.

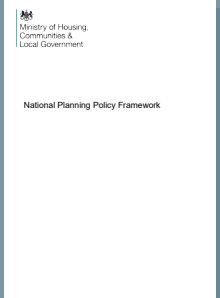
1.15 Once adopted the new ELP will fully replace and consolidate the policies and site allocations in the previously adopted Local Plan within a single new Local Plan. The development plan documents to be replaced upon adoption of the new ELP, are the Core Strategy (2010), Development Management Document (2014), Edmonton Leaside Area Action Plan (2020), North East Enfield Area Action Plan (2016) and North Circular Area Action Plan (2014)Once adopted



Lee Valley, looking south

the new ELP will replace in entirety the following development plan and supplementary planning documents: Core Strategy (2010), Development Management Document (2014), Edmonton Leaside Area Action Plan (2020), North East Enfield Area Action Plan (2016) and North Circular Area Action Plan (2014).

**Table 1.1:** Other plans and strategies

	NATIONAL	LOCAL DEVELOPMENT PLAN DOCUMENTS (ADOPTED)	SUPPLEMENTARY PLAN DOCUMENTS (ADOPTED)
1.16	 <p><b>National Planning Policy Framework</b></p>	<ul style="list-style-type: none"> <li>Enfield Local Plan (2039)</li> <li>The Local Development Scheme (2023)</li> <li>The Statement of Community Involvement (2023)</li> <li>Core Strategy (2010)</li> <li>Development Management Document (2014)</li> </ul>	<ul style="list-style-type: none"> <li>Meridian Water Masterplan (2013)</li> <li>New Southgate Masterplan (2010)</li> <li>Section 106 (2016)</li> <li>Decentralised Energy Network Technical Specification (2015)</li> <li>Trent Park Campus planning statement</li> <li>Ponders End Central Area Planning Brief</li> <li>The Edmonton EcoPark Planning Brief (2013)</li> <li>Draft Ritz Parade Development Brief</li> <li>Making Enfield: Heritage Strategy 2019-24</li> <li>Meridian Water Western Bank SPD (2023)</li> </ul>
1.17	 <p><b>New London Plan (2021)</b></p>	<ul style="list-style-type: none"> <li>North Circular AAP (2014)</li> <li>North East Enfield AAP (2016)</li> <li>Edmonton Leaside AAP (2020)</li> <li>Policies map</li> <li>North London Waste Plan</li> <li>Hadley Wood Neighbourhood Plan (2023)</li> </ul>	<p><b>NON-PLANNING PLANS AND STRATEGIES</b></p> <ul style="list-style-type: none"> <li>Council Plan</li> <li>Housing and Growth Strategy</li> <li>Housing, homeless and tenancy strategies</li> <li>Economic Development Strategy</li> <li>Culture Connects</li> <li>Climate Action Plan</li> <li>Blue and Green Strategy</li> <li>Poverty and inequality</li> <li>Others</li> </ul>

## DUTY TO COOPERATE

- 1.18 Section 110 of the Localism Act (2011), subsequent regulations and the NPPF, impose a legal obligation on local planning authorities to cooperate with each other, and other bodies, when formulating policies related to strategic matters and on areas of common interest. This includes initiatives such as joint working on the Functional Economic Market Area Assessment, Green Belt and Metropolitan Open Land Assessment, Burial Needs Assessment as well as cooperative work with other statutory bodies, on matters such as transport schemes for example Junction 25 of the M25 and Crossrail 2. It is important to emphasise that the duty to cooperate is an ongoing process that involves reviewing policies, their rationale, and their potential effects on neighbouring authorities and organisations. The duty remains relevant at all stages of the plan making process.
- 1.19 A Duty to Cooperate Compliance Statement is provided alongside the submission document and will be updated before submission to the Secretary of State with the ELP, in addition to other supporting documents. This statement details the bodies engaged under the Duty throughout the ELP's preparation, the strategic issues that were addressed, and the outcomes that influenced policy formulation.

## MONITORING

- 1.20 It is important to assess whether the ELP is fulfilling its aims and objectives. It is equally important to establish appropriate and effective mechanisms to enable the Council to take action if the Plan is not achieving its objectives. Monitoring indicators for the ELP are set outlined in **Appendix B**.
- 1.21 The performance of policies will be assessed and reported through the Authorities Monitoring Report (AMR). If certain policies are failing in delivering the required outcomes, appropriate actions will be identified. This might involve conducting an early review of the ELP.

## LIST OF POLICIES

- 1.22 The NPPF<sup>1</sup> requires Local Plans to include strategic policies to address priorities for the development and use of land and distinguish strategic policies from other non-strategic policies. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision<sup>2</sup> for: a) housing (including affordable housing), employment, retail, leisure and other commercial development; b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal

change management, and the provision of minerals and energy (including heat); c) community facilities (such as health, education and cultural infrastructure); and d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

- 1.23 All policies in within the ELP are strategic, except for the non-strategic policies identified in **Table 1.1**.

<sup>1</sup> Paragraph 21 of the NPPF

<sup>2</sup> In line with the presumption in favour of development

Table 1.2: Table of policies

Name of policy	Strategic?
SS1: Spatial strategy	Yes
SS2: Making good places	Yes
PL1: Enfield Town	Yes
PL2: Southbury	Yes
PL3: Edmonton Green	Yes
PL4: Angel Edmonton	Yes
PL5: Meridian Water	Yes
PL6: Southgate	Yes
PL7: New Southgate	Yes
PL8: Palmers Green	Yes
PL9: Rural Enfield	Yes
PL10: Chase Park	Yes
PL11: Crews Hill	Yes
SE1: Responding to the climate emergency	Yes
SE2: Sustainable design and construction	No
SE3: Whole-life carbon and circular economy	No
SE4: Reducing energy demand and increasing low carbon energy supply	No
SE5: Renewable energy development	No
SE6: Climate change adaptation and managing heat risk	No
SE7: Managing flood risk	No
SE8: Protection and improvement of watercourses	No
SE9: Sustainable drainage systems	No
SC1: Improving health and wellbeing of Enfield's diverse communities	Yes
SC2: Protecting and enhancing social and community infrastructure	Yes
BG1: Enfield's blue and green infrastructure network	Yes

Name of policy	Strategic?
BG2: Protecting nature conservation sites	Yes
BG3: Protecting Epping Forest Special Area of Conservation	Yes
BG4: Biodiversity net gain, landscape restoration and offsetting	Yes
BG5: Green Belt and Metropolitan Open Land	Yes
BG6: Development in the open countryside and greenspaces including in the Green Belt and the Metropolitan Open Land	Yes
BG7: Strategy for enhancing the beneficial uses of Green Belt and the Metropolitan Open Land	Yes
BG8: Protecting open space	No
BG9: Watercourses	No
BG10: Urban greening and biophilic principles	No
BG11: Allotments and community food production	No
BG12: Burial and crematorium spaces	No
BG13: Blue and green infrastructure plans	No
DE1: Delivering a well-designed, high quality and resilient environment	Yes
DE2: Design process and design review panel	No
DE3: Inclusive design	No
DE4: Putting heritage at the centre of placemaking	Yes
DE5: Strategic and important local views	No
DE6: Tall buildings	No
DE7: Creating liveable, inclusive and quality public realm	No
DE8: Design of business premises	No
DE9: Shopfronts and advertisement	No
DE10: Conserving and enhancing heritage assets	No
DE11: Landscape design	No
DE12: Civic and public developments	No

● Strategic Policy  
● Development Management Policy

Introduction

Name of policy	Strategic?
DE13: Housing standards and design	No
DE14: External amenity standards	No
DE15: Residential extensions and outbuildings	No
H1: Housing development sites	Yes
H2: Affordable housing	Yes
H3: Housing mix and type	No
H4: Small sites and small housing development	No
H5: Supported and specialist housing	No
H6: Community led housing	No
H7: Build to rent	No
H8: Large scale purpose built shared housing	No
H9: Student accommodation	No
H10: Traveller accommodation	No
E1: Employment and growth	Yes
E2: Promoting jobs and inclusive business	Yes
E3: Strategic Industrial Locations	Yes
E4: Supporting offices	Yes
E5: Transforming Industrial Sites	Yes
E6: Locally Significant Industrial Sites	No
E7: Non-designated industrial sites	No
E8: Providing for workspaces	No
E9: Local jobs, skills and local procurement	No
E10: Fostering a successful evening economy	No
E11: Creating a smart and digitally connected Borough	No
E12: Meridian Hinterlands	No

Name of policy	Strategic?
TC1: Promoting town centres	Yes
TC2: Encouraging vibrant and resilient town centres	Yes
TC3: Floorspace above commercial premises	No
TC4: Markets	No
TC5: Meanwhile uses	No
TC6: Managing the clustering of town centre uses	No
RE1: Character of the Green Belt and open countryside	No
RE2: Improving access to the countryside and green corridors	No
RE3: Supporting the rural economy	Yes
RE4: Farm diversification and rural employment	No
CL1: Promoting culture and creativity	Yes
CL2: Leisure and tourism	No
CL3: Visitor accommodation	No
CL4: Promoting sporting excellence	Yes
CL5: Sport, open space and recreation	No
CL6: Protecting and attracting public houses	No
T1: Promoting sustainable and healthy transport to create a vibrant Borough	Yes
T2: Forming a healthy and connected Enfield	No
T3: Constructing a vibrant and safe Enfield for everyone	No
ENV1: Local environmental protection	No
D1: Securing contributions to mitigate the impact of development	Yes
D2: Masterplans and Design Codes to achieve comprehensive development	No
D3: Infrastructure and phasing	No
D4: Monitoring and review	No

● Strategic Policy  
● Development Management Policy

## How to read this plan

1.24 In this plan, you can find strategic policies and site allocations in dark green boxes while the Development Management Policies are presented in a lighter shade of green. The complete list of site allocations is provided in proformas available in Appendix C of this Plan.

### STRATEGIC POLICY

### DEVELOPMENT MANAGEMENT POLICY

1.26 The key Diagram set out in Chapter 2 provides an overview of the broad locations designated for strategic development within the Borough. It is crucial to understand that the symbols on the key diagram are illustrative and do not represent precise locations or sites. More detailed visual information is available on the Policies Map that accompanies the ELP. This map identifies areas earmarked for protection, strategic sites and strategic infrastructure, while specifying the areas where specific policies are applicable

## Next steps

1.27 Following consultation this document, the ELP will be submitted to the Secretary of State for Levelling Up, Housing and Communities who will appoint an Inspector to examine the Plan. All feedback received during this stage will be passed on to the Inspector for consideration as part of the examination of the ELP. [PLEASE NOTE THIS IS FOR WHEN THE FORMAL CONSULTATION PERIOD OCCURS IN MARCH 2024].

1.28 The current suite of adopted policies in the Core Strategy, Development Management Document and the Area Action Plans will remain in effect until the new ELP is adopted.



The lake at Myddelton House Gardens