



2 Good Growth in Enfield

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2.1 SPATIAL PORTRAIT

CONTEXT

- 2.1 Enfield, located in the northern part of outer London, covers an area of 8,219 hectares (equivalent to 82.2 square kilometres, or 31.7 square miles). The Borough is home to approximately 333,794 residents and accommodates about 130,000 households. The Borough is a diverse place and inclusive communities that has welcomed communities from various parts of the world. Notably, it has large Turkish, Greek and Cypriot communities.
- 2.2 Enfield is situated entirely within the M25 motorway, to the north of the River Thames. Central London is approximately 12 miles to the south. Enfield shares its boundaries with three other London Boroughs: Waltham Forest to the east, Haringey to the south and Barnet to the west. In addition, Enfield adjoins the counties of Hertfordshire to the north and Essex to the north east.

Connectivity

- London
- Enfield Council
- Epping Forest Zone of Influence
- Special Areas of Conservation
- Strategic Industrial Land
- Opportunity Areas
- London Stansted Cambridge innovation corridor
- Green Belt
- Metropolitan Open Land
- Junctions 24 and 25 of the M5
- M25
- Railway line
- Railway station

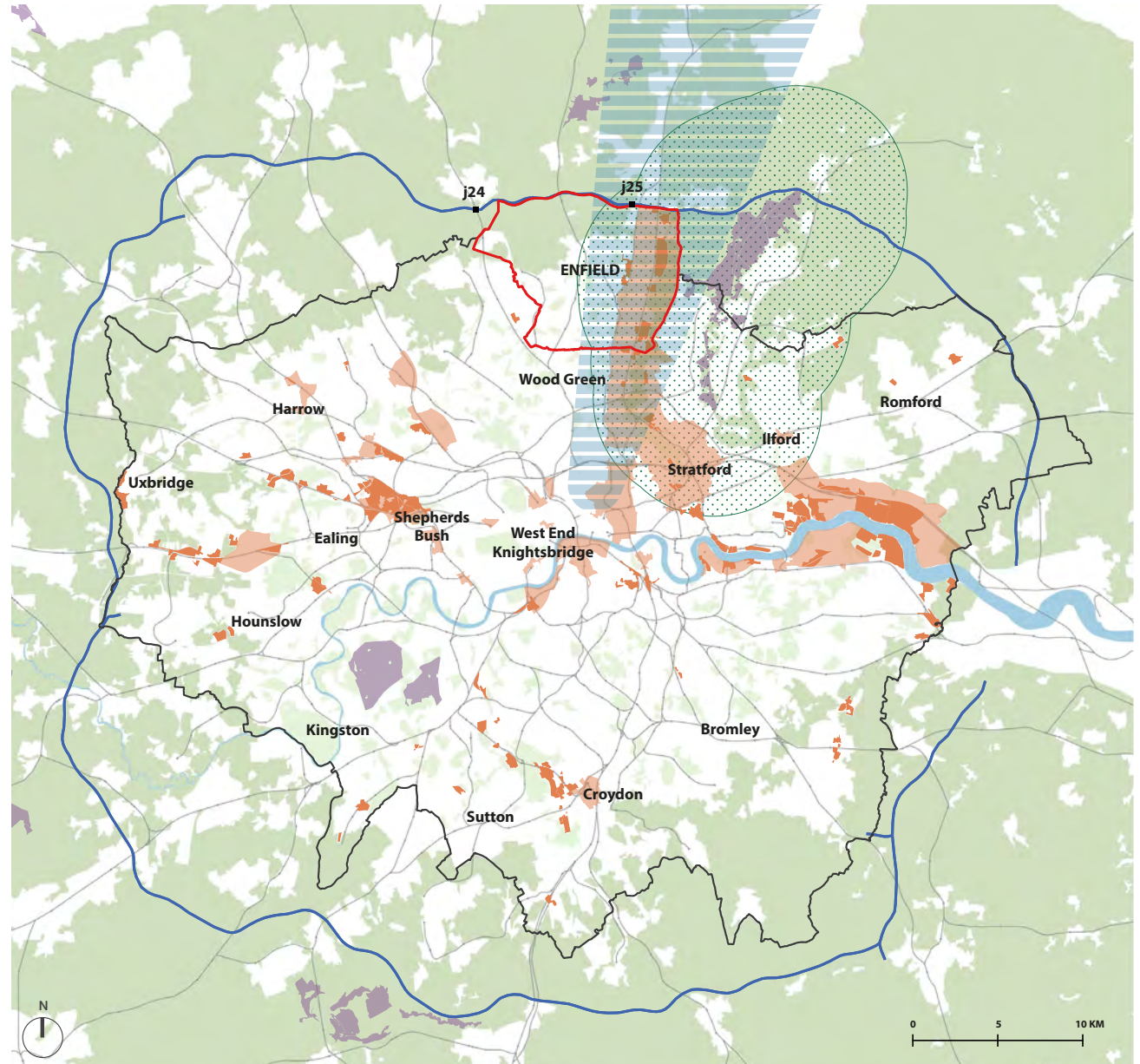


Figure 2.1: Spatial portrait

2.1 Spatial portrait

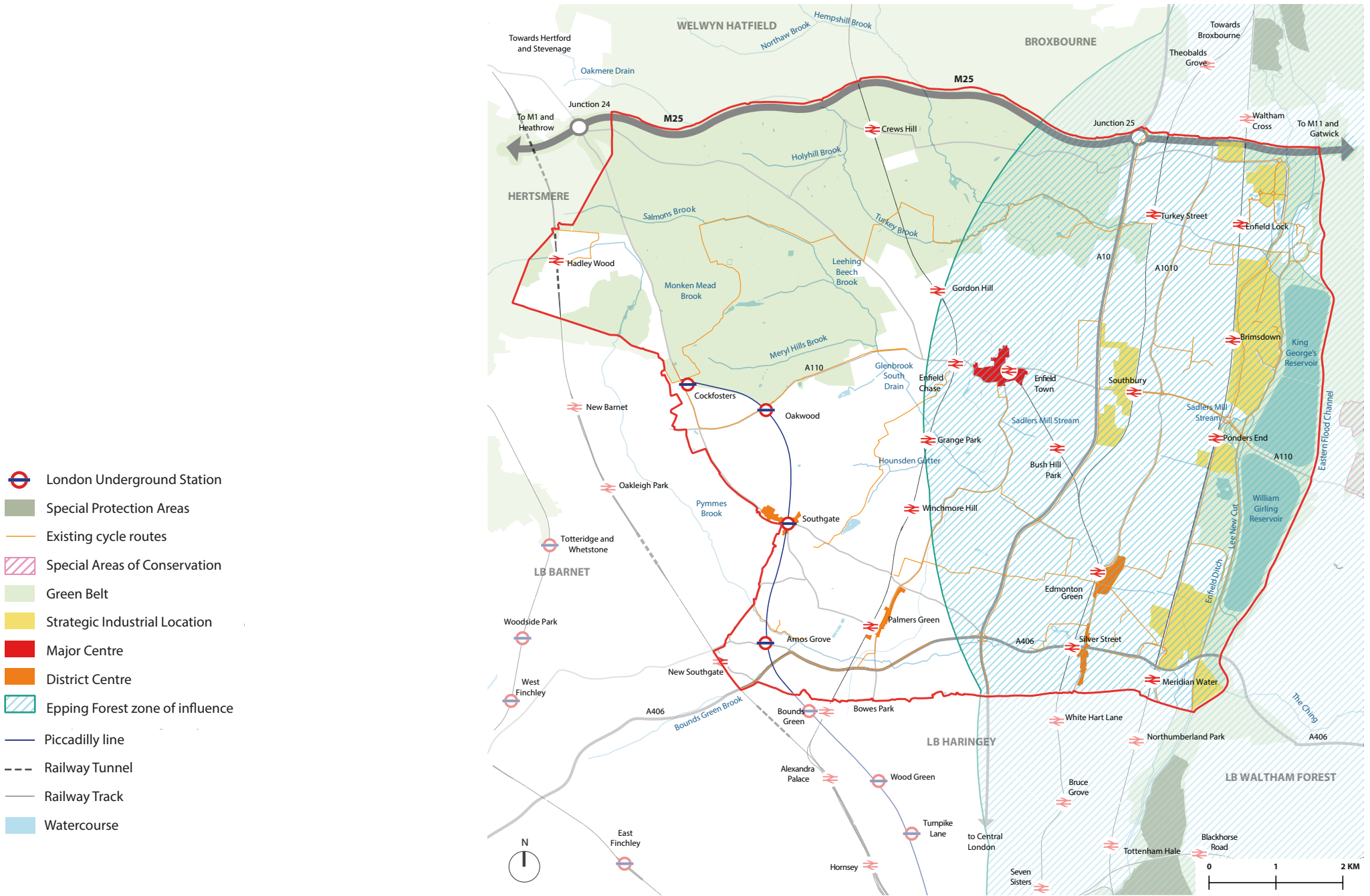


Figure 2.2: The London Borough of Enfield

2.1 Spatial portrait

2.3 The Borough is intersected by five railway lines pass, providing connections to major locations like London Heathrow Airport. London Kings Cross, Moorgate and Liverpool Street, as well as to Welwyn Garden City, Hertford North, Hertford East, Letchworth and Stevenage. Enfield is positioned along the West Anglia Mainline route to London Liverpool Street, and a segment of this track is earmarked for Four-Tracking improvements and potential investments as part of Crossrail 2. Enfield also includes sections of the London Underground's Piccadilly Line with stations such as Cockfosters, Arnos Grove and Oakwood. These stations will experience enhanced capacity following the introduction of new trains and signalling upgrades.

2.4 Enfield includes a section of the M25 motorway and is traversed by various Transport for London Strategic Roads including the A10 and North Circular Road (A406). The Borough benefits from an extensive network of Transport for London bus routes. Furthermore, Enfield boasts a comprehensive network of walking and cycling routes, which are currently undergoing enhancements as part of the Healthy Streets and Cycle Enfield initiatives. The primary roads and railway network can sometimes present obstacles to walking and cycling.

Natural and built environments

2.5 Approximately one third of Enfield is designated as Green Belt. The rural parts of Enfield host a diverse range of activities, such as agriculture, golf courses, parks and woodlands (including areas of Ancient Woodland). Prominent attractions in the area include Enfield Chase, formerly a royal hunting ground and deer park, Capel Manor, and registered parks and gardens like Trent Park, Forty Hall and Myddelton House. Enfield's proximity to nationally and internationally significant nature conservation sites, including the Epping Forest Special Area of Conservation (SAC), Lee Valley (Special Protection Area) and Broxbourne Woods (National Nature Reserve) recognises

its environmental sensitivity. The Enfield Chase Restoration programme is actively creating large publicly accessible woodland areas, with plans to expand. Moreover, parts of the Borough are integrated into the Lee Valley Regional Park, a natural resource of national significance. There are opportunities to enhance the environmental quality of the urban edge, introducing green spaces into urban areas and maximising opportunities for people to engage with nature.

2.6 Enfield boasts a network of watercourses that spans over 100 kilometres, a distinction that sets it apart from other London boroughs. This rich blue network encompasses a



2.1 Spatial portrait

variety of features, including extensive canal systems (such as the River Lee Navigation Canal), rivers (such as the River Lee), reservoirs (like William Girling and King George V) and lakes. The tributaries of the River Lee including Salmons Brook, Turkey Brook and Pymmes Brook, meander through the Borough, converging in the eastern region of the Borough, contributing to flood risks in areas like Edmonton and Meridian Water. Nevertheless, there are opportunities to enhance the sustainable management of these watercourses, make them more visible and improve accessibility.

2.7 Enfield's historical development traces back to several historic towns and villages that evolved along trade and transportation routes. Enfield Town, for instance, thrived as a prosperous market town, while Ponders End and Edmonton expanded along to the London to Cambridge Road. The River Lee played a pivotal role in trade and later industrial endeavours, forming a natural boundary to the east. Enfield's historic centres have evolved into mixed-use areas that incorporate retail, employment, community and leisure activities. The town centres, including Enfield Town, Palmers Green, Southgate, Angel Edmonton and Edmonton Green continue to serve as vital hubs for commercial

and civic life. In the twentieth century, suburban development experienced substantial growth, taking advantage of improvements in public transportation. This period witnessed the development of archetypal 'Metroland' communities with generous gardens and shopping parades across various parts of the Borough. Enfield is home to 22 conservation areas that encompass a wide range of urban neighbourhoods and expansive historic parks, in addition to numerous listed buildings.

Community

2.8 Enfield's population is notably younger than the London average and like many other London Boroughs, it prides itself on its remarkable diversity. Enfield stands out with the largest concentration of Greek and Turkish speakers in the country, and its residents collectively converse in 195 languages and dialects, reflecting the rich multicultural tapestry of the area. While life expectancy is on the rise, Enfield experiences higher rates of diabetes and obesity compared to the national average. In an overall evaluation, Enfield ranks as the ninth most deprived London borough, though this broader assessment obscures pronounced disparities within the Borough. Notably, ten areas fall within the 10% most deprived neighbourhoods in England, all of which

are situated in the east of the Borough. Median incomes in the most affluent neighbourhoods surpassed those in the least affluent areas by more than four times.

2.9 Enfield's cultural life revolves around cornerstones like the Dugdale Centre, Millfield Theatre and the Chickenshed Theatre. Yet, culture permeates every corner of the Borough flourishing within community centres, religious venues, libraries, parks, outdoor spaces and even in homes. The Borough's rich heritage of creativity provides a strong foundation for the development of culture and creative industries. Local communities across the Borough benefit from sporting and leisure facilities, and the Hotspur Way Training Ground attracts professionals from a broader geographical area.



2.1 Spatial portrait

Economic prosperity

2.10 Enfield’s thriving economy is underpinned in the vitality of its small businesses. As of 2019, there were 13,275 registered businesses in Enfield, with a staggering 93% of them employing fewer than 10 people. The Borough’s industrial strength is evident through a network of employment sites that hold regional significance and local importance, collectively providing workspace for over 22,000 employees across 247 hectares. Brimsdown stands out as London’s second largest industrial estate and is home to renowned companies such as Warburtons, Amazon and Johnson Matthey. The knowledge and creative sectors of the economy are on the rise, with Metaswitch recently expanding its presence in Enfield Town, and Troubadour Theatres creating a new film studio complex in Meridian Water.

CHALLENGES AND OPPORTUNITIES

2.11 Looking ahead, the Borough will need to address a number of key challenges. Man-made climate change is transforming the Borough, raising the threat of both flooding and overheating. The ongoing biodiversity crisis threatens the existence of invaluable species and habitats.

2.12 Changing consumer preferences are altering the primary focus of our town centres, meaning that they can no longer solely revolve around retail-focused activities. Moreover, the Covid-19 pandemic has reshaped our work, shopping and socialising patterns.

2.13 The housing crisis affects every part of our society. The median house price in Enfield has surged from £114,000 in 2000 to £319,000 in 2019, marking an increase of nearly 250%. The median house in Enfield now costs more than 13 times the average annual earnings, leading to issues of limited housing choices and overcrowding. Consequently, people who grew up in the Borough might not be able to afford to stay and raise a family here³.

2.14 Enfield exhibits spatial disparities, with the eastern part encompassing some of the most deprived neighbourhoods in the country. Many communities lack access to high quality public parks and open spaces. Poor housing and limited employment prospects hinder the potential of too many Enfield residents.

2.15 However, in seeking to provide new homes and job opportunities, it will be important that the new homes and employment spaces addresses local needs, particularly in terms of the need for more affordable and family housing. Growth is never just a ‘numbers game’ and it necessitates good placemaking to ensure that the unique and distinctive qualities of Enfield’s neighbourhoods are honoured and celebrated.

2.16 Enfield has the potential to reduce the emissions linked to buildings and transportation, transforming itself into a carbon neutral borough. The Borough can proactively address the impacts of climate change and bolster its resilience. There are opportunities to enhance biodiversity and make the most of natural assets by improving blue and green networks, allowing residents to immerse themselves in nature

2.17 High streets can undergo a transformation into multifunctional hubs, equipped with enhanced cultural

³As set out in the Local Housing Needs Assessment (2020)

2.1 Spatial portrait

offerings. There is room to diversify the economy, supplementing longstanding strengths with job opportunities in the film and TV industries, as well as green sectors, capitalising on our strategic location near central London and in the UK Innovation Corridor.

2.18 By building attractive walkable communities, Enfield can evolve into a healthier place that offers a good quality of life. Increasing the housing supply enables the Borough to confront the housing crisis, providing housing options for residents regardless of income, age or abilities. Fundamentally, growth can contribute to leveling disparities between the eastern and western parts of the Borough and provide opportunities for all.

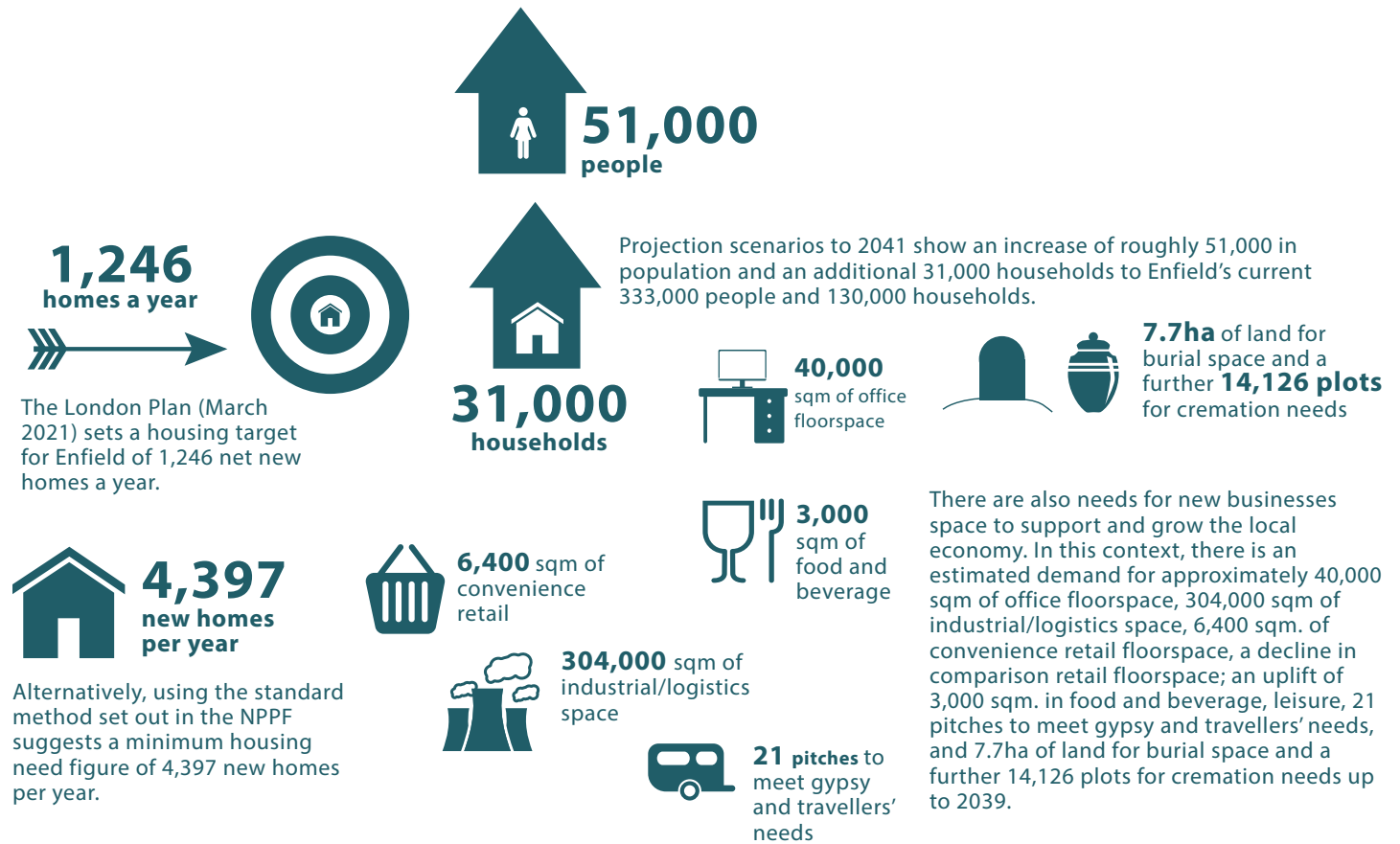


Figure 2.3: Challenges in Enfield

2.2 SPATIAL VISION AND STRATEGIC OBJECTIVES

Introduction

2.19 The Enfield Local Plan 2041 is underpinned by a vision and strategic objectives, which align with the priorities outlined in the Enfield Council's Plan 2023-26⁴ and wider other overarching Council strategies. The vision and strategic objectives have also been shaped through collaborative visioning involving elected Members and the broader community, in early 2021.

2.20 The vision sets out what type of place Enfield will be by 2041. The vision is supported by four overarching themes, and 20 strategic objectives (as presented in **Table 2.1**). The spatial strategy and related policies have been drafted to deliver the vision and strategic objectives, with care taken to minimise and mitigate the inevitable tensions between some of the objectives (for example, in terms of delivering growth whilst protecting the environment. The IIA has also played a central role in the process of drafting and refining the vision, objectives and policies included in the ELP process.

VISION

By 2041, Enfield will be a place of growing opportunity for future generations: a green lung of London and a place where new homes, particularly family and affordable housing and the availability of new employment opportunities are catalysts for the thriving of all our communities.

Inclusive housing growth will be accommodated across the Borough, including in two new communities at Crews Hill and Chase Park, ensuring delivery of a mix of housing types and tenures, each thoughtfully curated to meet the varied needs of both existing and new residents

Our commitment to the generation of new employment floorspace will be delivered within town centres, existing employment areas and new locations in the northern and eastern fringes of the Borough. This will amplify the existing strengths of our local economy and supporting the growth of new economic sectors. Our main town centres at Enfield Town, Angel Edmonton, Edmonton Green, Palmers Green, New Southgate and Southgate will be diverse, vibrant and inclusive.

Disparities between the eastern and western parts of the Borough will be reduced through the delivery of high quality new infrastructure, improved road safety, an uplift in employment floorspace provision and an array of environmental enhancements. Borough-wide we will embrace biophilic design principles, weaving together new development into a tapestry of enhanced blue-green networks seamlessly connecting our residents through the promotion of walking and cycling.

We shall be recognised as:

A NURTURING PLACE – A place that provides everyone, including children and young people with the ingredients for a good life. By accommodating growth throughout the Borough, we will ensure the delivery of high quality and affordable homes, complemented by a tapestry of employment opportunities, community facilities and excellent educational, leisure and cultural experiences. This progressive approach to growth will be used to address spatial disparities, generating prospects for improved outcomes for all.

A DEEPLY GREEN PLACE – A place where enhanced green open spaces and waterways permeate shall traverse the urban fabric, seamlessly connecting the wild places in the rural stretches with accessible pockets of nature and localised food production. Improved biodiversity, greener urban environments, and better air and water quality shall deliver places where residents lives are enriched with nature. We are committed to successfully addressing the climate crisis through an effective blend of mitigation and adaptation, delivering sustainable buildings and transport solutions, and effectively managing flood risk. We will be a Borough that is carbon neutral with the aim to use land and materials efficiently.

THE WORKSHOP OF LONDON – A place where new spaces for logistics and manufacturing shall give impetus to job creation, leveraging Enfield's strategic position within the UK Innovation Corridor. The expansion of employment floorspace will be delivered in town centres and on established and new industrial locations, where enhanced links with the Borough's green networks will help nurture vibrant and attractive places for business growth. We will establish a range of workspaces to cater to the varied needs of a diverse economy, including spaces for homeworking, start-ups, small and medium enterprises, and the vibrant creative and maker economy. Enfield's hot house of creativity will be harnessed to enrich our industrial heartlands and diversify our town centres.

A DISTINCT AND LEADING PART OF LONDON – A place of safe growing growing neighbourhoods whose unique character, heritage and natural settings are celebrated, with new development thoughtfully aligned to sustain beautiful places. By underpinning growth with essential infrastructure and enhanced blue and green networks, emerging developments will serve to elevate both town and country landscapes. Enfield will be a place that is at the forefront of London, offering unparalleled access to nature, intergenerational communities and an unmatched quality of life.

⁴As set out in https://www.enfield.gov.uk/__data/assets/pdf_file/0022/34087/Enfield-Council-Plan-2023-2026-Your-Council.pdf



A nurturing place

1. Addressing unequal access to jobs and homes
2. Reduce health inequalities
3. Increase the supply of housing, including family homes
4. To provide housing options for all and maximise the provision of affordable housing
5. To deliver a joined-up, liveable and inclusive public realm network
6. To help promote active travel and improve public transport access



A deeply green place

7. Maximise opportunities to experience greenery and the natural world
8. To tackle the climate emergency head-on through carbon-zero development
9. To support the objectives of the North London Waste Plan
10. To mitigate against global heating through optimisation of the blue-green network
11. To protect and enhance the Borough's river corridors and strategic open spaces
12. To deliver green infrastructure improvements including creation of a major green infrastructure corridor in the north of the borough, to support growth



A workshop of London

13. To deliver an uplift in employment floorspace to meet the needs of businesses
14. To celebrate and make the most of our industrial heartlands
15. To support new office development in Enfield Town, the district centres and Meridian Water
16. To diversify town centres, enabling them to serve as growing and vibrant hubs with quality public spaces




A distinct and leading part of London


17. To strengthen the rural parts of Enfield
18. To create safe green attractive neighbourhoods with a good quality of life
19. To focus growth and investment to the Borough's major and district centres
20. To draw on the valuable character and heritage of Enfield's communities in managing growth

Enfield

2.2 Spatial vision and objectives


Table 2.1: Strategic objectives

 A NURTURING PLACE	
1.	To alleviate disparities in employment accessibility and opportunities by bolstering local skills enhancement and employment strategies, protecting employment floorspace and promoting the development of new workspace initiatives and by supporting local skills. Concurrently, to tackle spatial disparities by building more high quality homes, delivering an uplift in infrastructure to support growth being planned for – including social infrastructure and enhancing the quality of the eastern environments of the Borough.
2.	To reduce health inequalities by requiring Health Impact Assessments as part of significant development proposals. To use good design to create walkable and cohesive neighbourhoods, supporting active and socially connected lifestyles, helping to deliver on the priorities of the Enfield Joint Health and Wellbeing Strategy.
3.	To increase the supply of housing to ensure that more people can access good quality homes . To protect family-oriented housing while facilitating the delivery of new family and affordable homes, giving long-term residents the chance to remain in the Borough.
4.	To diversify the housing options available to cater to the needs of all financial backgrounds, ages and abilities. To maximise the supply of affordable housing, by resisting the loss of affordable homes and securing at least 50% of newly constructed homes as genuinely affordable. To facilitate the construction of wheelchair accessible and supported housing, while supporting developments that seek to meet the needs of specific communities, including older people, individuals with disabilities, vulnerable people, students, and Gypsies and Travellers.
5.	To enhance the cohesiveness, liveability and inclusivity of the public realm network by requiring development to enhance their connectivity both physically and digitally, legibility, permeability, accessibility and visual appearance. To foster a pedestrian and cyclist friendly environment as the natural choice by integrating the healthy streets approach into new developments.
6.	To establish accessible and sustainable active travel routes to make it easy to get around safely and sustainably, while bolstering enhancements to make the best use of existing public transport infrastructure including safeguarding land for Crossrail 2. To strengthen connectivity along the east-west links by implementing new routes and access enhancements.

 A DEEPLY GREEN PLACE	
7.	To maximise opportunities to experience greenery and the natural world by incorporating tree lined streets, promoting biodiversity and exceeding urban greening factor targets outlined in the London Plan. To employ biophilic design principles to connect urban areas within Enfield such as including Edmonton, Ponders End, Southbury, Brimsdown and Southgate with the broader natural networks across the Borough.
8.	To tackle the climate emergency head-on by through a wide range of measures, including by reducing the need to travel through the implementation of sustainable transportation choices in all major developments, achieving zero carbon status, evidenced through detailed energy assessments. To promote the use of renewable and low-carbon energy generation, including through connection to decentralised energy networks.
9.	To support the objectives of the North London Waste Plan by managing waste further up the waste hierarchy. To safeguard air and water quality and manage sources of noise and pollution in line with the ‘agent of change’ principle.
10.	To mitigate the impacts of global warming and a changing climate by requiring developments to efficiently address heat-related risks, integrate sustainable drainage systems, and support measures for sustainable flood risk management, which includes optimising the blue-green network.
11.	To protect and enhance the River Lee and its tributaries including Turkey Brook, Salmons Brook and Pymmes Brook, by de-culverting, naturalisation, restoration and the creation of new wetland areas. To protect the Green Belt, Metropolitan Open Land and local open spaces, while promoting enhancements for the growing population’s benefit. To contribute to the protection of Epping Forest Special Area of Conservation (EFSAC) habitats.
12.	To deliver significant green infrastructure enhancements, ensuring improved public access to newly established woodlands, restored river corridors and new parks and open spaces for both existing and new residents. To facilitate the creation of a major green infrastructure corridor in the northern part of the Borough, supporting Enfield’s position as a leading ‘Green’ destination.

2.2 Spatial vision and objectives

 THE WORKSHOP OF LONDON	
13.	To deliver an uplift in employment floorspace to cater to business requirements, capitalising on rising demand for logistics and manufacturing. To achieve this by focusing growth in Strategic Industrial Locations and Locally Significant Industrial Sites and the provision of new sites in appropriate locations.
14.	To celebrate and make the most of our industrial heartlands by protecting employment floorspace capacity and encouraging industrial intensification. New development should maximise the blue-green connectivity of employment areas, contributing to positive placemaking to attract businesses and investment.
15.	To support new office development in Enfield Town, the district centres and Meridian Water. To encourage the creation of workspaces offering diverse sizes, setups and configurations catering to the needs of small and medium-sized enterprises, which include flexible, cost-effective and affordable workspaces, and co-working alternatives close to where people live.
16.	To foster diverse, vibrant town centres with quality public spaces to facilitate civic activities, shopping, leisure, culture and social interactions. To support this by enhancing local centres and parades, offering convenient amenities and services within easy reach of where people live.

 A DISTINCT AND LEADING PART OF LONDON	
17.	To strengthen the rural parts of Enfield as a leading Green destination offering a place for people to come and experience nature, with opportunities to walk and cycle through connected habitats within restored landscaped corridors and experience the highlights of historic and leisure attractions, while promoting sustainable travel options. To support the varied qualities of the rural parts of Enfield, including food growing, nature conservation, thriving economic contributor and landscape preservation to enrich the rural parts of Enfield.
18.	To protect existing community facilities and ensure that new homes are supported by high quality infrastructure, including education, healthcare, sports, cultural facilities and digital connectivity in order to create safe, green and attractive places with a good quality of life. To work with partners to ensure essential facilities are conveniently accessible to residents and secure funding for these amenities, which can be sourced through planning contributions and other infrastructure funding channels.
19.	To create a vital and viable future for the major and district centres of the Borough including Enfield Town, Angel Edmonton, Edmonton Green, Palmers Green, and Southgate. These centres will play a pivotal role in providing new homes, job opportunities, as well as leisure and cultural facilities. To work with partners to deliver a cultural renaissance in Enfield.
20.	To draw on the valuable character and heritage of Enfield’s communities as a cornerstone in managing growth. To implement place-based policies that prioritises local distinctiveness at the heart of placemaking and manage proposals for tall buildings to ensure that new development can be sensitively accommodated. To ensure that designated heritage assets and views both strategic and local are protected and enhanced.

2.3 ENFIELD'S SPATIAL STRATEGY

2.21 The spatial strategy sets the strategic direction for the plan by identifying how growth will be distributed across the Borough over the Plan period. Aligned with the London Plan's goals to promote good growth in London by building strong inclusive communities, making the best use of land, creating a healthy city, delivering homes, growing a good economy and increasing efficiency and climate change resilience, it is imperative that the Borough's future growth is pursued and planned in the most sustainable way. This will be achieved through the application of a set of overarching ELP policy principles, which will address matters including:

- Maintaining a good balance between the four categories of objectives:
- Creating liveable places for people to live, study, work and visit; and
- Reducing the Borough's carbon footprint and creating resilient and adaptable environments in this time of 'climate emergency'.

2.22 The Council's spatial strategy is detailed in **Policy SS1: Spatial Strategy** and illustrated in **Figure 2.1**. It seeks to provide a sustainable spatial approach which balances the need for ambitious levels of growth with a desire to ensure that it is socially and economically inclusive, whilst maintaining and enhancing the Borough's environment. Indeed, protection and enhancement of Enfield's valued characteristics, assets and identities are central to the ELP approach.



Meridian Water, Kjellander Sjoberg / periscope / Mae / Jacobs

STRATEGIC POLICY

SS1 : SPATIAL STRATEGY

Spatial Strategy

1. The Council's overarching spatial strategy is to provide for sustainable growth with supporting infrastructure across the Borough whilst facilitating nature recovery and improvements to green and blue spaces and access to them.
2. A major focus will be on regeneration of previously development sites, regeneration areas in the east of the Borough and London Plan Opportunity Areas in the Lee Valley (including the largest previously developed site at Meridian Water) and at New Southgate (shared with Haringey and Barnet).

Levels of Housing Growth

3. Provision will be made for at least 34,000 homes by 2041 of which at least 50% will be genuinely affordable. A stepped trajectory of year by years targets is set out below and in **Figure 2.2** recognising the long lead in times for some new strategic sites.

Table 2.2: Year by year Plan Targets

2019/2020-2021/22	2,148 completions
2022/23 to 2026/27	1,226 dwellings per annum (plus 20% buffer)
2027/28 to 2028/29	2,091 dwellings per annum including 1,690 backlog against the London Plan target (1,296 excluding backlog)
2030/31 to 2040/41	1,735 dwellings per annum (in line with London Plan paragraph 4.1.11)
Total	33,280
Beyond the plan period	around 3,449 dwellings

Levels of Employment Growth

4. To meet the Borough's identified economic needs this plan will provide for a minimum of:
 - 304,000 sqm of net additional industrial and logistics floorspace; and
 - 40,000 sqm of net additional office floorspace.

5. Employment needs will be met through the intensification of existing industrial areas in the east of the Borough, and new sites across urban and rural locations. New logistics hubs: close to Junction 24 of the M25 (RUR.04) (cross boundary expansion of the hub may provide for additional employment needs) and close to the M25 North of Innova Park (RUR.05) will provide for a significant amount of the Borough's employment needs in the Plan period.

Strategic Sites - Four Main Placemaking Areas

6. A large proportion of the Borough's future development needs will be provided by the four main placemaking areas, these include: the regeneration and intensification at **Meridian Water (PL5) and Southbury (PL6), an urban extension Chase Park (PL10) and a new settlement at Crews Hill (PL11)**. These will be accessible by high frequency sustainable modes of transport with integrated active travel initiatives, to link to existing communities and places of work. Where necessary dedicated delivery vehicles will be used to assemble key sites and deliver their infrastructure. Delivery of Chase Park and Crews Hill will extend beyond the Plan period.

Town Centres

7. Enfield Town, Edmonton Green, Palmers Green, Southbury, Southgate, New Southgate, Angel Edmonton and Meridian Water will be major urban foci of high quality growth, accommodating a range of employment, retail, leisure, housing, community and cultural uses and enhanced public realm to support their roles as vibrant centres. The centres will also act as focal points in the wider green and blue network with green infrastructure providing a strong framework for their development.

Residential Communities

8. Existing residential neighbourhoods will be the focus of smaller scale developments and improvements to connectivity, local environmental improvements.

Metropolitan Open Land

9. Land designated as Metropolitan Open Land is shown on the Policies Map and enjoys the same level of protection as Green Belt. The following functions of Metropolitan Open Land in the Borough:
 - provides open-air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism which serve the whole or significant parts of London
 - contains features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level; and
 - plays an important role in maintaining Green Chain” connection.

Rural areas and the Green Belt

10. Rural areas will largely be managed for ambitious nature recovery and landscape restoration and a mosaic of sustainable countryside uses including food production, forestry, eco-tourism, recreation, education, leisure, sporting excellence and natural burial. Rural development will be managed to improve the quality, accessibility, and sustainability of rural areas for the benefit of all.

11. Sites for the following are shown as removed from the Green Belt:

- New urban extension at **Chase Park (PL10)**;
- New Settlement around **Crews Hill Station (PL11)**;
- Strategic Employment Site - **Western Gateway at M25 Junction 24 (RUR.04)**;
- Strategic Employment Sites at **Northern Gateway north of Innova Park close to the M25 (RUR.05)**; and
- A number of smaller scale releases as shown on the Policies Map

12. For placemaking areas: **PL10: Chase Park and PL11: Crews Hill**, development will not be supported until a masterplan for those areas has been prepared and agreed by the Council, in the case of Crews Hill, through preparation of a Supplementary Planning Document or similar subsequent planning mechanism). This is to ensure a comprehensive and coordinated approach to development, and to ensure that development is supported by the necessary new supporting infrastructure.

2.3 Enfield's spatial strategy

- 13. To compensate for the loss of Green Belt there will be major landscape restoration and a new country park to improve public access at Enfield Chase and improvements in access and quality to the Lee Valley Regional Park.
- 14. The designated Green Belt as shown on the policies map is protected from inappropriate development in line with national planning policy.
- 15. Existing designated employment areas will see transformation of their environmental quality and amenities to make them attractive, welcoming and healthy places in which to work and visit—and become more sensitively integrated with the wider neighbourhoods within which they sit.

Infrastructure delivery

- 16. The delivery of effective strategic and local infrastructure, services and facilities will be facilitated proportionate to the level and location of growth allocated and for sites extending beyond the plan period for the completion of the development.

EXPLANATION

2.23 The spatial strategy is outlined in **Strategic Policy SS1: Spatial Strategy** and the **Key Diagram at Figure 2.2**. Enfield faces various growth challenges over the plan period, including in relation to housing, employment, recreation/leisure, nature recovery and biodiversity, climate change adaptation and mitigation measures, infrastructure and burial needs. The strategy aims to offer a sustainable spatial response that balances the need for growth in a constrained, high-quality setting with the essential requirement to protect and enhance the Borough's highly valued assets, character and identity.

2.24 The central focus of the spatial strategy is bringing forward previously developed sites with a focus on the Lee Valley. This includes the expansion and completion of Meridian Water recognised as an opportunity area in the London Plan. The strategy further involves the redevelopment of outdated centres and housing estates, such as Angel Edmonton, as well as intensification at Southbury retail park and sites with single storey supermarkets. The ultimate goal of the strategy is to enhance and transform Enfield's main town centres, such as Enfield Town and Southgate, by introducing a higher proportion of residential and leisure uses while reducing reliance on retail.

2.25 Despite an exhaustive examination of the potential for urban intensification and a priority for brownfield (previously developed) land, this alone is not enough. Without the proposed new settlement at Crews Hill and sustainable urban extension at Chase Park, housing delivery in the second half of the Plan period would slow significantly, there would be limited opportunities to address the need for more family housing and there would be pressure for a greater reliance on tall buildings, which could impact some of the Borough's most sensitive conservation areas including Enfield Town and Southgate.



Moor Brook Green

2.3 Enfield's spatial strategy

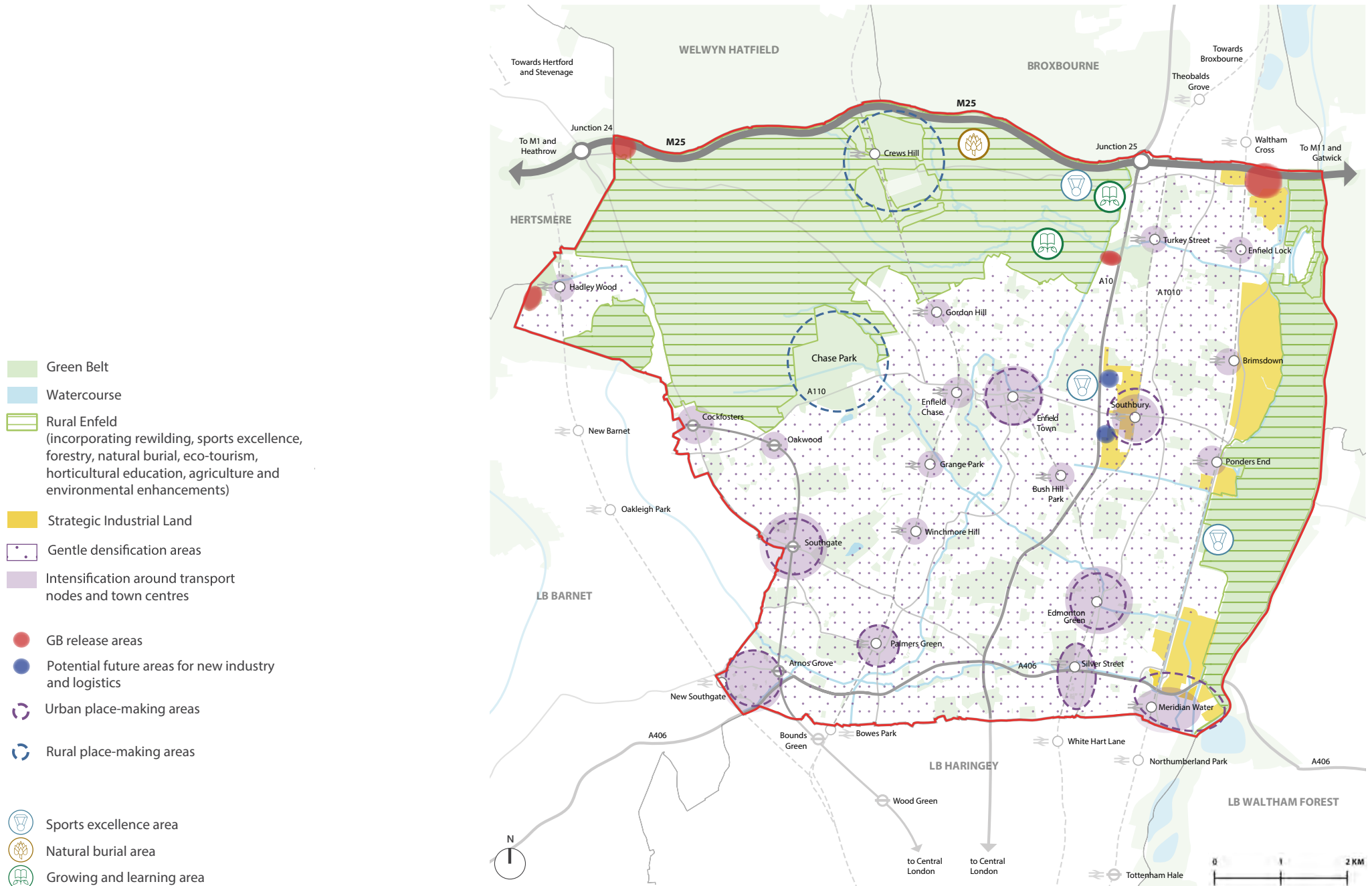


Figure 2.4: Key diagram

2.26 In this plan, Enfield has made a bold choice. It has decided against to passively observing the current worsening housing shortage and has proactively explored all avenues for delivering new housing supply, including through a new settlement and urban extension. Enfield has undertaken a Green Belt Review, and in response to public concerns about potential Green Belt loss, sought to minimise such loss to only what is essential for creating the proposed new sustainable communities. The Borough has also prioritised land that has been previously developed and is well-served by public transport.

2.27 Comprehensive planning for these new communities, along with the development of requisite infrastructure, is a crucial component the 'exceptional circumstances' allowing for gradual, phased development. Infrastructure provision without a masterplan will not be permitted. Enfield intends to prepare a Supplementary Planning Document (or any subsequent planning mechanism) for Crews Hill and a develop a coordinated masterplan for Chase Park.

Exceptional Circumstances for Green Belt Loss

2.28 The Borough has carefully considered potential areas for Green Belt release, carefully weighing the Green Belt harm and other associated harm, against the strategic case for more family and affordable housing delivery and/or employment land delivery (and the other planning benefits these could deliver). The results of this assessment can be found in the 'Exceptional Circumstances Topic Paper'. Following an 'Integrated Impact Assessment' comparing four different scenarios, each with varying Green Belt loss and housing targets, the strategy's conclusion is presented in the 'Strategy Topic Paper'. In some instances, the criteria for an exception were met, while in others, they were not, and these have subsequently been excluded from the plan. Caselaw precedent sets out that housing need in itself can constitute an exceptional circumstance. In Enfield, three components contribute to this exception: 1) the overall level of housing and employment requirements; 2) the need for affordable housing and 3) the need for more family housing. The higher growth targets will directly contribute to these components by introducing new sites and indirectly by bringing about consequential improvements in the existing housing stock, thereby increasing affordability.

2.29 Nevertheless, by the end of the plan period, there will still be an estimated shortfall of approximately 38,000 homes in the Borough when compared against the locally assessed housing need by 2041⁷.

2.30 The Economy chapter (chapter 9) explores the exceptional circumstances surrounding the two strategic logistics/employment site.

⁷ Based on the standard method of calculating local housing need



Landscape restoration

2.3 Enfield's spatial strategy

Enfield Housing Trajectory
2019/20 to 2040/41

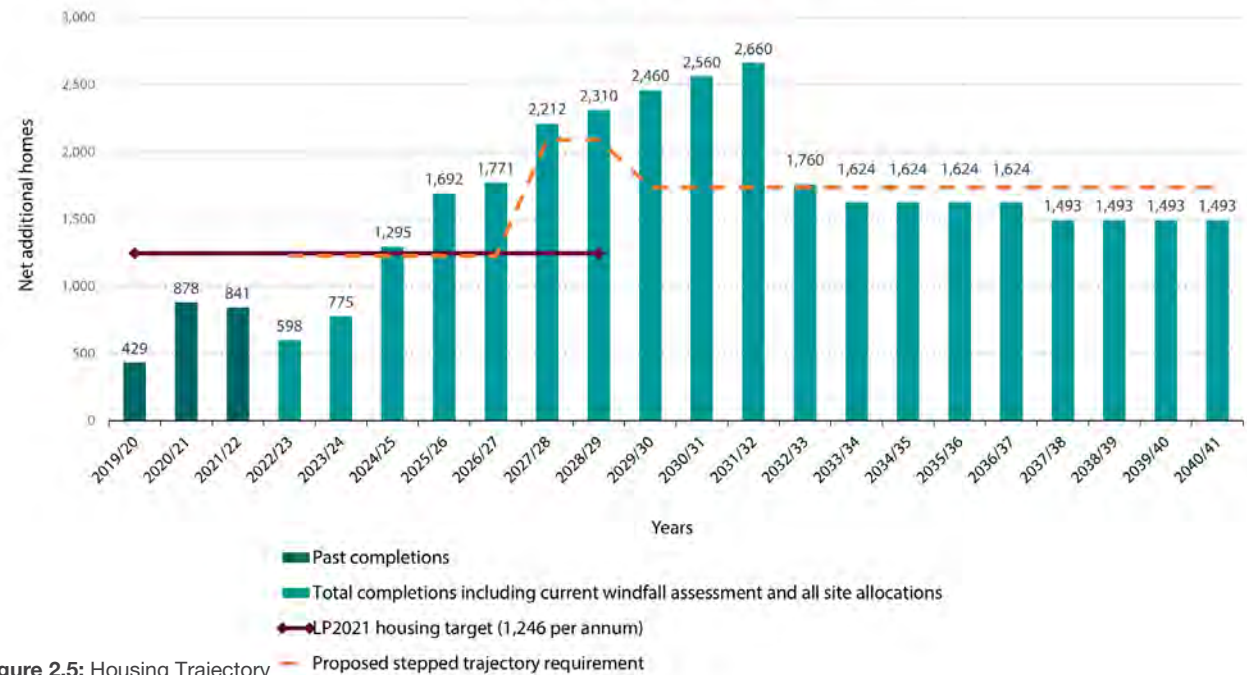


Figure 2.5: Housing Trajectory

A Stepped Housing Trajectory

2.31 The National Planning Policy Framework (NPPF), provides guidance regarding the circumstances in which a stepped housing trajectory is suitable for the plan making process.

2.32 The Housing Trajectory represents the number of homes identified through the HELAA process to deliver the housing target to 2041, which includes the five-year housing supply. It also provides information on the number of housing completions between 2015/16 and 2019/20. Please note that this is for illustration only, as annual fluctuations in housing delivery are anticipated.

2.33 In Enfield, the sites expected to contribute significantly to housing supply are some of the larger strategic sites within our placemaking areas and additional phases of Meridian Water will have extended lead in times and are not yet under construction. It is also important to be realistic about annual delivery rates, meaning that some of the sites allocated in the ELP will not be fully completed within the Plan period.

2.34 Enfield's distinctiveness in London lies in its ambitious goals to establish a large-scale new settlement and large-scale urban extension. As set above, there are longer lead-in times associated with such developments, and consequently, there is a strong rationale for implementing a 'stepped' housing trajectory, which will

see housing delivery increase over the second half of the Plan period. This approach provides a realistic and robust programme for housing and associated infrastructure delivery, and will ensure that the local authority is not disadvantaged or penalised in terms of land supply and housing delivery test outcomes. The trajectory is informed by local evidence, including in relation to the supply of small sites, in line with London Plan Policy H2. The stepped trajectory is presented in **Figure 2.3** below and elaborated further in the Housing Topic Paper (2023).

Development proposed in the Local Plan beyond 2041

2.35 The ELP also designates land for housing that is expected to be developed beyond 2041. The new sustainable communities to be created at Crews Hill and Chase Park need a critical mass, and with the need for further masterplanning work, and realistic assumptions around rates of delivery, completion of these developments is not expected within the Plan period.

2.36 The Plan establishes permanent Green Belt boundaries that will endure beyond 2041.

STRATEGIC POLICY

SS2: MAKING GOOD PLACES

All development should positively contribute towards sustainable development that enhances the Borough's character and contributes to the places in which they are located.

Good growth through placemaking

1. Development should contribute to the creation of well-designed places, including both buildings and the public realm and green spaces between buildings. Carefully designed urban intensification will be supported providing it is sympathetic to the local character and heritage and protects amenity. Development should create places where active travel modes predominate and where everyday services are within easy walking and cycling distances. This will occur across the Borough with a particular focus on placemaking areas (with relevant policies set out in Chapter 3) and around transport nodes and town centres.

Masterplanning

2. Larger scale developments (of 50 homes or more or 500sqm for non-residential uses) must:
 - a. demonstrate how they contribute to the vision for the placemaking area they are located within;
 - b. include a masterplan, including for outline schemes appropriate parameter plans and a design code, expressing how the vision for the site will be achieved over the full development period;
 - c. For sites in multiple ownership include a delivery plan, including any 'master developer' arrangement;
 - d. make the best use of land, integrating a mix of uses where appropriate to create vibrant and lively places, optimising the use of brownfield land in sustainable locations; and
 - e. demonstrate how it contributes towards creating healthy places which promote active and healthy lifestyles including active travel.

For sites with capacity for more than 100 homes, or where several development sites are in close proximity and would benefit from a coordinated approach to design and delivery, the Council will support the preparation of a Planning Brief, incorporating a broad concept plan or masterplan. The Planning Brief should be prepared by the landowner(s) or developer(s), informed by engagement with local stakeholder groups and the Council. The preparation and approval process for the Planning Brief will be commensurate with the scale of development and the complexity of the issues arising, with the Planning Briefs for the largest proposals involving complex matters to be progressed as Supplementary Planning Documents (or any subsequent similar planning mechanism).

3. The Council will ensure that development is planned and implemented in a coordinated way in the identified placemaking areas. Development here will be guided by Supplementary Planning Documents (SPD), Area Investment Plans, Masterplans and/or planning briefs (see each placemaking area Policy for further details). For the Crews Hill and Chase Park placemaking areas, comprehensive masterplans must be prepared and approved in advance of development. For the other placemaking areas, pending the preparation and adoption of area-specific Masterplan SPDs (or any subsequent similar planning mechanism), and pending the preparation of a Borough-wide Design Guide, proposals for development will be considered on the basis of good growth principles and policies included in this Plan and the London Plan.

Design

4. All development, regardless of scale will be expected to:
 - a. be inclusive and accessible, making a positive contribution to the lives of Enfield's communities;
 - b. make a positive contribution to creating a high-quality environment that respects and enhances its landscape, townscape and/or heritage context
 - c. promote and support the Borough's rich heritage and cultural assets, contributing to the creation and maintenance of local distinctiveness and demonstrate how this has been achieved;
 - d. contribute to the provision of social, green and blue, transport and utility infrastructure to support communities, including on-site provision where there is evidence of need; and
 - e. enhance local wildlife and biodiversity, and actively include opportunities for nature recovery.

EXPLANATION

- 2.37 The NPPF recognises the fundamental importance of creating high quality places in the planning and development process. The London Plan places 'good growth' at the heart of its strategy, aiming to promote and deliver a more inclusive form of growth for all Londoners.
- 2.38 The Council is committed to meeting its growth requirements whilst also prioritising the creation of high quality, well-functioning places, with distinctive, local identities. Enfield's diverse landscape encompasses a range of unique qualities and characteristics from urban areas with mixed uses to heritage-rich town centres and rural and natural landscapes. Together, these qualities form the distinctive identity of the Borough, having evolved over many years. Good growth should enhance these existing qualities and assets, embedding them into the area's future identity.
- 2.39 Enfield comprises a variety of communities, each contributing to the Borough's cultural character and its future. Proposals should aim to establish an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health conditions or impairment, to help achieve the vision of creating a place that offers the ingredients of a good life for all.

2.3 Enfield's spatial strategy

2.40 A key objective is seeking to enhance health outcomes and reduce health inequalities. Healthy places are those which improve the mental and physical health of residents and workers by enabling healthy choices (including active travel and healthy food choices), adopt a healthy streets approach and minimise negative health impacts including those from air, noise and light pollution.

2.41 Opportunities to introduce green infrastructure should be taken. The aim should be to connect new developments with their surroundings, enhance biodiversity and create high quality private and public space.

2.42 Planning Briefs will play a pivotal role in bridging the gap between the development plan and planning applications. They will be used to encourage the coordinated development of nearby sites, address site-specific constraints and opportunities, and provide further guidance on the interpretation of the development plan policies and principles set out in the Plan. The Planning Brief process will help formalise best practice relating to pre-application discussions, by requiring developers of larger sites to engage with the Council, local communities and other stakeholders at an early stage in the development process.

2.43 The Planning Brief process and outcomes should be proportionate to the scale of the planned development and likely complexity of the issues to be addressed. Larger, more complex proposals will necessitate a more comprehensive process, involving a broader range of stakeholders and local interest groups, considering a wider range of issues and site options and delivering a comprehensive framework for the preparation and submission of the subsequent planning application.

2.44 When evaluating development proposals, the Council will maintain a positive and constructive approach, working proactively with applicants to identify solutions that ensure high quality planning outcomes. delays.



Meridian Water CGI - towpath view, Kjellander Sjoberg / periscope / Mae / Jacobs