



Enfield's New LOCAL PLAN 2019-2041

FOR PRE-PUBLICATION



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[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]



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

Introduction7



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

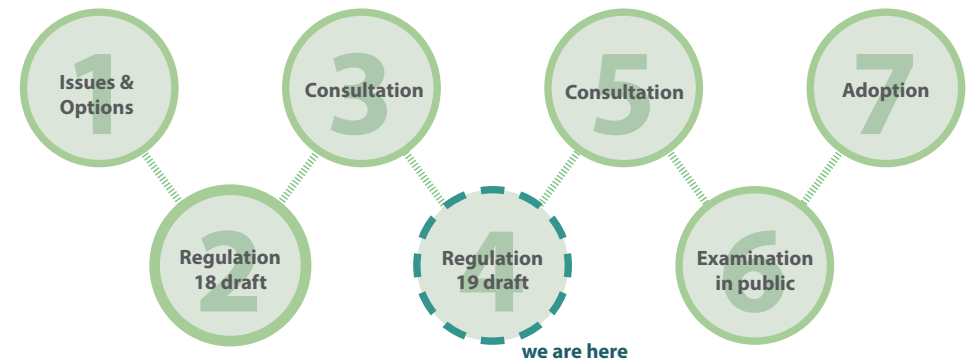
The Plan making process

- 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>June 2021</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>2024</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>2024-25</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>2025</p> <p>Publication of Inspector's Report and recommendations (Regulation 25)</p> <p>Recommendations to make the Local Plan 'sound'</p>	<p>Adoption of new Local Plan 2041 (Regulation 26)</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.

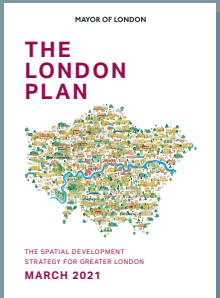
1.15 Once adopted the new ELP will fully replace and consolidate the policies and site allocations in the previously adopted Local Plan within a single new Local Plan. The development plan documents to be replaced upon adoption of the new ELP, are the Core Strategy (2010), Development Management Document (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>National Planning Policy Framework</p>	<ul style="list-style-type: none"> Enfield Local Plan (2039) The Local Development Scheme (2023) The Statement of Community Involvement (2023) Core Strategy (2010) Development Management Document (2014) 	<ul style="list-style-type: none"> Meridian Water Masterplan (2013) New Southgate Masterplan (2010) Section 106 (2016) Decentralised Energy Network Technical Specification (2015) Trent Park Campus planning statement Ponders End Central Area Planning Brief The Edmonton EcoPark Planning Brief (2013) Draft Ritz Parade Development Brief Making Enfield: Heritage Strategy 2019-24 Meridian Water Western Bank SPD (2023)
1.17	 <p>New London Plan (2021)</p>	<ul style="list-style-type: none"> North Circular AAP (2014) North East Enfield AAP (2016) Edmonton Leaside AAP (2020) Policies map North London Waste Plan Hadley Wood Neighbourhood Plan (2023) 	<p>NON-PLANNING PLANS AND STRATEGIES</p> <ul style="list-style-type: none"> Council Plan Housing and Growth Strategy Housing, homeless and tenancy strategies Economic Development Strategy Culture Connects Climate Action Plan Blue and Green Strategy Poverty and inequality Others

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 NPPF¹ 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 provision² 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**.

¹ Paragraph 21 of the NPPF

² 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



2 Good Growth in Enfield

2.1 Spatial portrait.....	16
2.2 Key spatial issues.....	21
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2.4 Enfield's spatial strategy	26
SS1: Spatial Strategy	27
SS2: Making Good places.....	32
















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

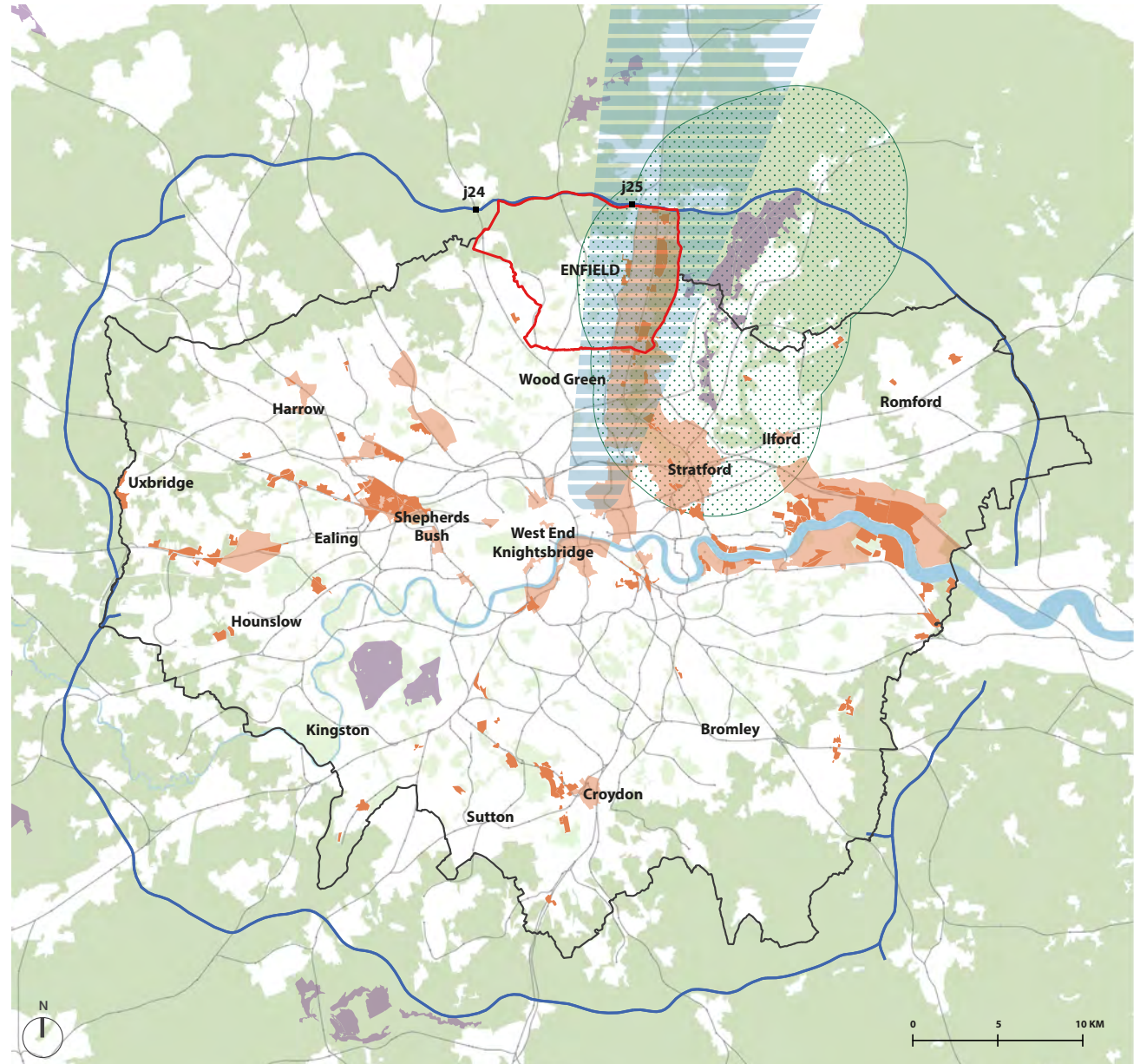


Figure 2.1: Spatial portrait

2.1 Spatial portrait

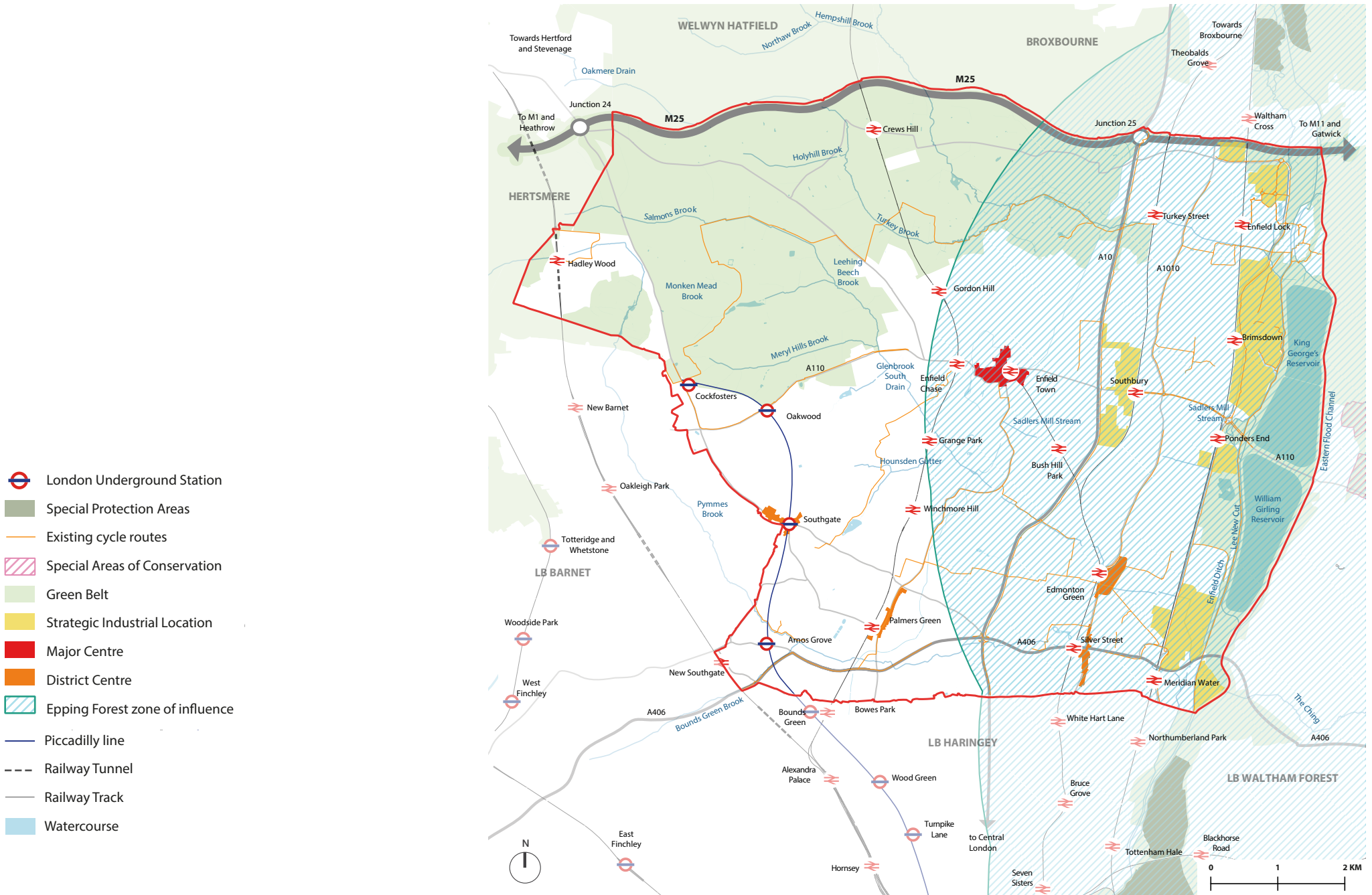


Figure 2.2: The London Borough of Enfield

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.

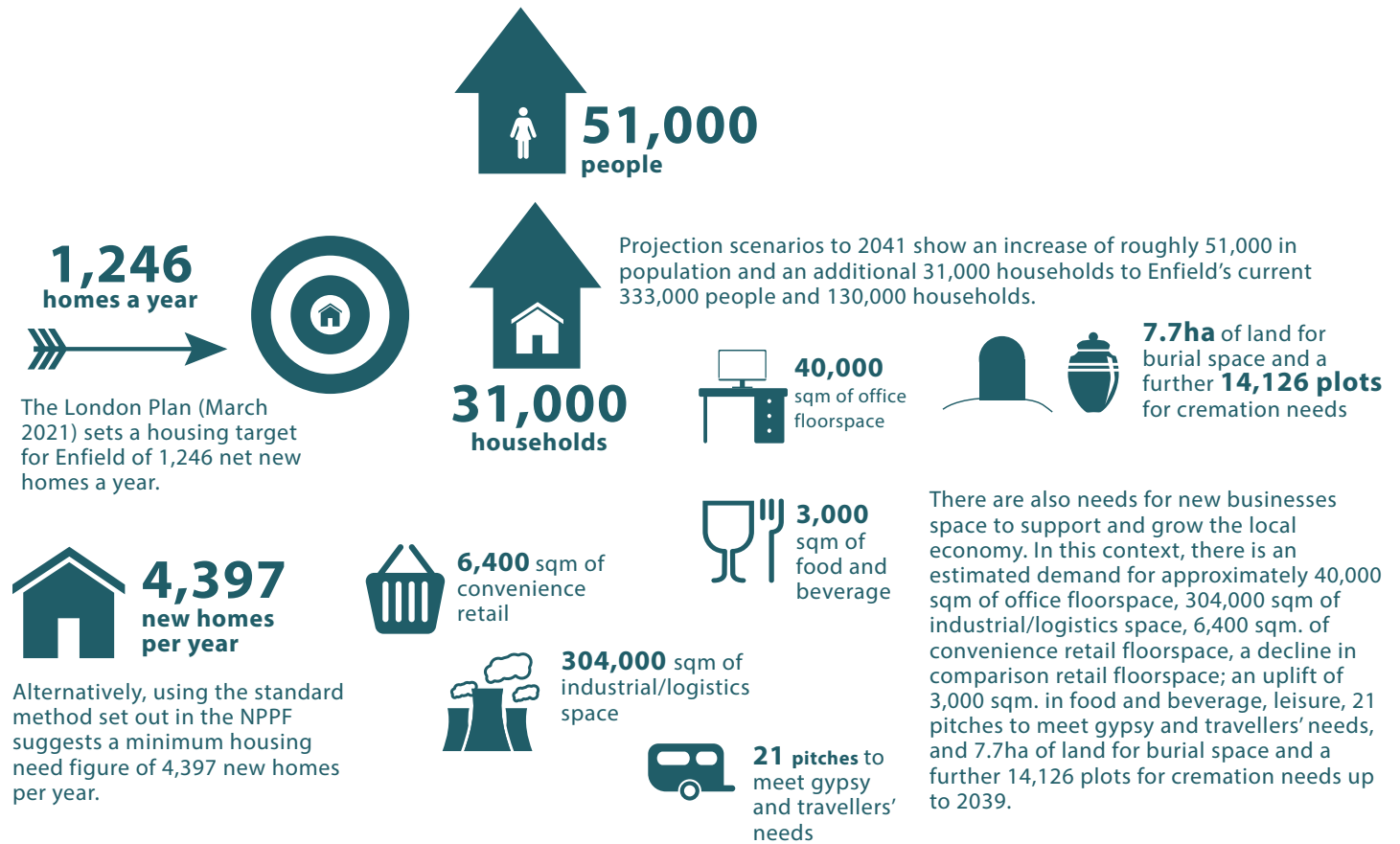


Figure 2.3: Challenges in Enfield

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.

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

2.3 Spatial vision and objectives

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.



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

2.3 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.

2.3 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.

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.

2.4 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

2.4 Enfield's spatial strategy

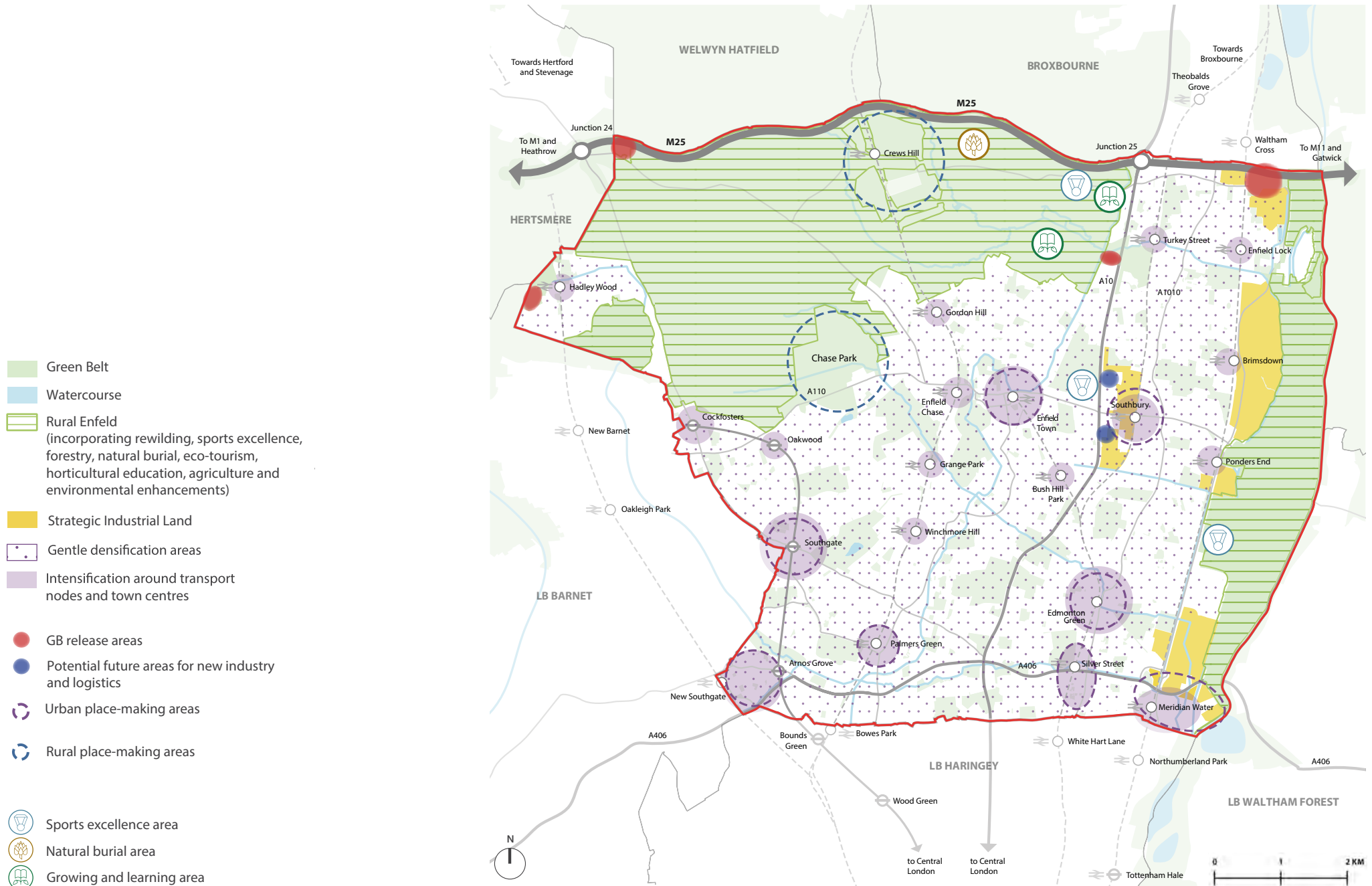


Figure 2.4: Key diagram

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.

⁷ Based on the standard method of calculating local housing need

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.



Landscape restoration

Enfield Housing Trajectory 2019/20 to 2040/41

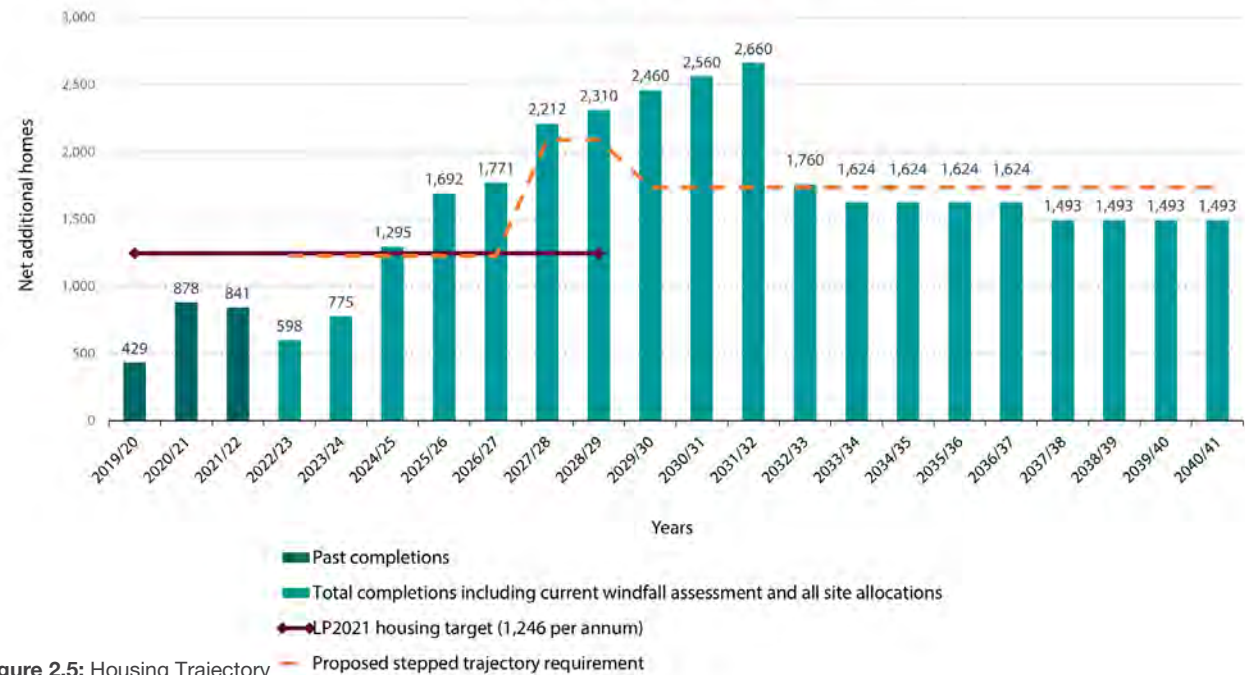


Figure 2.5: Housing Trajectory

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.

2.4 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



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INTRODUCTION

3.1 The NPPF recognises that creating high quality places is fundamental to what the planning and development process should achieve. The London Plan similarly places ‘good growth’ at the heart of its strategy, with the goal of achieving better, more inclusive forms of growth on behalf of all Londoners.

3.2 The Council is committed to meeting its growth requirements, while balancing this with the priority to create high quality, well-functioning places. Enfield is distinguished by its unique qualities and characteristics, ranging from higher density more urban locations with a vibrant mix of uses, to heritage filled town centres, to more rural and natural landscapes. These qualities and characteristics have evolved over many years and constitutes the Borough’s unique identity. Good growth should build on the area’s existing qualities and assets, embedding these into the area’s future identity.

3.3 Enfield is home to a diverse array of communities and the Borough’s cultural character is a product of its neighbourhoods, town centres, green and blue spaces, schools, workplaces, community centres and other important local places.

3.4 There is a real opportunity for planning and development to improve health outcomes and reduce health inequalities. Healthy places foster the mental and physical well-being of residents and workers by encouraging healthy choices, such as active travel and healthy food choices, embracing a healthy streets approach and minimising negative health effects including those arising from air, noise and light pollution.

3.5 New and enhanced green infrastructure also has an important role to play in creating a better place for residents and visitors to Enfield, connecting proposed new developments with their surroundings, promoting biodiversity and creating both private and public spaces of high quality.

3.6 To coordinate the delivery of place appropriate development and to ensure a positive, plan-led approach to placemaking, the ELP includes strategic policies for 11 placemaking areas, as shown in **Figure 3.1**. These are:

- Policy PL1: Enfield Town
- Policy PL2: Southbury
- Policy PL3: Edmonton Green
- Policy PL4: Angel Edmonton
- Policy PL5: Meridian Water

- Policy PL6: Southgate
- Policy PL7: New Southgate
- Policy PL8: Palmers Green
- Policy PL9: Rural Enfield
- Policy PL10: Chase Park
- Policy PL11: Crews Hill

3.7 For each placemaking area the Local Plan sets out the main characteristics of the area, a vision for the area and an overarching strategic policy to realise the placemaking vision.

Places

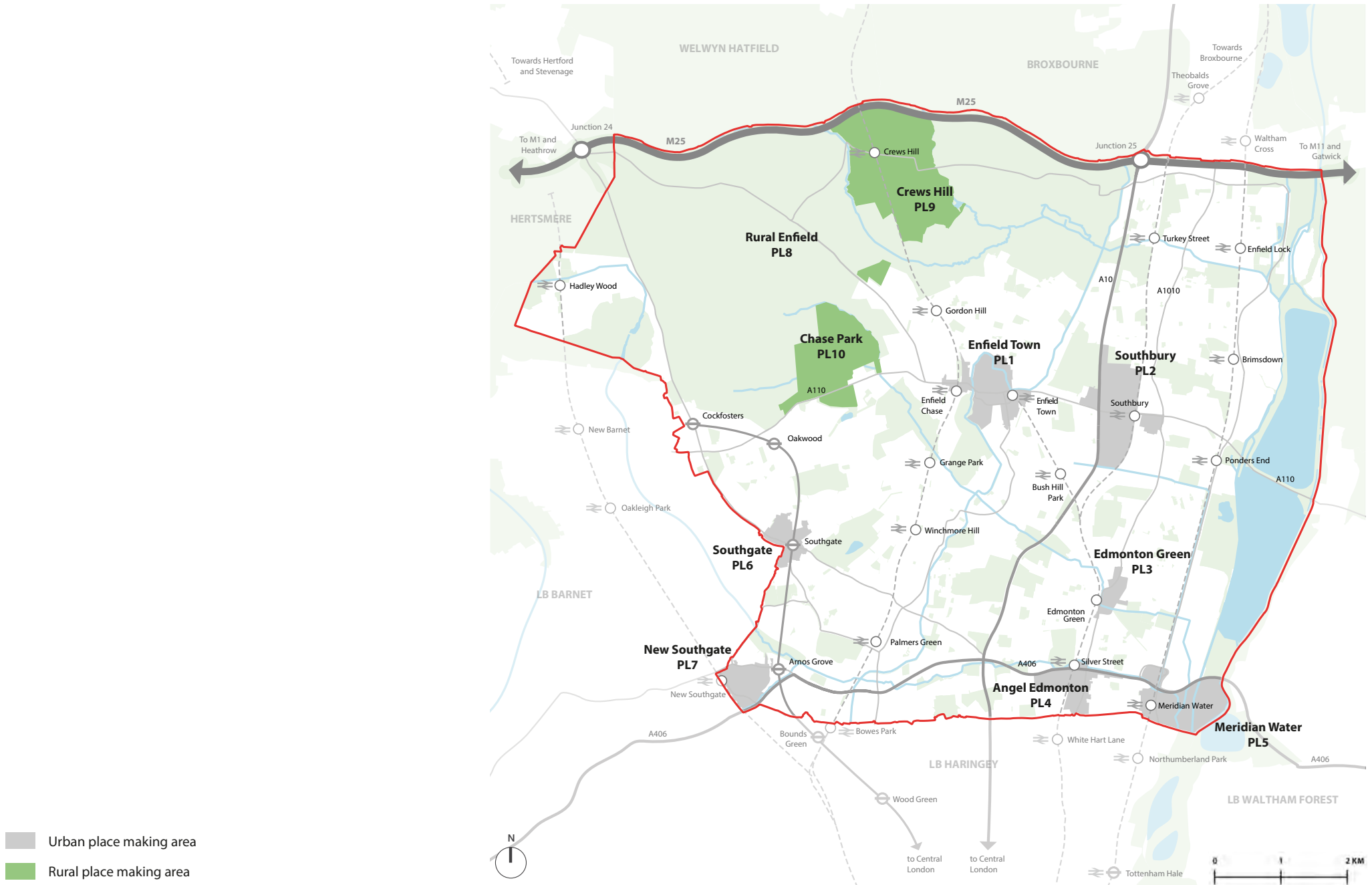


Figure 3.1: Placemaking areas

PL1 ENFIELD TOWN

CONTEXT AND CHARACTERISTICS

3.8 Enfield Town sits in the heart of the Borough and is home to a market that was first established in 1303 (and is still operational today). Enfield Town serves as the cultural hub, and commercial and administrative focal point of the Borough, while retaining its charming market town character. It is designated as one of London's Major Centres in the London Plan, serving the Borough and beyond.

3.9 Much of the town centre is designated as a conservation area with many attractive historic buildings (and structures) and a bustling market square. Enfield Town is characterised by the presence of numerous historic buildings built during the seven centuries since the market was established. Green spaces such as Town Park, Chase Green and the New River Loop permeate through and around the town centre. The heart of the town centre includes a bustling market square, a historic parish church, civic buildings and the attractive historic areas around Gentlemen's Row and Enfield Grammar School to the north. The town centre predominately features retail shops and is well served by banks and other essential services. However,

considering its size, there are fewer pubs, bars and restaurants than one might anticipate. The southern part of the main high street is home to two large multi-storey car parks and retail developments.

3.10 Enfield Town enjoys good strategic connections, with the A110 passing through the town centre providing crucial east-west links to the rest of the Borough. Enfield boasts two train stations, Enfield Town and Enfield Chase, offering access to London's Liverpool Street and Moorgate stations to the south, as well as Welwyn Garden City and Stevenage to the north.

ENFIELD TOWN PLACEMAKING VISION

Enfield Town will be a twenty-first century market town, where its historic character, including the area in and around the central market square, has been enhanced – including the central market square. It will continue to be the focus of the Borough's civic, entertainment, leisure, commercial and retail activity, and the centre will have evolved to also include a wider mix of uses including new homes. New built form will respond positively to the existing context and character. Access to nearby green spaces and watercourses including Enfield Town Park, will have been maintained and enhanced. New street improvements and public realm projects will draw these green qualities into the heart of the Town and improve the attractiveness of active travel to, from and through the area. It will become an attractive destination for culture and entertainment, acting as an inclusive centre with a successful evening economy.

Enfield Town

Site Allocations

- Housing
- Mixed Use

Placemaking Opportunities

- Place Making Area Boundary
- New Public Realm Opportunities
- Public Realm Enhancement Opportunities
- Infill Opportunities
- Enhanced Access to Blue and Green Space
- New Wetlands Opportunities
- New Rain Gardens Opportunities

- New Green Links
- New Walking Route
- Enhancements to Existing Walking Routes
- Streetscape Improvements
- Blue and Green Space Improvements

Existing Features

- National Rail Station
- Overground Stations
- Existing Public Realm
- Conservation Area
- Locally Listed Heritage Assets
- Listed Buildings
- Major Centre
- Local Centre
- Cycle Routes
- Metropolitan Open Land
- Existing Walking Routes
- Water
- Metropolitan Open Land
- Local Open Space

Note. Refer to table PL01 for details

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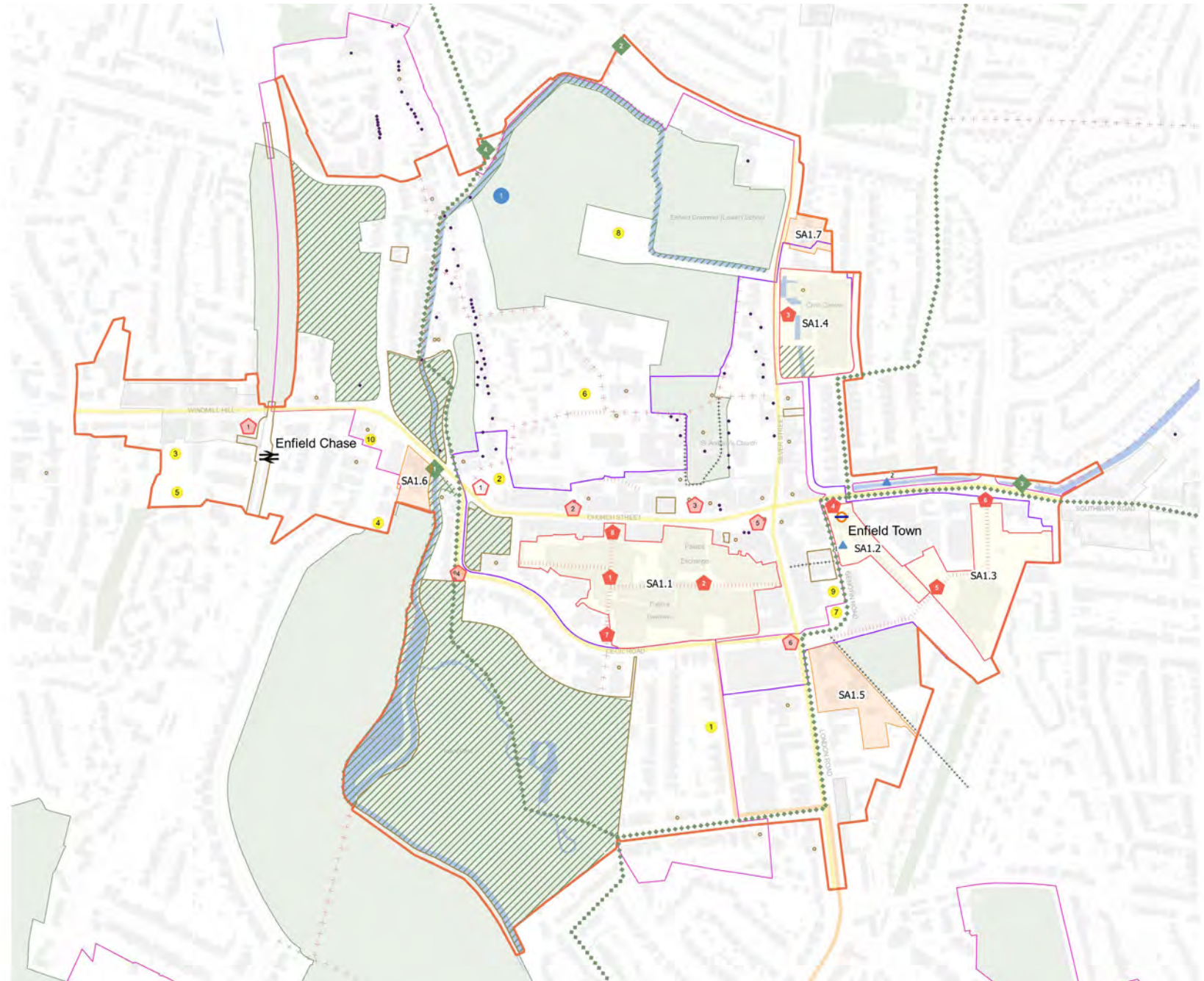


Figure 3.2: Enfield Town Placemaking Plan

STRATEGIC POLICY

PL1 : ENFIELD TOWN

To realise the placemaking vision, development proposals in Enfield Town:

1. must contribute to a coordinated process of town centre regeneration that responds positively to the unique context and characteristics of the area, reinforcing its role as the Borough’s major centre and principal civic and cultural hub. The Council will prepare further guidance which could include an update of the existing Enfield Town masterplan, or the creation of a new Enfield Town design code to support the delivery of the placemaking vision for Enfield Town. Development here should have regard to such guidance.
2. must contribute to delivering a mix of uses, including new housing, varied retail, cultural and community spaces offer alongside office and residential development to diversify the centre and improve resilience, whilst ensuring that the centre’s predominant civic, commercial and cultural role is maintained and enhanced.
3. must demonstrate how they will assist with securing the centre’s long-term vitality and viability. This should include demonstrating how non-residential spaces (Class E) can be flexibly adapted in the long term to respond to changing needs.
4. should demonstrate how they have facilitated enhancements to the fabric and setting of the historic environment. This includes the market square, area around Gentleman’s row and the Parish Church and green and blue features such as Town Park and New River. Any developments adjoining the market square will be required to provide active frontages onto this space.
5. must contribute to enhancing the public realm to make walking and cycling in, around and to the town centre significantly more accessible, safer and more attractive. All major developments in Enfield Town must contribute towards improvements to the public realm surrounding Enfield Town and Enfield Chase stations, as well as towards cycling infrastructure through and around the placemaking area.
6. must facilitate and/or contribute to clear and coordinated green and blue enhancements through street improvements and public realm improvements across the placemaking area, with particular attention to reducing surface water flood risk. They should also contribute to enhancing nearby open spaces and watercourses to create a more attractive environment surrounding the major centre.
7. should retain or re-provide existing workspace and deliver net increases wherever possible. A broad range of workspace typologies will be supported within the centre and its immediate surrounds, with priority given to office floorspace and flexible workspace. Provision of workspace suitable for small businesses, will be strongly encouraged, particularly where the space is designed to support the cultural and creative industries.
8. should facilitate a reversal of the inward-looking nature in the south of Enfield Town centre by creating new street-based routes through it; increasing the prominence of entrances and reducing the prominence of servicing and inactive frontages.
9. should minimise the negative impacts of car parking and servicing
10. where they involve tall buildings and other high-density developments must follow the requirements set out in Policy DM DE6: Tall buildings and Figure 7.4 (and any successor policies).
11. should demonstrate how safety and lighting of the walking/cycling routes have been designed to create an inclusive environment that can support an evening economy that is welcoming to all.

EXPLANATION

- 3.11 The key role Enfield Town plays within the Borough will continue. It boasts a diverse variety of shopping, cultural and leisure amenities. The existing community and cultural assets will be leveraged to establish an enticing destination.
- 3.12 A number of key development sites have been identified as likely to come forward in the plan period. Consequently, a well-coordinated framework that offers additional guidance may be necessary to guide the overarching strategy in this area.
- 3.13 This placemaking area contains seven site allocations:
- SA1.1: Palace Gardens shopping centre
 - SA1.2: Enfield Town station and the former Enfield Arms, Genotin Road
 - SA1.3: Tesco Southbury Road superstore
 - SA1.4: Enfield Civic Centre
 - SA1.5: St Anne's Catholic High School for girls
 - SA1.6: 100 Church Street
 - SA1.7: Oak House, 43 Baker Street

3.14 Introducing a more diverse mix of uses and functions in the placemaking area is essential to ensure the long term vibrancy of the major centre. There is notable need for a cinema, which is currently absent in Enfield Town, and such a leisure facility would be welcomed. Enhancing the evening economy and cultural offerings is a priority, and any development that encourages this diversification will be supported. Likewise, the introduction of additional employment and housing opportunities will support the vitality of the centre and contribute to the centre's resilience.

3.15 Enfield Town has a unique character. While the centre is expected to evolve to accommodate growth, it must strike a balance by preserving its unique identity, which is rooted in its cultural, heritage and natural assets. Achieving 'good growth', necessitates that developments respond sensitively to these characteristics. This will include revealing, celebrating, restoring and telling Enfield's story, especially ensuring its valued historic environment, such as the market square, the area around Gentleman's Row, the Parish Church, and green and blue features like Town Park and New River are preserved,



Enfield Town Library

protected and enhanced. The open spaces surrounding the town centre provide opportunities for a variety of leisure and recreational activities, all while offering valuable habitats for flora and fauna. Promoting these attributes should be a central aspect of any development proposals that arise.

3.16 All development must contribute towards enhancing public realm and open space. Public realm improvements should include:

- enhancing access between the town centre and Town Park;
- the renewal of the Enfield Town station building and surrounding public realm;
- creation of a positive sense of arrival at Enfield Town and Enfield Chase stations;
- enhancing the public realm and overall pedestrian environment in the placemaking area; and
- investigating feasibility of enhancing road junctions and circulation, including potential modifications to the gyratory system, along with improving facilities and the environment at all crossing

points.

3.17 Improvements to open space will include:

- enhancements to Enfield Town Park, Library Green and Chase Green;
- upgrading existing entrances to Enfield Town Park;
- strengthening the prominence of the New River Walk;
- enhancing and increasing the significance of the Enfield Loop including the incorporation of east-west cycling links;
- expanding and interconnecting wildlife corridors and/or creating green connections between open spaces to establish wildlife corridors; and
- introducing grey to green corridors along key gateways into the town centre through the use of meadows, and Sustainable Urban Drainage Systems.

3.18 Connectivity to central London is a valuable asset for Enfield Town. As gateways to this area, both railway stations contribute to a welcoming experience for visitors. The current

environment surrounding Enfield Town station is lacking, and it will benefit from enhancement. These areas will be a focal point to create a safer, more accessible, inclusive and pleasing pedestrian environment.

3.19 Traffic dominates the appearance of the town centre and the gyratory creates the impression of an isolated island site. Improvements to the gyratory system and widening pavements are necessary to address safety concerns and create a more pleasant, pedestrian-focussed environment. This will contribute to the creation of a healthy and liveable place that prioritises well-being.

3.20 To accommodate growth, an increased number of tall buildings will be incorporated (in line with the approach set out in London Plan Policy D9 and the Local Plan policy DE6). The appropriateness of their siting will be assessed taking into consideration the findings of the Character of Growth Study, and any updated successor. Design responses will be assessed based on how well proposals recognise the historic quality of the area and realise the potential to create a gateway into the town centre and the Borough as a whole.

PL2 SOUTHBURY

CONTEXT AND CHARACTERISTICS

- 3.21 Southbury is situated approximately one mile east of Enfield Town, on the western side of the A10 known as the Great Cambridge Road. It occupies a strategic east-west position in the Borough, connecting Enfield Town to the Lee Valley.
- 3.22 The Southbury area is currently home to retail parks and industrial parks. The retail park serves a broad catchment area covering most of the Borough and extending beyond its boundaries. The Great Cambridge Road frontages provide a high degree of visibility, therefore attracting high land values for retail purposes. The industrial park covers approximately 50 hectares and caters to a very large catchment that extends across much of London.
- 3.23 The area is characterised by large format retail and industrial warehousing/shed facilities. It features a mix of employment uses including warehouses, manufacturing spaces, and some office facilities. The majority of these are in good condition. The quality of the public realm is generally poor, offering opportunities for improvement. Surrounding the area are suburban terraced and semi-detached housing.

- 3.24 Southbury has good transport connections. Southbury station provides train services towards London Liverpool Street and Cheshunt. The A10 offers good north-south road connectivity and has a number of bus routes connecting to Waltham Cross and Turnpike Lane. Southbury Road is well served by bus routes connecting to various parts of the Borough including towards the Lee Valley. However, cycling routes in the area are either incomplete or of poor quality and the vehicle dominated nature of the area creates an unappealing pedestrian environment along key routes.
- 3.25 Within Southbury, there is limited green space, and residents have limited access to such areas. The area faces challenges related to accessibility to nearby green spaces, which are hindered by various physical barriers and obstacles.

SOUTHBURY PLACEMAKING VISION

Southbury will be a cohesive, exemplary, high-density, mixed-use quarter with pocket parks and high quality public realm with new street trees and planting. It will be an exceptionally appealing environment for residents and professionals to live and work in. The area will be connected to surrounding open spaces, with enhancements planned for places like the Enfield Playing Fields. Growth here will offer a mix of uses with a residential focus, including some taller buildings that will serve as distinctive landmarks. Additionally, Southbury will play a pivotal role as a gateway to the Lee Valley, Ponders End and Enfield Town. Carefully integrated building and landscape design will be employed to help improve air quality and mitigate noise pollution from the A10. Through intensification and co-location within the Great Cambridge Road Industrial Estate, Southbury will generate valuable local employment opportunities and renewed employment spaces.

Southbury

Site Allocations

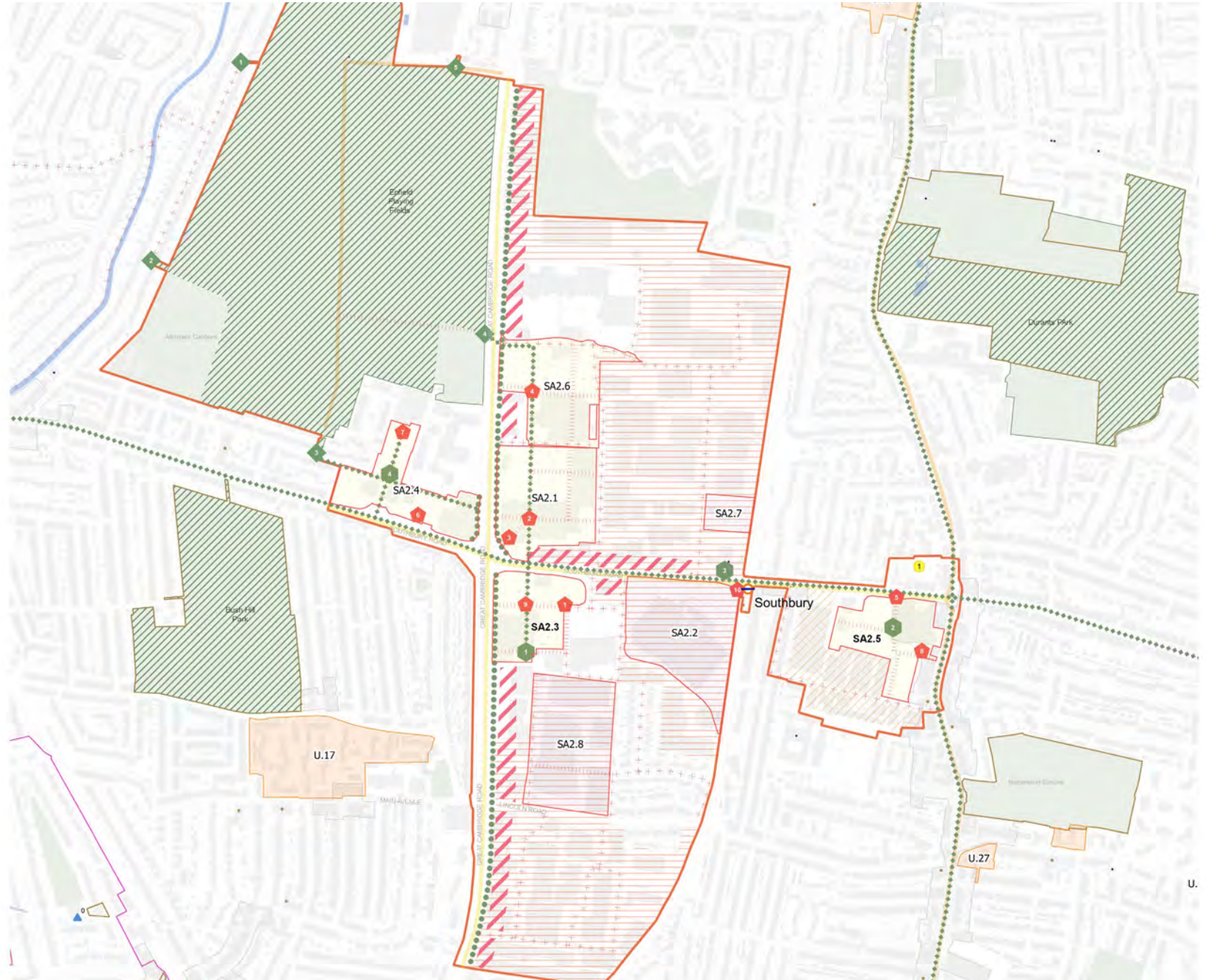
- Housing
- Mixed Use
- Industrial

Placemaking Opportunities

- Place Making Area Boundary
- New Public Realm Opportunities
- New Open Space Opportunities
- Infill Opportunities
- Enhanced Access to Blue and Green Space
- New Rain Gardens Opportunities
- New Green Links
- New Walking Route
- Enhancements to Existing Walking Routes
- Development to Create Active Frontage
- Blue and Green Space Improvements
- New Green Buffer
- Streetscape Improvements

Existing Features

- Overground Stations
- Conservation Area
- Locally Listed Heritage Assets
- Listed Buildings
- Local Centre
- Cycle Routes
- Strategic Industrial Land
- Locally Significant Industrial Site
- Metropolitan Open Land
- Water
- Metropolitan Open Land
- Local Open Space



Note. Refer to table PL02 for details

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Figure 3.3: Southbury Placemaking Plan

STRATEGIC POLICY

PL2: SOUTHBURY

To realise the placemaking vision set out in **Figure 3.3**, development proposals in Southbury:

Comprehensive Approach and Masterplanning

1. must demonstrate how individual developments will contribute to making a good place (in line with Policy SP SS2: Making good places), including how they will:
 - a. lead to an appropriate phased release of the retail parks;
 - b. create a coherently planned and appropriate distribution of scale and massing of built form;
 - c. create urban residential blocks that provide a street network (now and in the future) that will integrate well with surrounding residential areas;
 - d. ensure active frontages are located along key routes through and around the site (such as Southbury Road and the A10) to promote active travel;
 - e. orientate residential blocks to minimise the negative noise and air quality impacts of the A10 on the public realm as well as

within buildings themselves. Single aspect homes or balconies facing the A10 will be resisted; and

- f. ensure tall building aid legibility and the heights of new buildings relate appropriately to existing and future surrounding development.
2. should provide an appropriate mix of uses with potential for creating a new local centre. The quantum of non-residential (Class E) floorspace delivered by proposals should assist with growing and sustaining the vitality of the neighbourhood through provision of appropriate employment, leisure uses, community and cultural facilities.
3. must demonstrate how the integration of vital social infrastructure to support the wider placemaking area, such as health or early years' facilities has been considered and addressed. The siting and location of these should be informed by a comprehensive placemaking approach.

Enhanced Movement and Connectivity

4. must reduce severance created by the A10/A110 and improve safety at the key junction between these to ensure it is

better utilised.

5. must deliver improvements to the pedestrian environment along the A10 through provision of a green buffer. Improvements along Southbury Road should be delivered through provision of urban greening along this route, which could be in the form of street tree planting. Improvements to support cycling should be delivered by facilitating and/or contributing towards delivery of a new east-west cycle lane along Southbury Road and delivery of a new cycle lane in both directions of the A10 Great Cambridge Road.
6. must contribute to improvements to the public realm and townscape along Great Cambridge Road and Southbury Road. Priorities include improving pedestrian/ cycle routes and signage, installing a new crossing point, planting new street trees and upgrading existing station entrance / forecourt as well as improving safety and security of the station environment. Contributions will also be sought to increase station capacity and to improve station access. Developments in the direct vicinity of the station should assist with

enhancing the visual presence of the station within the wider area.

Securing High Quality Design

7. must demonstrate that the design of high-density development is of exemplary quality in order to be considered acceptable. The principle of appropriately sited tall buildings - of a suitable scale - in this location will be acceptable to help accommodate growth in line with Policy DE6: Tall buildings and Figure 7.4 and any updating successors.
8. must protect the existing operation and future intensification capacity of designated Strategic Industrial Location (SIL) in line with **Policy E3: Strategic Industrial Locations**. Redevelopment within SIL should support its ongoing productivity by increasing employment floorspace and job density within designated SIL areas and ensuring that proposals for residential uses adjacent to SIL do not compromise the continued integrity and effectiveness of the operation of industrial uses. Proposals for residential uses adjacent to SIL should adhere to the agent of change principle.

Green Space and Public Realm

9. must deliver or contribute towards the development of new pocket parks, along with contributing to the improved accessibility and enhancements to nearby open spaces, including Enfield Playing Fields, Durants Park and St George's Playing Fields.
10. must incorporate Sustainable Urban Drainage Systems (SUDS) and street tree planting within the public realm, in particular in parts of the placemaking area within Source Protection Zones (SPZ).

EXPLANATION

- 3.26 The out-of-town retail park in Southbury, presents an opportunity for modernisation to align with contemporary needs and deliver appropriately intensified use of the land. Furthermore, introducing additional employment and housing will bolster the vibrancy of non-residential functions, creating a new local centre and broadening the diversity of available uses.
- 3.27 The substantial growth anticipated in this area necessitates the support of social infrastructure including healthcare facilities such as a GP surgery or health centre, and early years provision like nurseries. While a masterplan or similar is to be prepared to identify the optimal locations for these facilities, developments that proceed ahead of supplementary planning guidance must demonstrate how on-site integration of uses has been considered and will be implemented, where suitable.
- 3.28 Currently, connectivity between Ponders End and Enfield Town is poor. Southbury Road serves as a key route between these areas. Development within the placemaking area can play a pivotal role in enhancing the road junction with the A10, offering a better experience for pedestrians and cyclists. Sites have the potential to facilitate

public realm improvements within the placemaking area through direct provision as part of a development (e.g. to widen footpaths and create new cycling routes) or contributing towards creation of these with financial contributions.

3.31 Several key development sites have been identified for potential development during the plan period. Therefore, the Council will lead on the preparation of a coordinated framework/masterplan to ensure a coordinated and comprehensive approach to future development.

opportunity to increase densities exists in the area around Southbury Station exists and should be explored. Additionally, the potential impact on heritage assets, such as Forty Hall would need to be evaluated.

3.29 The surrounding residential areas face challenges in terms of accessing high quality open spaces. Consequently, new developments should address the deficiency in open space access by enhancing access to nearby open spaces (e.g. Enfield Playing Fields, Durants Park and St Georges Field) and improving their overall quality. The A10 road acts as a significant barrier in accessing Enfield Playing Fields and therefore contributions will be sought towards new crossings where feasible, and the enhancement of existing crossings.

3.32 This placemaking area contains eight site allocations:

- SA2.1: Colosseum Retail Park
- SA2.2: Heritage House
- SA.2.3: Morrisons, Southbury Road
- SA2.4: Southbury Leisure Park
- SA2.5: Tesco Superstore, Ponders End
- SA2.6: Sainsburys Crown Road
- SA2.7: Crown Road Lorry Park
- SA2.8: Land and buildings north of Lincoln Road

3.34 While the area enjoys good connectivity to central London, enhancing the frequency of train services could make it more desirable as a place to live and work, with an enhanced bus offering also helping to improve connectivity within the Borough. Potential to deliver this will be explored in close collaboration with TfL. Furthermore, the area immediately surrounding Southbury station will benefit from enhancement aimed at creating a welcoming entrance environment to Southbury.

3.30 Enhancement to existing green spaces will be supplemented by the establishment of new pocket parks within the placemaking area itself. Residential and employment uses should both contribute to the creation of these pocket parks, which offer valuable spaces for enhancing the wellbeing of both residents and employees, with a greater demand anticipated from high-density residential developments.

3.33 A considerable increase in the number of tall buildings is anticipated. The appropriateness of siting of proposed tall buildings will need to be assessed taking into consideration the findings of the Borough's Character of Growth study, as well as any subsequent updates. However, significant

PL3 EDMONTON GREEN

Context and Characteristics

3.35 Edmonton Green, situated in the south-eastern part of the Borough, is one of the four district centres and has a large draw. It features a diverse range of vibrant shopping, community and leisure facilities, including the Council's Leisure Centre and Library as well as a bustling market. A significant portion of the centre's space is designated for surface car parking. Moving westwards and further south along Fore Street, there is also a row of independent shops, cafes and amenities that cater to the local community.

3.36 The area boasts a diverse character, with buildings from a range of periods but is currently defined by the late 1960s and early 1970s shopping centre and its three tall buildings. The inward facing shopping centre creates a sense of disconnection from the surrounding areas. The presence of 'The Green' along Fore Street and the mature trees here, contribute positively to the local character, but it is an asset that could be better used. Salmon's Brook, which runs through the centre is a key asset, with the Salmon's brook path starting at Plevna Road to the rear of the shopping centre, enabling connection from here

along this key leisure route. Just south of this is the newly formed Angel Way cycling and pedestrian route – another key leisure route in the area. To the rear of the shopping centre is an open space between Menon Drive and Colhurst Drive which could be better connected to the town centre.

3.37 Some of the most prominent buildings in Edmonton are the tall buildings that rise above the shopping centre. While they appear out of scale in comparison to the rest of the area, they serve as useful landmarks for the district centre. There are also a number of heritage assets in the centre including the war memorial on the roundabout, the Crescent to the north of the area and a number of listed assets along Church Street.

3.38 The area is centred around the junction between Fore Street, Hertford Road and Church Street, where the overground station (Edmonton Green station) is located. The station provides Overground services, with routes extending to London Liverpool Street station in the south and Enfield Town and Hertford North in the north. The large bus station is also situated at this junction, offering excellent bus connections to various parts of the

Borough and beyond. The environment around the train and bus station can feel dominated by traffic, due to its proximity to major roads.

3.39 Due to the low lying nature of the area, and its location near the confluence of many of the Boroughs main watercourses such as Pymmes Brook and Salmons Brook, the area currently suffers from high levels of flood risk.

3.40 This area includes communities with some of the highest levels of deprivation in the borough and reducing health inequalities is a priority.



Monmouth Green, Enfield

EDMONTON GREEN PLACEMAKING VISION

Edmonton Green will continue to thrive as a vibrant centre. The redevelopment of the shopping centre will seamlessly integrate into its surroundings, creating a cohesive and inviting space. The bustling market, complemented by the adjoining public realm will become an attractive focal point of the renewed district centre. Activities will extend along Church Street and Fore Street, fostering increased activity in these areas. The design of roads will prioritise pedestrians, offering an attractive and easily navigable environment with well-placed crossings at the War Memorial junction.

The renewed district centre will host a diverse mix of commercial, cultural, leisure and evening activities around the market. Additionally, a substantial number of new homes will be introduced, supported by community-led facilities and public spaces. The area's distinctive natural features such as 'The Green' will be enhanced, while connectivity will be improved along Salmons Brook and the pedestrian and cycle path to Angel Gardens. Edmonton Green station will undergo enhancements to improve its services and the area will establish stronger connections to Angel Edmonton, Meridian Water and the Lee Valley Regional Park.

Edmonton Green

Site Allocations

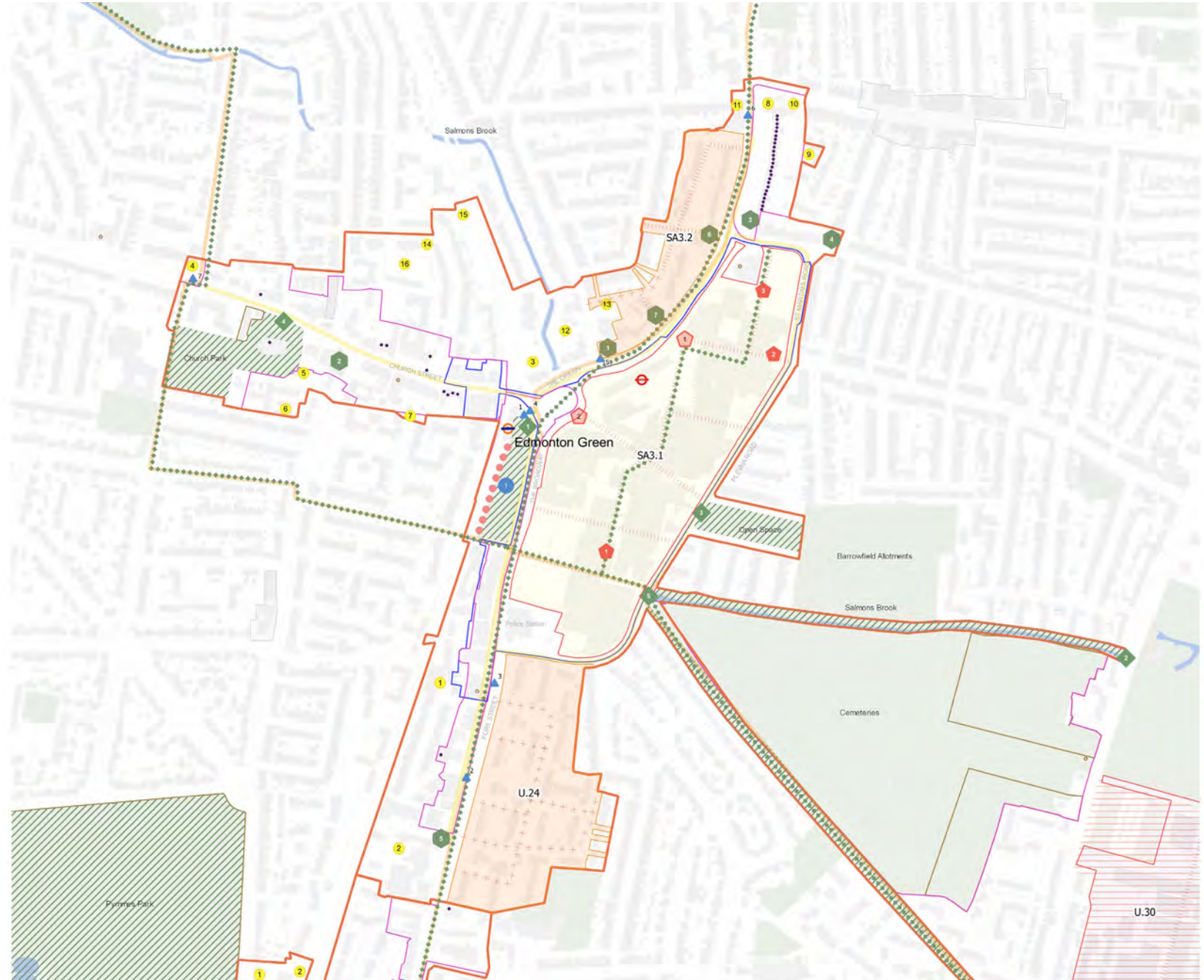
- Housing
- Mixed Use
- Industrial

Placemaking Opportunities

- Place Making Area Boundary
- New Public Realm Opportunities
- Public Realm Enhancement Opportunities
- New Open Space Opportunities
- Infill Opportunities
- Enhanced Access to Blue and Green Space
- New Wetlands Opportunities
- New Rain Gardens Opportunities
- Railway Arches Opportunities
- New Green Links
- New Walking Route
- Enhancements to Existing Walking Routes
- Streetscape Improvements
- Blue and Green Space Improvements

Existing Features

- Overground Stations
- Conservation Area
- Locally Listed Heritage Assets
- Listed Buildings
- District Centre
- Local Centre
- Cycle Routes
- Metropolitan Open Land
- Water
- Metropolitan Open Land
- Local Open Space



Note. Refer to table PL03 for details

N 0 50 100 m

Figure 3.4: Edmonton Green Placemaking Plan

STRATEGIC POLICY

PL3: EDMONTON GREEN

To realise the place vision set out in **Figure 3.4**, proposals for development in Edmonton Green:

Comprehensive Approach and Masterplanning

1. must contribute to a coordinated process of regeneration that responds positively to its unique context and characteristics, reinforcing its role as a district centre. Proposals here must have regard to the Edmonton Vision – and assist with delivery of the key objectives set out here. The Council may use planning tools to build upon this vision, such as preparation of a detailed, design codes and sustainable place making strategies to support the delivery of the Local Plan to supplement this policy.
2. must contribute to creating a revitalised town centre, by ensuring that a significant amount of new development is directed to the district centre. This will include an intensified range of activities and provide a more diverse mix of commercial, leisure and evening activities together with a large number and range of additional homes supported

by new community and cultural facilities, jobs, public realm improvements and revitalised open spaces.

3. must deliver a coherent and outward looking high-street creating new street-based routes which increase the prominence of entrances and reduce the prominence of servicing and inactive frontages. Development should successfully stitch back into the surrounding context and enhance the pedestrian and cycle network in line with the aspirations set out in Figure 3.4.

Design, Character and Identity

4. must re-provide a covered market ensuring that it continues to act as the focal point of a revitalised high-street based shopping area. Its location in the district centre may be repositioned to enhance its prominence.
5. should demonstrate how they have responded appropriately to the components of historic and cultural heritage that form Edmonton Green’s identity. Distinctive features such as the nearby greenspaces including the Green should be retained and enhanced.

Proposals in the area will be expected to contribute to removing the Fore Street and Church Street conservation areas from the Historic England register of Heritage at Risk and enhancing those at The Crescent and Montagu Road Cemeteries.

6. should only include tall buildings in those locations identified as being appropriate for tall buildings having regard to the requirements of Policy DM DE6: Tall buildings and Figure 7.4 and any updating successor.
7. should concentrate new employment generating development within the district centre. This may include introducing a wider range of job opportunities, and leisure and food and beverage opportunities to diversify the centre and improve resilience. Opportunities should also be taken to deliver new and improved workspaces through the intensification of sites along with improving the quality of existing employment spaces.
8. must contribute to enhancing the public

Public Realm and Landscaping

realm to make use of public transport, walking and cycling safer and more accessible and attractive. This will include improvements:

- a. between buildings, the shopping centre and railway line through the introduction of urban greening and the creation of lively streets and a safer environment;
- b. to and around Edmonton Green overground and bus stations, as well as enhancements to the sense of arrival creating a distinctive entrance into the town centre,
- c. to create greater public transport and cycle access. Car-free developments will be strongly encouraged and supported;
- d. to enhance wider links to Angel Edmonton and Meridian Water and the Lee Valley Regional Park.
- e. to retain a bus station with improved pedestrian linkage between it, the high street and the station.

Enhanced Movement and Connectivity

9. must encourage a modal shift in the area through reduction of car parking and improvements to walking, cycling and public transport infrastructure.
10. should explore the following further

infrastructure improvements where feasible:

- a. improvements to bus services and connections to ensure good public transport access. The Council will also work with the TfL and others to upgrade access and capacity at Edmonton Green Station;
- b. the integration of sustainable urban drainage (SuDS) measures and urban greening into the public realm as well as buildings, to reduce flood risk, ensure a significant net gain in biodiversity and reduce the heat island effect. The Council will support the introduction of rain gardens, swales and other sustainable urban drainage features as well as opportunities to deculvert Salmons Brook, where feasible reinforcing the role of Edmonton Green as an important community asset for the Borough; and
- c. the potential to remove the current roundabout and connect the war memorial island to the station or concourse to provide safer more direct connections and more useable open space. Any changes to traffic circulation must safeguard the continued operation of the bus station with no loss of efficiency or overall capacity

The Council will work with landowners, developers and stakeholders to help unlock these opportunities.

11. should play a large role in making Edmonton greener and more resilient to climate change. Major development will be expected to connect to, and extend the existing network or safeguard connection to the planned future heat network on or in proximity to the site. Minor developments should optimise opportunities to connect to existing heat networks.
12. explore opportunities to enhance the environment around the railway arches through regeneration.

Explanation

3.41 Growth in Edmonton Green aims to rejuvenate and strengthen its role as a crucial district centre. This transformation will turn the currently inward-looking shopping centre into an outward facing, better connected, safer and greener piece of the urban fabric based on high-quality new streets and public spaces. To achieve this, there should be a diversification of main town centre uses. Intensification along the high street and Church Street beyond the shopping centre will also support this.

3.42 The introduction of a greater mix of uses will not only support the centre's vitality and viability but also add to its resilience. While retail uses will continue to play a valuable role in serving the existing community, the ongoing shift towards on-line shopping and decline of bricks and mortar retail necessitate to the introduction of additional reasons for people to visit and spend time in the town centre. This includes rejuvenated community services, office spaces and workspaces, leisure activities, more dining and entertainment establishments, and an improved public realm for gatherings and socialising. Increased density should be matched by the provision of appropriate levels of community and cultural facilities, further enhancing the centre's resilience.

3.43 The covered market, a valuable local asset contributing to Edmonton's unique identity, must either be retained or re-provided in a suitable and appropriate location. Additionally, the evening economy can transform the area into a vibrant place with activity throughout a greater part of the day to

bolster the centre's success and vitality.

3.44 Edmonton Green as a district centre with excellent transport connections is poised for significant transformation to accommodate more homes and facilities serving a wider area while offering a wider range of employment opportunities for local residents. The mix of homes in this area should seek to serve local need and complement the existing variety of dwellings and tenure mix.

3.45 Growth will involve an increase in the number of tall buildings. Given the presence of existing tall buildings, the area's mixed-use nature, accessibility via a railway station, and its strategic location along the route connecting nearby centres, it is considered an appropriate location for tall buildings to help with housing shortfall. Tall buildings, where appropriate, should contribute to the creation of much needed new homes, surrounded by more generous and well-designed public realm to improve the pedestrian experience. Any such proposals should have regard to policy DE6 (Tall Buildings).

3.46 Redevelopment of the shopping centre



Edmonton Town Hall clock

presents an opportunity to establish new active frontages and improve permeability across the site. This will involve connecting existing streets and pathways resulting in increased activities in this part of the town centre throughout the day and an improved pedestrian experience, alongside public realm improvements. These changes will foster a more pleasant, pedestrian-focussed environment, enhancing nearby open spaces.

3.48 This placemaking area contains two site allocations:

- SA3.1: Edmonton Green Shopping Centre; and
- SA3.2: Chiswick Road Estate.

3.47 The Salmons Brook, a hidden asset in the area, holds significant potential to contribute to the placemaking vision. It will play a key role in building climate resilience into the public realm, creating an appealing and distinctive environment. The combined factors of high levels of deprivation and the specific demographics of the area have led to poor health outcomes for many residents. Improving connectivity to open space and promoting active travel can assist in fostering healthier lifestyles. Drawing attention to Salmon's brook through regeneration will also uncover an element of the area's history. This heritage focused approach will enrich the character of the district centre and connect it back with its past.



Edmonton Green Shopping Centre

PL4 ANGEL EDMONTON

Context and Characteristics

- 3.49 Angel Edmonton, located to the south of the Borough adjacent to the border with Haringey, serves as one of the Borough's four district centres meeting the needs of the local community exceptionally well. This is reflected in how well-used it is. The central hub of activity is Fore Street, which boasts a variety of shops and amenities, predominantly featuring independent retailers that mirror the neighbourhood's diversity.
- 3.50 The area exhibits a diverse character with historic assets and two conservation areas contributing to its character. Beyond the high street, the surrounding residential areas primarily consist of low rise suburban terraced housing, interspersed with modernist blocks in council estates. There are also more recent higher density developments like Highmead on Fore Street.
- 3.51 Fore Street runs through the heart of Angel Edmonton, connecting Edmonton Green district centre to the north and Tottenham to the south. Although the high street benefits from a good bus network and the nearby Silver Street

overground station, access to the station involves crossing Stirling Way/ A406, a major arterial road that poses a significant barrier, especially for pedestrians and cyclists. The presence of level changes and pedestrian railings exacerbates this issue and acts as a barrier to movement.

- 3.52 Silver Street station offers direct services to London Liverpool Street station to the south and Enfield Town and Hertford North, to the north. There is potential for better integration of the station with the high street and neighbourhoods to the south, achieved through the establishment of new and enhanced walking routes and public realm improvements to create a more pleasant, pedestrian-focussed environment.
- 3.53 Similarly, despite having several smaller parks in the vicinity, Angel Edmonton lacks good connection to a larger park. The nearest large park is Pymmes Park, which faces a similar issue of being disconnected from the main residential areas due the major road (A406). There is an opportunity to improve the connection to this nearby asset.
- 3.54 In the west, the North Middlesex

Hospital is a major employer and a focal point for the community. The large-scale hospital buildings define the character in the western part of the neighbourhood. Ongoing rationalisation of the NHS estate offers an opportunity here for change and a softer transition between the large scale medical facilities and the surrounding two-storey terraced housing.



Angel Edmonton

ANGEL EDMONTON PLACEMAKING VISION

Angel Edmonton High Street will be revitalised through community-led initiatives and anchored by a range of new community, cultural and recreational facilities. This transformation will also encompass spaces designed to nurture small businesses and entrepreneurship. New connections will be made across the North Circular Road (A406) minimising the impact of traffic flows, while embracing clean air measures to help support reduced reliance on motorised transportation.

At the heart of this transformation, the North Middlesex University Hospital campus will see development, enhancing the environment around the A406. The primary mode of transport will be active travel, with attractive opportunities for pedestrians and cyclists, facilitated by upgraded streets and on principal routes, all interconnected. New green active travel corridors will seamlessly link the emerging neighbourhood at Meridian Water to Edmonton Green, passing through Angel Edmonton.

These active travel corridors will also link with a network of enhanced pocket parks within the area, reinforcing connections to Pymmes Park to the north and Bull Lane to the south. The Selby Centre's regeneration will emerge as a renewed community beacon, park and sports facility. Upton and Raynham and Joyce Avenue and Snells Park, will undergo a remarkable transformation, evolving into high-quality mixed tenure neighbourhoods. These areas will serve as exemplars of sustainability and placemaking creating a vibrant and sustainable community.



Angel Yard