



Consultation on a New Plan for Enfield 2017-2032

November 2015

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Foreword

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The consultation document sets the scene for the new Local Plan that Enfield Council is required to produce. The starting point here must be acknowledging the big challenges that our borough is going to face in years to come. First and foremost is our moral and statutory duty to plan for the needs of a population that according to official Office for National Statistics forecasts may very well exceed the 400,000 mark by the time the Plan comes to an end in 2032. Whatever the ultimate number, one thing is certain - Enfield is going to need more homes, schools and job; not to mention shops, leisure or healthcare facilities and utilities.

The lack of readily available land means that this is already a daunting task. Add to that the absolute requirement that our plans ensure for all of our borough's diverse communities while continuing to protect our precious natural environment and the equation becomes extremely complicated. Yet doing nothing and passing this dilemma on to future generations is not an option - if difficult choices are to be made, then let us be the ones who make them.

The present document is meant to encourage you to think about these issues realistically. There are a finite number of policy implications that all Enfield residents need to weigh now. These include the options specified in this paper; and/or any others that we may not have considered yet.

We very much look forward to hearing what the people of Enfield see as the best way of organising the present and future growth facing our borough. The quality of your Council's planning will benefit from this input.



Cllr Alan Sitkin

Cabinet Member for Economic Regeneration and Business Development

Foreword

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1 Context for a New Local Plan

1 Context for a New Local Plan

1.1 Introduction

- 1.1.1** Enfield has started the process of updating its Local Plan, a document that is important in shaping the future of the borough. Producing a plan involves evidence gathering, consultation as well as a formal examination by a planning inspector before it can be adopted. The plan is in its first stage of preparation. At this point the Council has drawn together national and strategic policy, existing data and forecasts and is now carrying out early engagement to set a direction for future stages of work.

Why we are seeking your views now

Government policy requires local plans to be kept up to date. This was reinforced in the recent Housing and Planning Bill which expects local authorities to have plans in place by early 2017, stating it will intervene if they fail.

The Mayor's new London Plan was adopted in March this year and includes significantly higher minimum homes and jobs targets for the borough, based on new population forecasts and economic indicators. Boroughs must now update their own plans to ensure they meet the legal obligation to be in general conformity with the London Plan.

We have started to review the Local Plan. We want to tell you about the challenges facing Enfield and seek your views on how to accommodate an increasing population, tackle existing inequalities and allow the economy to grow whilst securing a good quality of life for everyone. Having an up to date local plans means we can ensure that we get the right amount of development built in the right place at the right time so that the future needs of the borough are met. It also means we can more successfully resist unsatisfactory proposals from developers.

As well as hearing from you on what you think the challenges and aspirations should be for Enfield, the Council is seeking views on a number of alternative scenarios for growth. We also want to hear from you about what land is available for development - please answer our call for sites. Details on this are in Section 5 How to Comment.

1.2 Our Current Plan

- 1.2.1** The Core Strategy was adopted in 2010 and provides the basis (along with other supporting documents) for planning, regeneration and investment in Enfield. It sets out plans for growth around four strategic growth areas: Central Leeside (including Meridian Water and Pickets Lock), North East Enfield (including Ponders End), Enfield Town and North Circular (including the Ladderswood Estate and New Southgate) along with the key town centres. These areas continue to be the focal points for delivery of housing and include the flagship Meridian Water development within the Central Leeside area. The key diagram overleaf illustrates these key growth areas.

1 Context for a New Local Plan

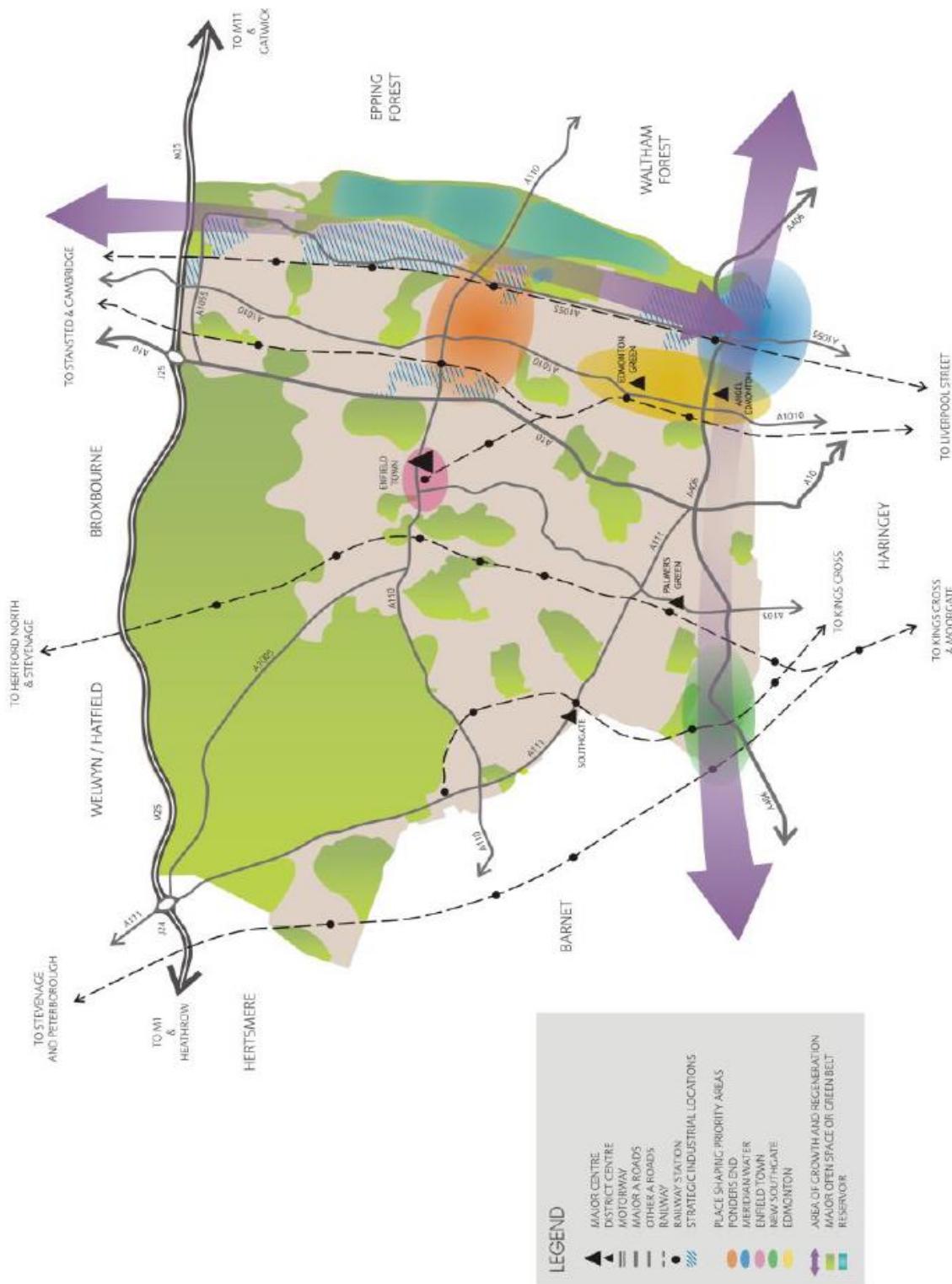
Our Current Local Plan

Our existing Local Plan provides for:

- 560 homes a year
- 6000 jobs (including protecting over 300 hectares of industrial land)
- 85,300 sq.m of retail floor space
- Over a third of the borough protected as open space (E.g. Green Belt, Metropolitan Open Land)

1 Context for a New Local Plan

Figure 1 Core Strategy Key Diagram



1 Context for a New Local Plan

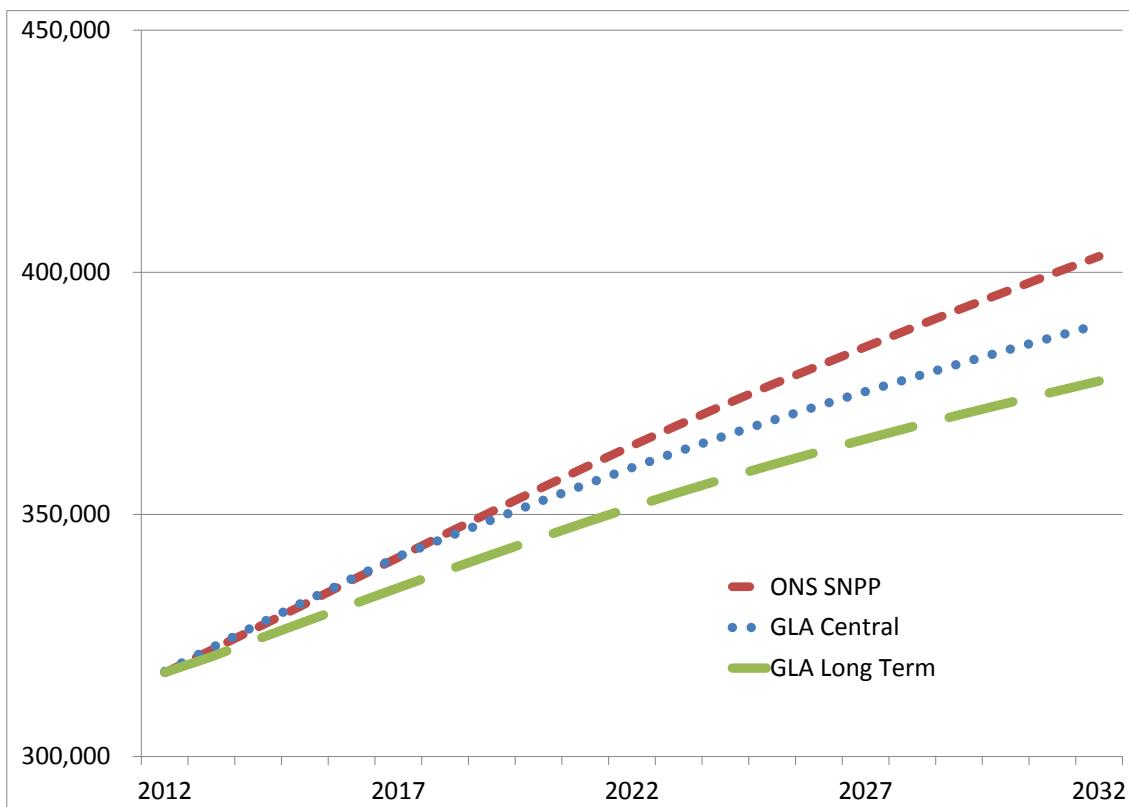
1.3 Key Facts and Figures

Table 1 Population Growth

Period	Figure	Source
2001	274,000 people	Census 2001
2011	313,000 people (14% increase from 2001)	Census 2011
2014 (Current)	324,574 people (4% increase from 2011)	ONS Mid Year Estimate
2032	Could exceed 400,000	ONS/DCLG SNPP 2012

- 1.3.1** The Government requires the use of national data published by the Office for National Statistics as a starting point. The GLA has refined these projections for London for inclusion in the London Plan. The GLA Central projections were used for the London Plan 2015. Since then more recent projections have been published - see below.

Figure 2 GLA and ONS Population Projections 2012 -2032



- 1.3.2** Predicting population growth is not an exact science so we need to plan for a range of possible scenarios. Overall these projections ⁽¹⁾ indicate that population growth in Enfield over the next 15 years could exceed 400,000, an increase of 29% from 2011.

¹ Population figures for 2032 range as follows: GLA Long Term Trend - 377,548, GLA Variant 2013 (Central) - 389,220 and ONS/DCLG SNPP 2012 - 403,300.

1 Context for a New Local Plan

Table 2 Key Facts and Figures

Details	Figure	Source
Land Area of Borough(Hectares)	8220	ONS SAM 2014
Population Density Enfield (people/hectares)	39	ONS/GLA 2014
Population Density London (people/hectares)	50	
Dwellings (February 2014)	122,700	Enfield Borough Profile 2015
Unemployment Enfield	8.2%	NOMIS 2014
Unemployment London	7.1%	
Average House Price Enfield 2014/2015	£318,507	Land Registry 2015
Average House Price London 2014/2015	£452,350	
Average Rent Level Enfield 2014/2015 (Weekly)	£96.10	DCLG 2015
Average Rent Level London 2014/2015 (Weekly)	£101.45	
Numbers of People in Temporary Accommodation	2764	DCLG 2015

1 Context for a New Local Plan

2 Our Challenges

2 Our Challenges

2.1 While the Core Strategy continues to carry out an important role there have been a number of developments that mean we need to update our Local Plan. Changes to the economy, business operations, shopping habits, the structure of the housing market are all matters that need to be taken into account. Census information and revised population and household forecasts are important for planning homes, schools, health facilities and so on. Recent changes in Government policy and legislation must also be factored in.

Key Challenges

Table 1 shows the rapid population growth Enfield has experienced to make it the 4th most populous borough in London. This is set to continue with population projected to exceed 400,000 by 2032⁽²⁾ - the equivalent of 19,000 people in each of the borough's 21 wards. A corresponding growth in households means there would be an **additional 25,000 to 35,000 households** during the plan period⁽³⁾⁽⁴⁾ (which would equate to up to 1,700 extra homes per ward).

Existing analysis shows we have identified space to accommodate approximately 800 extra homes per year, but we need to determine what can be done beyond this to accommodate the forecast increase in households. Further work is needed to refine current forecasts. If we are to accommodate the full household growth underpinning the London Plan 2015 we would need to plan for approximately 1,900 households per year⁽⁵⁾.

Using this as a benchmark it would imply more space is needed for jobs, shopping and other facilities including:

- 65,000 sq.m additional retail floorspace by 2029
- 13,000 jobs for Enfield⁽⁶⁾. The Council aspires to the creation of tens of thousands more jobs.
- School places will need to be expanded in the order of 20 forms of entry for primary school and 32 forms of entry for secondary school up to 2027.⁽⁷⁾
- A proportionate increase in the need for community facilities and other types of supporting infrastructure (e.g. green space, transport, utilities etc).
- New transport infrastructure including planned and required road, rail and cycle facilities. This will have an influence on where, when and what amount of development can be supported.

2 ONS/DCLG SNPP 2012

3 GLA Long Term Trend

4 ONS/DCLG SNPP 2012

5 GLA Variant 2013 (Central)

6 For the Period 2011 -2036 GLA 2015

7 Based on LBE Education Service estimates and GLA Variant 2013 (Central) forecasts

2 Our Challenges

Brownfield and Greenfield

A simple definition of brownfield is land that has been built upon previously. Greenfield, on the other hand, is land that has never been built upon. Currently about one-third of the borough has been designated as green belt, park or open space. In reality, however, things are much more complicated.

Although Enfield's Green Belt plays a vital role in protecting against urban sprawl, much of it is already being used for agricultural purposes. Nor is all of the Green Belt greenfield. Certain areas are full of horticultural developments. Other feature the vestiges of past settlements.

Conversely, Enfield's designated built up areas are not necessarily entirely developed. Many contain much-needed and well-used parks and open spaces (not to mention private gardens). This kind of urban greenfield provides visual breaks, improves air quality and supports biodiversity.

In the past, debate about protecting Enfield's cherished natural environment tended to focus solely on the Green Belt, without sufficient attention being paid to the valid desire of communities living in our more densely populated (and often more deprived) neighbourhoods to enjoy green spaces as well. We must, of course, acknowledge that socio-economic as well as ecological matters inter-relate in the making of land use choices.

2.1 Housing

- 2.1.1** Housing delivery has performed relatively well against targets in recent years. Whilst our forecasts indicate this will be maintained and improved as Meridian Water comes on stream we need to take action now to ensure that we can meet changing demands. As indicated earlier the borough's population is growing rapidly. An extra 25,000 to 35,000 households over the plan period means more homes would need to be built.
- 2.1.2** Whilst a key role of the plan is to manage new development it will also need to provide a framework for tackling wider issues with the existing stock. The plan will provide a spatial context to deal with the problem of overcrowding and poor conditions with existing housing – particularly in the rented sector. It will recognise that the Council and its partners have a range of ways of approaching and dealing with such problems. It is important that new homes are provided that meet the needs of a range of households in terms of affordability, choice and accessibility over a household's lifetime.
- 2.1.3** National Policy states that the Councils should: "plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)."

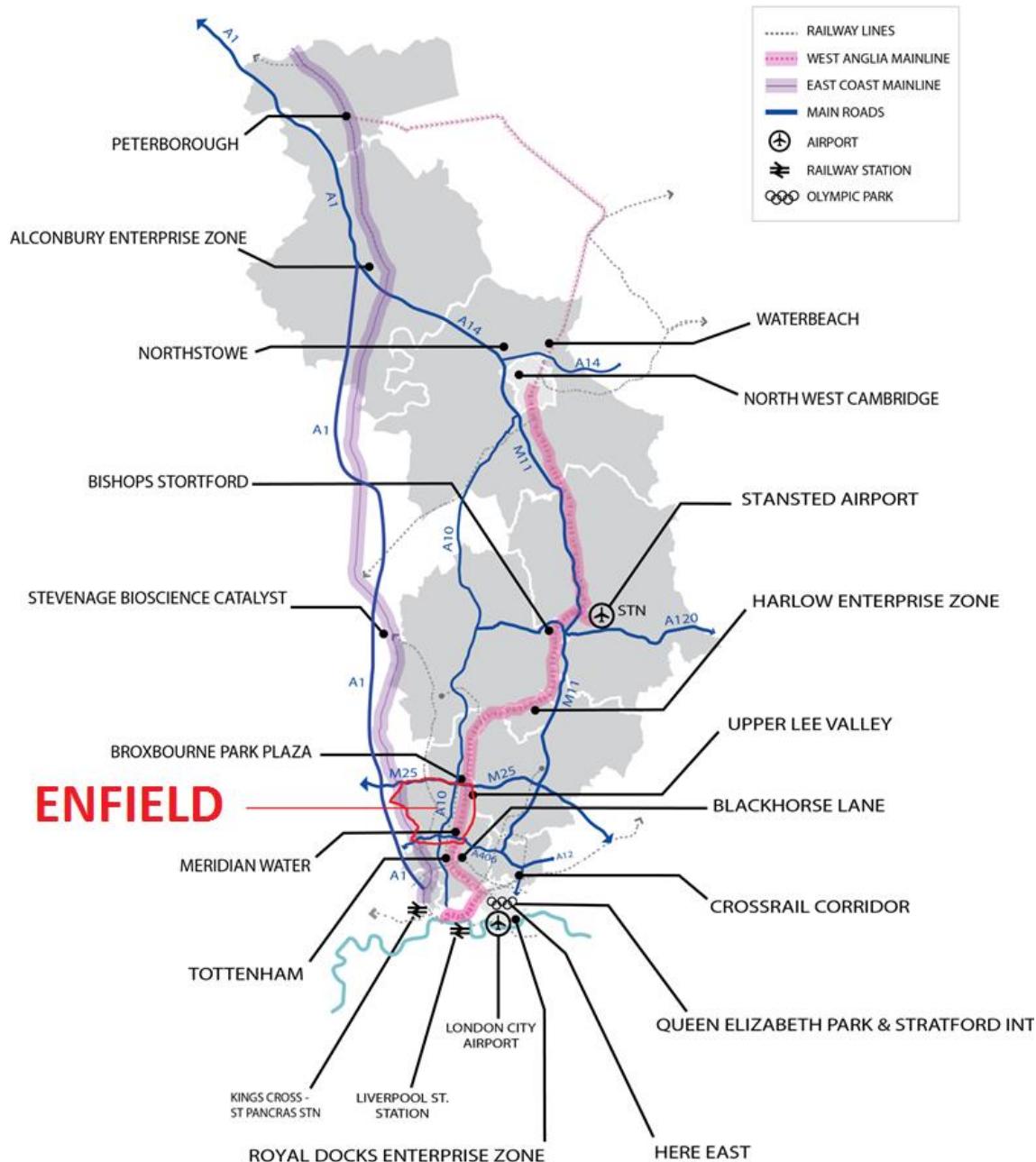
2 Our Challenges

2.2 Employment

- 2.2.1** The London Plan 2015 indicates there is confidence that London will experience a cyclical recovery following the recent recession, followed by longer term positive jobs growth thereafter - but at a lower level than previous London Plan forecasts .
- 2.2.2** Enfield has over 10,000 businesses and a workforce of 107,000. Broadly half of our residents work in the borough, with the other half commuting to key employment centres within London. Commercial activity and jobs are concentrated in the Lee Valley corridor, Great Cambridge Road industrial estates, the various retail centres such as Enfield Town, Edmonton Green, Palmers Green, Southgate and retail parks on the A10 and A406. The borough also hosts London's second largest industrial estate at Brimsdown (116 hectares). Enfield's employment is expected to grow from 108,000 to 121,000 (13%) from 2011 to 2036⁽⁸⁾.
- 2.2.3** Enfield lies within the London Stansted Cambridge Corridor a regional growth corridor taking in large parts of London's Lee Valley and stretching northwards to, and taking in growth areas around Harlow, Stansted, Cambridge and Peterborough. Its extent and main opportunity areas are shown In Figure 3.

2 Our Challenges

Figure 3 London Stansted Cambridge Corridor



2.2.4 The borough needs to retain and provide well connected commercial space where businesses want to locate and expand taking advantage of its location on the national road network and proximity to London markets. We also need to ensure our residents benefit from these jobs opportunities. Examples of employment in these industrial areas are roles in construction, distribution, wholesale, food and drink and niche manufacturing businesses.

2 Our Challenges

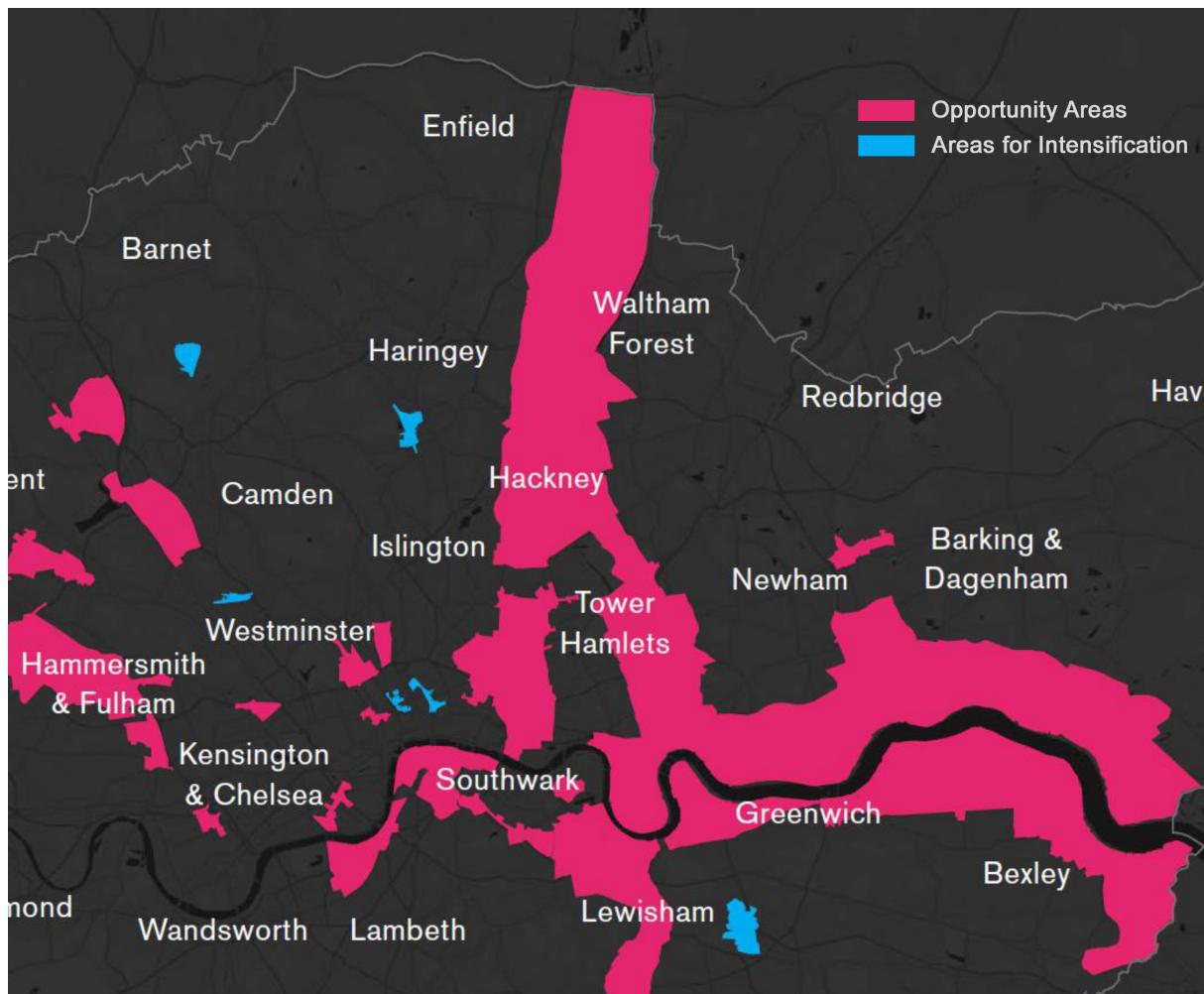
- 2.2.5** Looking at this from another perspective, most of Enfield's local employment is broken down as follows : public administration, health and education 30%; followed by motor trades, transport and storage 25%; and then finance, IT and other business services at 20%. Manufacturing is just 5% .
- 2.2.6** Enfield is also very well placed in relation to London's key employment and growth centres and can take advantage of improved access to growth centres in London and the south east. The latter tend to be higher paid roles in banking, finance and IT related roles and also in management, professional and technical roles. Enfield must make the most of its position in Lee Valley and London Stansted Cambridge Corridor and with regard to its proximity to other growth points.
- 2.2.7** In order to create the right conditions for growth Enfield will be:
- targeting more service based sectors which offer the highest possible jobs densities. This includes sectors such as Professional, Scientific and Technical, ICT, Life Sciences, Retail, Healthcare and Biomedical, the Arts, Entertainment, Recreation and Hospitality and Green Industries.
 - encouraging expansion in existing sectors by making the most of our connections and capturing the move of industrial uses from Central London, and
 - nurturing our Small and Medium Enterprise (SME) base. 15% of employees are self employed and 95% of business are SMEs in Enfield.
- 2.2.8** Enfield is part of a sub regional group, known as Local London Partnership, made up of 8 London boroughs ⁽⁹⁾ that are cooperating to promote economic growth, reduce deprivation and increase prosperity. Figure 4 shows these boroughs encompass a significant proportion of London's opportunity areas. ⁽¹⁰⁾ It also seeks devolved powers to London and the sub region.

⁹ Barking and Dagenham, Enfield, Greenwich, Havering, Newham, Redbridge, Tower Hamlets and Waltham Forest

¹⁰ London Infrastructure Plan Update GLA 2015

2 Our Challenges

Figure 4 Opportunity Areas in London (GLA 2015)



- 2.2.9** Development of suitable skills and better transport connections are vital to ensuring Enfield's residents capitalise on this. This will also have positive effect on local spending power.
- 2.2.10** Whilst existing employment land (e.g industrial and warehousing uses) fulfills an important function it is of relatively low jobs density when compared to other employment uses. Under the right conditions (and where appropriate) diversifying the employment offer as part of a growth centre can secure a better use of land and generate additional jobs. The plan will need to make the most of opportunities offered by public transport improvements. Modernisation of existing industrial estates will help to optimise and intensify land uses.

2.3 Retail

- 2.3.1** Enfield has over 200,000 sq.m. of retail sales floorspace split approximately 60:40 between non-food and food. This space is also divided approximately 40% in the 5 main centres with the rest split roughly equally between the retail parks and the other retail centres.

2 Our Challenges

- 2.3.2** The shopping centres are made up of the following types: 1 major centre; 4 district centres, 17 large local centres, 11 small local centres, 39 retail parades and 4 retail parks. Although Enfield Town is the largest town centre the combined floorspace of the retail parks and leisure facilities around the Great Cambridge Road / Southbury Road is greater.
- 2.3.3** In order to satisfy forecast growth just over 65,000 sq.m would be required by 2029. This is broken down as 14,000 sq.m food retail, 38,000 sq.m non-food retail and 13,300 sq.m food and drink. These figures represent revisions on earlier forecasts and are largely influenced by expenditure forecasts and shopping habits.
- 2.3.4** Current research suggests that internet and multi-channel shopping could have a positive effect on the larger, more attractive centres in Outer London. This is where most of the projected growth in comparison goods floorspace is likely to be concentrated. At the other end of the scale, smaller centres are likely to carry on meeting the need for convenience goods and services. In any event, the new Plan will need to look at how to consolidate their strengths. Enfield's district centres are likely to face the greatest threat from changing consumer behaviour. The Plan will need to consider how this can be most effectively handled with appropriate strategies which might include developing specialist or niche attractions that draw interest from a wider area.

2.4 Education

- 2.4.1** There are 66 primary schools and 18 secondary schools and 3 all through schools in Enfield accommodating over 50,000 pupils in Enfield. Additionally there are six special schools supporting the borough's most vulnerable pupils. In the short term the Council is currently developing plans to deliver:
- **Primary:** 11 additional permanent forms of primary entry (FE) from September 2016 to September 2019. Current plans account for 9 of those and two more are subject to progressing early discussions about options.
 - **Secondary:** 10 additional permanent forms of secondary entry (FE) by September 2019. Current Education Funding Agency plans will deliver 11 forms of entry over this period, which means there is no need, or available funding, for Council delivered secondary schools up to 2019. The Secondary Tuition Centre is still needed for children requiring support to reenter the mainstream school environment.
- 2.4.2** Beyond that demand will be heavily dependent on the size and location of development that comes forward but the current projections, for the longer term, show the following for primary and secondary schools.
- **Primary:** Demand for primary places is expected to increase between 2019 and 2027 before stabilising and remaining broadly even up to 2030. Over the 2019-2027 period current projections suggest the need for between 200 and 250 reception age places, or 1,400 to 1,750 total primary places. Primary school capacity would

2 Our Challenges

need to be increased by between 7 and 9 forms of entry to accommodate this demand, which is the equivalent of between 3 to 5 new primary schools depending on the size of each. It is unlikely that existing schools could be expanded to increase capacity with significant investment in re-configuration.

- **Secondary:** Demand for secondary age places is also expected to increase but more significantly than primary. The increase is expected to run between 2019 and 2029. The projections suggest the need for between 600 and 650 year seven places, or 3,000 to 3,250 across the 11-16 age range. Secondary school capacity would need to be increased by between 20 and 22 forms of entry to accommodate this demand, which is the equivalent of between 2 and 3 new secondary schools, depending on size. There may be an opportunity for some additional capacity through expanding existing secondary schools.

- 2.4.3** These longer term projections of growth will be the subject of more detailed analysis at the next part of the Plan making process and should be regarded as an initial guide based on currently available information.

2.5 Other Community Infrastructure

- 2.5.1** Delivering and facilitating community infrastructure is a vital part of meeting the Council's Vision (set out in Section 3). The plan must ensure there are enough of the facilities that are needed - and wanted - for the well being of residents as well as providing for social, cultural and leisure interests. It will have a key role in helping to close the gap where there are inequalities – particularly with regard to health.
- 2.5.2** The Mayor's Upper Lee Valley Opportunity Areas Planning Framework (2013) recognises that significant investment and improvements to transport infrastructure, including four trains per hour on the West Anglia Main Line (WAML) is needed to deliver planned growth. Funding for 3 tracking along this route has been secured and the project planning is under way. The Council must also ensure that Enfield is well placed to benefit from Crossrail 2. There is a need for an integrated strategy in North East Enfield to enhanced connectivity to complement rail improvements and better access to the M25.
- 2.5.3** Within Enfield there is a general lack of capacity on the existing strategic road network and current levels of congestion are having adverse effects upon the residents and businesses in the borough, particularly on the M25 between junctions 25 and 26, the A10 and the A406 North Circular Road. Accordingly, the Council is promoting a package of transport improvements.
- 2.5.4** The Council is developing the Lee Valley Heat Network which will provide affordable sustainable energy and support for new and existing businesses. In the short term, the network could utilise waste heat from the energy from waste plant in Edmonton and in the longer term will be supplied from a replacement facility using energy from waste technologies. This would have a positive effect on ensuring planned growth and renewal in Enfield and the wider Lee Valley is sustainable.

2 Our Challenges

2.6 Climate Change and Quality of Life

- 2.6.1** Enfield must continue to play a role in tackling climate change, reducing pollution, developing a low carbon economy and consuming fewer resources and using them more effectively. Looking at energy efficiency, use of renewables and ensuring developments meet design and construction standards are some of the measures Enfield will employ to ensure that development is sustainable.
- 2.6.2** Enfield has various types of open space across its area ranging from Metropolitan Open Land down to pocket parks. This will continue to fulfil an important role as development takes place and the borough's economy and population grow. The design of new development will be a significant issue for the local plan in terms of how it fits in with its surroundings and what level of amenity it provides for residents . It is important that even with an increasing amount of development that people have access to recreational space and have all the facilities they need. Enfield Council will seek to ensure that quality of life remains a key part of its vision.

2 Our Challenges

3 Options for Sustainable Growth

3 Options for Sustainable Growth

3.1 The Council's Vision and Future Plans

To meet the challenges identified the Council is developing a new local plan. The Council is committed to its vision to make Enfield a better place to live and work delivering fairness for all, growth and sustainability and strong communities. We will use this as the foundation to create a new and aspirational spatial vision for Enfield. As well as being clear about our key challenges we also want to suggest broadly how we might meet them.

The current Core Strategy sets out the Council's vision for the borough:-

1. Spatial Vision For Enfield - A Healthy, Prosperous And Sustainable Borough

In 2026 Enfield will be a prosperous and sustainable Borough with a strong sense of place and identity. It will be a place that people are proud to call home and want to invest in. Both the resident and working population will grow, due to Enfield's strategic position relative to two of the Government's growth areas and the UK's main economic driver, Central London.

2. Spatial Strategy For Enfield :

The spatial strategy for the future development of the Borough is two fold, firstly, to continue to protect and enhance those parts of Enfield which offer a good quality of life and secondly to take a proactive approach to focusing change in areas of the Borough where regeneration and the revitalisation of communities is needed. These are two complementary strands which together will deliver the Council's place shaping priorities. The Council will work with its partners and use its powers to help create the conditions for growth and deliver new homes, jobs, good quality services and environments in places where people want to live and work, now and in the future. New developments will be expected to be of the highest quality, maximising sustainability principles and respecting the quality of the neighbourhoods in which they are located.

We believe that the above vision and strategy should be seen as a platform on which to set a new vision and strategy for Enfield in its Local Plan. This new vision will be subject to consultation later in 2016. In advance of this please tell us how you think Enfield's vision should be updated.

Your comments on these growth options will also help inform a new vision for Enfield in 2032.

3 Options for Sustainable Growth

Figure 5 Options for Sustainable Growth

1. Continue with existing Plan.	Some of the options present problems but it is important to also consider the consequences of not acting.
2 Develop town centres	Concentrating development within town centres and existing built up areas through better use of this space.
3. Develop at transport hubs and growth areas	Focusing development within the growth corridors such as Upper Lee Valley and around transport nodes such as the Piccadilly Line and other rail routes.
4. Develop at existing green belt settlements	Consider the potential of development at existing green belt settlements.
5. Develop Industrial Land	Development of redundant or poorly sited industrial land or locations where regeneration benefits outweigh alternatives
6. Your Alternative	What is your option? Do you have any suggestion as to areas where development can take place.

3 Options for Sustainable Growth

3.2 Option 1 Do Nothing

- 3.2.1** In considering *all* possible options it might be helpful to first consider the consequences of not updating the Local Plan. We have already indicated some of the challenges that Enfield faces now and in future years. The Core Strategy was adopted in 2010 and continues to provide a sound basis for managing change, and securing investment and infrastructure in Enfield. As this becomes dated it will not respond fully to these new challenges and will place Enfield in a weakened position. Even though the Council has an ongoing estate renewal programme and Meridian Water proposals are well advanced, housing provision will not be enough. It is important that work is carried to look at how capacity can keep pace with needs and for this to be set out in a new statutory plan.
- 3.2.2** Central government has made clear it will only support up to date plans⁽¹¹⁾ and that it will intervene in cases where plans are not up to date.⁽¹²⁾ This would mean that the Council would have less control over the policies it sets and would not be able to effectively influence development or attract investment. It would also make it more difficult to resist inappropriate development from developers.
- 3.2.3** The Mayor's London Plan was revised in March 2015 to reflect updated population projections and new challenges. London is larger than it has been at any point in history, and by 2030, the Capital is projected to be home to more than 10 million people – 20% larger than today. Not only is it important to be sure that Enfield is acting on the latest information, local planning authorities in London have a legal requirement to be in general conformity with the London Plan.
- 3.2.4** If Enfield does not update its plan it is possible that this could slow down the delivery of homes, jobs and community facilities such as schools and health premises. It could worsen existing problems of affordability, increase homelessness and place further pressure on existing accommodation. Not having a clear plan could put in jeopardy infrastructure delivery and have a negative effect on investment confidence. It may lead to insufficient housing, overcrowded schools and poor transport. However, since development pressure would not go away, an out dated Plan would mean the Council would be less able to direct development.
- 3.2.5** This consultation is aimed at seeking views from local people and stakeholders. In considering this 'do nothing' option we hope that comments will come forward that will help the Council produce sound and workable proposals for Enfield's future.

11 National Planning Policy Framework 2012
 12 Housing and Planning Bill 2015

3 Options for Sustainable Growth

Pros and Cons

Pros

- This option keeps existing planning policies and land designations as they are which could be perceived (falsely) by some to imply no change.

Cons

- This option fails to provide a response to some of the newer challenges facing Enfield which will continue to place pressure on the borough even if the Local Plan was not revised. This would mean the Council will have less influence in directing change and resisting inappropriate development.

What do you think of this option?

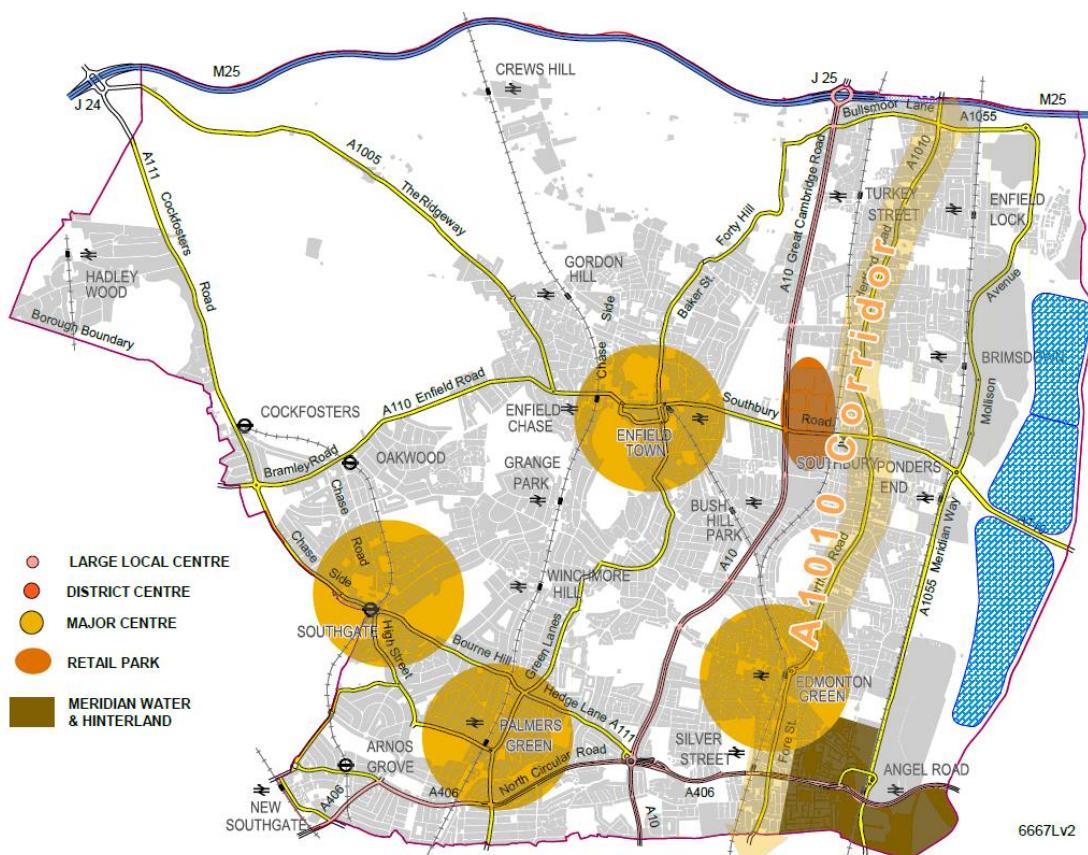
Or tell us about your alternative option - see page 31.

3 Options for Sustainable Growth

3.3 Option 2 Intensify and Infill

- 3.3.1** This option would focus growth and renewal within the existing built up areas. Focal points would be the key town centres, redundant employment facilities outside of strategic designations and renewal and intensification of existing housing estates. Retail parks may also provide opportunities for innovative ways of accommodating growth. Meridian Water and its hinterland as part of a housing zone has the potential to deliver 8,000 homes and 3,000 jobs.
- 3.3.2** Under this option employment would be consolidated within key corridors (e.g. Lee Valley and the A1010) with some rationalisation of secondary employment areas to balance the need for community, leisure and health facilities. Open spaces will be protected and enhanced. Multiple use of community facilities (including schools, libraries, meeting places) would be encouraged.
- 3.3.3** To meet our housing need we would need to build at much higher densities and/or combine this with other growth options.

Figure 6



3 Options for Sustainable Growth

Pros and Cons

Pros

- This option takes forward existing planning policies and supports renewal and regeneration in locations well served by transport and services.
- It is more efficient in terms of recycling land, minimising travel and avoiding expanding into open areas.

Cons

- We cannot meet all our needs without much greater densification. This will in turn intensify pressure on existing services, spaces and transport.
- High density does not generally support higher proportions of family accommodation.
- It will change the character of parts of the borough shifting them much more from suburban to urban places and leading to lifestyles involving living in closer proximity to neighbours.

What do you think of this option?

Or tell us about your alternative option - see page 31.

3 Options for Sustainable Growth

3.4 Option 3 Optimise Growth Corridors

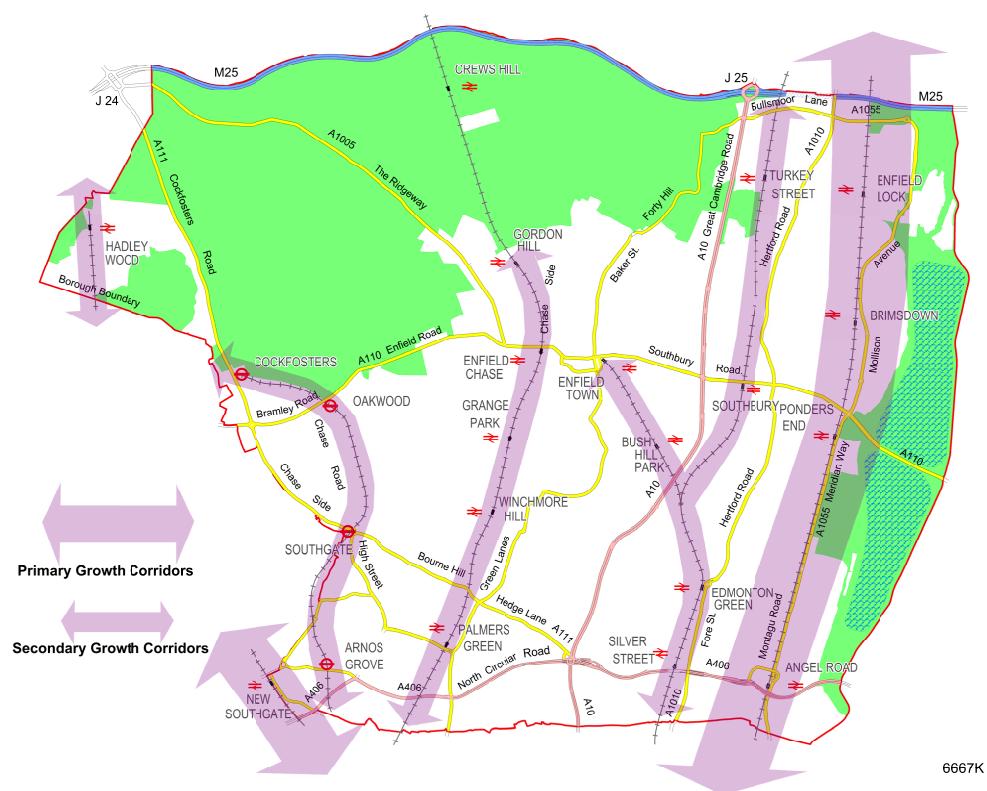
- 3.4.1** This option would look at how Enfield sits within London's growth corridors particularly as part of the Upper Lee Valley, but also as part of better connections to over 400,000 extra jobs⁽¹³⁾ within commutable employment centres. Some key focal points will be Brimsdown, Ponders End, New Southgate and Freezywater which will allow, through reallocation and relocation, the optimisation of business and residential uses relative to their needs.
- 3.4.2** This option will seek to enhance development and connectivity at transport nodes. The West Anglia Mainline Enhancement Project, Crossrail 2 and the STAR Scheme (see Figure 7 below) are rail projects that will improve rail frequency and capacity over time and increase the opportunities for new development.
- 3.4.3** This option would be similar to Option 2 in terms of seeking residential development at greater intensity but would focus this on transport nodes in growth corridors rather than town centres. It would also be similar in terms of rationalising some secondary employment land, protecting open space and encouraging multiple use of buildings. In order to capitalise on this option it is important that residents have the opportunity to improve their skills, necessary for new business needs, and transport improvements are realised.

Figure 7 Future Rail Enhancements

Delivered by	Service frequency	Infrastructure required
2018	4 trains per hour	<p>Stratford to Angel Road (STAR) Enhancement Project</p> <ul style="list-style-type: none"> • Gateway station at Meridian Water
2024	8 trains per hour	<p>West Anglia Mainline Enhancement Project</p> <ul style="list-style-type: none"> • Solutions to level crossings • New platform capacity at Stratford • Four tracking along the Lea Valley mainline
2030	12 trains per hour	Crossrail 2 Project - Lee Valley regional branch

3 Options for Sustainable Growth

Figure 8 Optimise Growth Corridors



3 Options for Sustainable Growth

Pros and Cons

Pros

- This option provides an opportunity to look at how best to use land around improved transport connections.
- It offers a lower impact residential communities and heritage assets in locations outside of the growth corridors.

Cons

- Balancing good residential amenity and an efficient business environment will present challenges in ensuring a successful mix of uses.
- Improvements in rail services tend to be phased over the long term meaning that Enfield will not unlock development potential around the stations for some time.

What do you think of this option?

Or tell us about your alternative option - see page 31.

3 Options for Sustainable Growth

3.5 Option 4 Existing Green Belt Settlements

- 3.5.1** The green belt boundary has stood firm since the Second World War. It has served many purposes such as retaining openness, supporting agriculture and horticulture. It simultaneously contains the urban area and contributes to its renewal. The Council believes this should continue. However, it remains the case that London has continued to expand and intensify within its built up boundary and its population has continued to grow.
- 3.5.2** Whilst national policy continues to strongly protect the green belt from new development, it does allow the Council to consider the potential of existing brownfield sites, including ones located within the green belt. This empowers the Council, should it so desire, to look at whether there are specific areas of the green belt that no longer fulfil their intended purpose, as specified in national guidance. If so, this may justify the question of whether there is scope for the further development of such sites.

Figure 9 Existing Green Belt Settlements



1 Botany Bay



2 Bulls Cross



3 Clay Hill



4 Crews Hill



5 Hadley Wood

- 3.5.3** Figure 9 illustrates that this might involve extending the built up edge or looking at the potential to expand existing settlements that lie within the green belt. Metropolitan Open Land could also be subject to review under this option.

3 Options for Sustainable Growth

- 3.5.4** The Enfield Characterisation Study (2011) states "*Enfield borough has one of the largest areas of rural landscape in London and much of this is of high quality. The landscape types within the borough are contrasting ranging from the open, low-lying river valley and floodplain of the River Lee in the east to the areas of higher, undulating farmland to the north. Set within these are areas of historic parkland including Enfield Chase, Forty Hall and Whitewebbs Park.*
- 3.5.5** *These landscapes are of strategic importance for the borough providing a setting for the built-up areas and playing a key role in providing opportunities for recreation, nature conservation and agricultural activities.*"
- 3.5.6** Under this Option the green belt would be assessed to see that areas within it continue to fulfil its Green Belt purpose - the results of this assessment would help refine the scope of this option.

3 Options for Sustainable Growth

Pros and Cons

Pros

- It would relieve development pressure on existing communities and allow for a better proportion of family accommodation to be provided.
- It would recycle unattractive brownfield areas of green belt land and leave a more defensible green belt boundary.
- It would reduce pressure to build taller buildings and higher densities within town centres.

Cons

- It could be seen as incursion into green areas and could have a greater visual impact and urbanising feel.
- It could affect the character of pleasant historic settlements with Enfield's long established green belt

What do you think of this option?

Or tell us about your alternative option - see page 31.

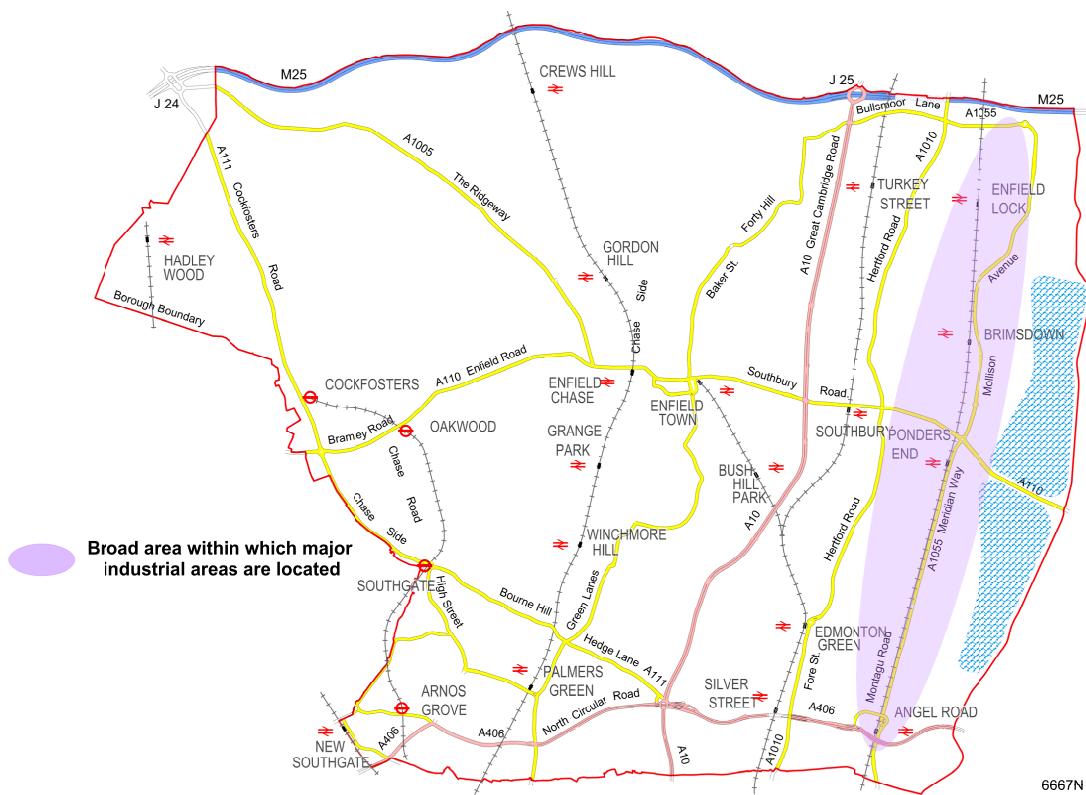
3 Options for Sustainable Growth

3.6 Option 5 Develop Industrial Land

3.6.1 Figure 10 shows broadly where industrial areas are located within Enfield. Under this option the Council could consider release of some industrial land where the need to regenerate and accommodate growth outweighs its continued use. A review of industrial land and economic conditions would be vital to support consideration of this option. Much of the eastern corridor is relatively well served by road but not by bus. Rail enhancement may well improve public transport accessibility and also may give access to key employment and growth areas in London. The Council would seek to ensure that businesses displaced through re-development be relocated to a suitable site elsewhere in the borough.

3.6.2 An Economic Assessment, which will include a review of supply and demand for industrial land, will be undertaken to help refine this option.

Figure 10 Develop Industrial Land



3 Options for Sustainable Growth

Pros and Cons

Pros

- This option can capitalise on improving transport linkages to industrial areas on the east side of the borough.
- It would avoid disruption to existing residential communities and would have a lower impact on heritage assets.

Cons

- It would lead to loss of business and employment in Enfield.
- Improvements in rail services tend to be phased over the long term meaning that this will not unlock development potential around the stations for some time.

What do you think of this option?

Or tell us about your alternative option - see page 31.

3 Options for Sustainable Growth

3.7 Option 6 Reasonable Alternatives

3.7.1 Whilst 'doing nothing' is helpful to consider as a benchmark it is important that options are realistic. A Plan must be 'sound' if it is to pass the examination process and ultimately be adopted. In order for a Local Plan to be 'sound' it must meet a number of tests⁽¹⁴⁾. It must be:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with national planning policy.

3.7.2 A combination of some of the options could be considered or you may wish to suggest a your own alternative. What is your option?

3.7.3 For our Local Plan to be sound we must explore all options to accommodate housing need, employment and retail growth and find land for transport, schools, health care and other facilities to support this growth.

3 Options for Sustainable Growth

Figure 11 Your Alternative Option?



What is your alternative option?

4 Next Steps

4 Next Steps

4.1 Programme

- 4.1.1** There are a number of processes and stages that local authorities must follow in order to produce a plan. It does not gain full weight in making decisions on planning applications until it has completed all of the stages and been formally ‘adopted’. Here is an outline of the stages that will follow:

Table 3 Timeline

Stage	When
Consultation on a New Plan (and Call for Sites)	Winter 2015
Issues and Options (Regulation 18)	Spring 2016
Proposed Submission (Regulation 19)	Autumn 2016
Submission	Winter 2016
Examination	Spring 2017
Adoption	Summer 2017

- 4.1.2** The Council has already embarked on a programme of research to help inform the next stages of the Local Plan. Key studies the Council will be reporting on will cover overall needs and development capacity related to the range of land uses required.

4.2 Equalities

- 4.2.1** The Council is committed to addressing inequality and disadvantage. This is enshrined in its priorities and the way it conducts its business. All policies will be the subject of an Equalities Impact Assessment process and this document is the subject of an Predictive Equalities Impact Assessment.

4.3 Sustainability Appraisal and Habitats Regulations Assessment

- 4.3.1** There is a statutory requirement to conduct a Sustainability Appraisal and a Habitats Regulations Assessment.
- 4.3.2** National Planning Practice Guidance states the role of the Sustainability Appraisal is “*to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.*” It should be regarded as an iterative process that supports the development of the local plan.
- 4.3.3** The requirement for a Habitats Regulations Assessment derives from European legislation which seeks to ensure that plans go through an assessment process where there is potential of affecting protected European Sites. This assessment will be carried out and refined at each relevant stage.

4 Next Steps

5 How to Comment

5 How to Comment

5.1 Response Form

- 5.1.1** The Council will be holding a series of events during the consultation period, details of which will be set out in our publicity material and shown on our website www.enfield.gov.uk/NewLocalPlan. You can ask questions and will be able to fill in a form setting out your views on the questions at 5.2.
- 5.1.2** The form can be filled in online or can be downloaded from the website www.enfield.gov.uk/NewLocalPlan. The form can be sent to you on request - see contact details at 5.4.

5.2 Questions on the Challenges, Vision and Options

Here are the questions we would like you to consider and answer in responding to this consultation.

1. Tell us what challenges Enfield faces now and in the future.
2. What do you think Enfield's Spatial Vision for the future should be?.
3. What do you think of Option 1 Do Nothing?
4. What do you think of Option 2 Infill and Intensify?
5. What do you think of Option 3 Optimise Growth Corridors?
6. What do you think of Option 4 Existing Green Belt Settlements?
7. What do you think of Option 5 Industrial Land Release?
8. Option 6 Are there any realistic alternatives you think the Council should consider?

5.3 Call for Sites

The Council will over the coming months be looking for additional sites to accommodate future development. Are there any sites you would suggest the Council considers for development?

Do you wish to suggest a site for development?

We would like to receive details of the site you are suggesting. Please provide the address with postcode and where possible a site plan identifying the boundaries of the site location. You may also indicate what use you would propose for the site. It would also be helpful to provide details of the owner of the site if you have this. These details should be provided on the form referred to at 5.1.

5 How to Comment

5.4 Contact the Council

There are a number of ways to contact us or send your completed form to us:

Complete online:

www.enfield.gov.uk/NewLocalPlan

Post:

Strategic Planning and Design
Enfield Council
Civic Centre
Silver Street
Enfield
Middlesex
EN1 3XA
Email: localplan@enfield.gov.uk

Phone: 0208 379 3866