



Enfield Council

The Enfield Plan

Local Development Framework Core Strategy

Adopted November 2010

Executive Summary

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1 Introduction, Spatial Vision & Strategic Objectives

- 1.1** On Tuesday 16th March 2010 the Core Strategy DPD was submitted to the Secretary of State for a Public Examination of the 'soundness' of the plan. Inspector Ian Broyd MRICS DipTP, of the Planning Inspectorate, conducted the Examination into the compliance and soundness of the Core Strategy. The Examination closed with the receipt of the Inspector's binding report on the 20th September 2010. The Inspector concluded that The Enfield Plan - Core Strategy provides an appropriate basis for planning of the Borough over the next 15 years, concluding that the document is sound and adoptable.
- 1.2** This document provides an executive summary of The Enfield Plan Core Strategy to be adopted by Council on the 10th November 2010. It provides for a brief outline of the full document, setting out Enfield Council's spatial vision, objectives and strategy for future development over the next 15 years. This summary document includes all 46 Core Policies to be found in the Core Strategy and should be read in context with the full document. Minor changes submitted by the Council and agreed by the Inspector have been highlighted in red for ease of reference.

A Spatial Vision

- 1.3** This chapter looks ahead to set out a spatial vision of what Enfield and the places within it will be like in the future. It sets out a series of strategic objectives for that vision and a spatial strategy setting out what needs to be done to achieve the vision.
- 1.4** The spatial vision, strategic objectives and strategy are informed by the many policies and programmes of the Council and its partners as well as governmental guidance and statements. It builds on information from the evidence base, including public consultation and sustainability appraisal and analysis of the problems and challenges and drivers of change facing the Borough.

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.

People in Enfield will live, work and enjoy leisure time at close quarters without the need to travel. Development will be concentrated in town centres and in the south and east of the Borough in the Upper Lee Valley, creating prosperity and opportunities where deprivation is presently most persistent. Focused growth in the Upper Lee Valley will help to realise its potential as North London's Waterside.

Attractive, adaptable and affordable homes, high quality environment, excellent schools, opportunities for life long learning, cultural and leisure activities, and easy access to a network of good quality open space, green links and waterways will make Enfield a place for families for the long term. The Borough's high quality natural and built heritage, including its archaeology and the green belt in the west, will continue to be protected and enhanced. Changes to the way primary health care is delivered and a greater awareness of health implications of our decisions and actions will reduce the inequalities in health and life expectancy between the east and west of the Borough.

New development will be of exemplary, flagship quality, sustainable design and construction, designed to mitigate and adapt to the impacts of climate change, embracing new environmental technologies. Renewable energy projects across the Borough and particularly in the Upper Lee Valley will bring a degree of self sufficiency to homes and businesses. New developments in the east of the Borough will bring opportunities to renew and improve existing flood defences and address flood risk. Across the Borough the quality of the public realm will be improved, bringing forward improvements to the environment and quality of life for local communities living alongside the North Circular Road. New Southgate will be a vibrant, sustainable community at the south western gateway to the Borough.

Building on its strong manufacturing and technological legacy, Enfield will have a strong enterprise culture. A wider and more diverse employment base will provide a greater number, quality and choice of jobs for a skilled local workforce. The Upper Lee Valley will have strengthened its strategic contribution to London's

1 Introduction, Spatial Vision & Strategic Objectives

economy, capitalising on its strategic advantage close to the M25 and Stansted, continuing to provide a vital source of jobs for Enfield residents and North London as a whole. Enfield's town centres will offer a better range and quality of shops, housing and employment. Enfield Town will be the focus for the Borough's retail, leisure and cultural growth whilst retaining its historic and green market town character. Further physical, social and economic regeneration at Edmonton Green will include better connections with local communities and nearby centres including Meridian Water in Central Leaside, facilitating opportunities for residents to benefit from new jobs created elsewhere, as well as those closer to home.

New developments will be planned and phased to utilise existing transport and social infrastructure, where it currently exists, and delivering new infrastructure, where necessary. By 2026 greater certainty over plans for the modernisation of the West Anglia rail line in the east of the Borough will support the regeneration of the Lee Valley. East-west movement within the Borough and accessibility in eastern Enfield will be improved.

Enfield will have a cohesive and stronger society where citizens are fully engaged in defining the needs of their communities and helping to shape the neighbourhood where they live. Place shaping programmes bringing together the priorities of the Council and the Enfield Strategic Partnership and tailoring local services and resources will be delivered at Meridian Water, Ponders End, New Southgate, Enfield Town and Edmonton Green, creating exemplar developments of high quality design and place, adaptable to changing environmental circumstances.

The Upper Lee Valley will be home to not only the established and revitalised communities but also to new communities benefiting from waterside living and improved access to the Lee Valley Regional Park and visitor facilities. Transformational change at Meridian Water will include new housing and employment opportunities together with the transport, community and green infrastructure vital to support sustainable communities, and will stimulate the regeneration of surrounding communities including Edmonton and Northumberland Park in nearby Haringey. The regeneration and transformation of Ponders End to the north will include new homes, schools and community facilities supported by improvements to the public realm and access to the Regional Park.

- 1.5** The following strategic objectives outline what will need to be achieved to deliver the Core Strategy vision and address the key issues that have been identified for the Borough. These objectives give direction for the spatial strategy set out in para 4.1 and are developed further in the core policies which follow. Although they are numbered from 1 to 10, they are not ranked by importance.

Enabling and focusing change - To meet the future needs of Enfield's existing and future population by focusing transformational change and growth in the Upper Lee Valley, in existing town centres and new neighbourhoods, where physical and social infrastructure already exists or can be improved through planned and phased development. To protect and enhance those parts of the Borough which currently offer a good quality of life to Enfield's communities.

Environmental sustainability - To promote a sustainable pattern of development integrating infrastructure and housing, reducing the Borough's carbon footprint, minimising the need to travel and protecting the Borough's green belt and biodiversity. To mitigate and adapt to the impacts of climate change, promoting energy efficiency and renewable sources of energy including exemplar schemes as part of regeneration of the Upper Lee Valley area. To manage and reduce flood risk and pollution, promote sustainable water management and retain sufficient waste management facilities in the Borough.

Community cohesion - To build upon and work together to revitalise the capacity of existing communities in those parts of the south and east of the Borough where deprivation and lack of opportunities are prevalent, particularly in Ponders End, Edmonton Green and New Southgate, and to provide a framework for the

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development of a new sustainable community in Central Leaside, providing a catalyst for regeneration of the Upper Lee Valley. To work with partners in continuing to make the Borough one of London's safest - supporting improvements in the safety of Enfield's streets and public spaces.

New homes - To facilitate the provision of sustainably constructed new homes of exemplary space and design standards to meet the aspirations of local people. To meet the housing needs identified in Enfield's Housing Market Assessment, improving the existing housing stock, developing new housing, including mixed tenure and providing housing that people choose to make their long term home. To ensure new residential development is supported by good public transport, social, **green** and utilities infrastructure and achieve the maximum intensity of use having regard to development plan policy.

Education, health and wellbeing - To ensure the capacity and quality of local social infrastructure provision including schools and further education, health **and policing** facilities, social care, retail services, leisure and recreation facilities is sufficient to meet the needs of Enfield's existing population and new residents. To promote healthier lifestyles and to address the inequalities in health and educational attainment between Enfield's residents particularly in areas such as Edmonton Green, Enfield Highway, Ponders End, Turkey Street and Upper Edmonton, where these issues are more prevalent.

Maximising economic potential - To develop a spatial framework for a diverse and competitive economy in Enfield, maximising the economic potential of the Upper Lee Valley and town centres, enhancing appropriate employment locations and ensuring a more efficient use of land. To support new business enterprise and inward investment and economic diversity, promoting higher wage growth sectors, such as advanced manufacturing, renewable energy, knowledge based industries, leisure and services, and capitalising on the benefits arising from the London 2012 Olympics and Paralympics Games and its Legacy Transformation. To support a robust strategy for recovering from the recession, and protection from the troughs of future economic cycles.

Employment and skills - To support job creation and address the levels of unemployment and economic inactivity particularly in the south and east of the Borough, including amongst young people and disadvantaged sections of the community, and the development of skills to enable all residents to access the employment market. To tackle the barriers to employment facing particular sections of the community.

Transportation and accessibility - To enhance traffic flow by the provision of appropriate infrastructure as well as the promotion of sustainable methods of transport and a pattern of development that reduces the need to travel. To ensure development is accessible by all means of transport and that high generating uses are supported by good public transport, walking and cycling facilities. To seek improved movement and accessibility within the Borough, the North London sub region and beyond, focusing particularly on improvements to both road and public transport orbital connections, to improved east-west movement through the Borough, and to support existing and potential businesses in providing for freight movement. To maximise the benefits to Enfield arising from the proposals to improve the West Anglia railway in the Upper Lee Valley.

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Natural environment - To protect and enhance Enfield's natural heritage by retaining the open character of the Borough, safeguarding the green belt and other open space and developing the wider network of green infrastructure in the Borough. To meet the deficiencies in open spaces that exist in the east and south of the Borough and improve access to green areas and waterways (i.e. through River Restoration projects), particularly for the communities close to the Lee Valley Regional Park.

Built environment - Use a design-led approach to developments and places, while addressing historic land contamination, in order to promote a step-change in the quality of the built environment and public realm, creating safe and accessible environments and improve urban greening with tree planting and landscaping. To maximise the contribution that heritage assets and existing features make, enhance local distinctiveness and identity, and create safer, stronger communities.

2 Enfield's Spatial Strategy

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.

Planning for Prosperity

The Borough will plan for an increase in population from an estimated 285,100 in 2006 to approximately 309,500 by 2026. Over this period close to 11,000 new homes are planned to be built and the number of jobs will increase by a minimum of 6,000. This exceeds the current population projections for the Borough and the London Plan's current requirement for new homes, however it is consistent with Enfield's position in the London-Stansted-Cambridge-Peterborough growth corridor and the London Plan's designation of the Upper Lee Valley as an Opportunity Area.

Housing growth will be concentrated in parts of the Borough where it can be most readily accommodated and where it can most effectively support the regeneration and revitalisation of Enfield's communities. A sequential approach to the sustainable location of development will be followed, concentrating developments in town centres and on previously developed land in the south and east of the Borough. New homes will be planned through the intensification of land uses, the promotion of mixed uses and the managed release of surplus industrial land.

Emphasis will be on increasing the number and diversity of jobs within the Borough and strengthening the local economic base. Enfield's valuable reservoir of strategically important industrial land in the east of the Borough will be safeguarded and managed in accordance with the London Plan and its Supplementary Planning Guidance on Industrial Capacity (2008) to meet the needs of modern industry in an efficient and sustainable way. Here, areas of underused land will be brought back into productive use to support the creation of new communities and economic regeneration. Across the Borough, Locally Significant Industrial Sites will continue to provide an affordable and convenient resource for small businesses and new enterprises. Implementation of the Enfield Strategic Partnership's Skills and Employment Strategy (2008) will be supported to achieve a greater match between local skills and local employment opportunities.

Focusing change

Over the next 10 to 20 years, large scale growth and regeneration will be focused in four broad locations - Central Leaside and North East Enfield in the Upper Lee Valley, the area around the North Circular Road at New Southgate and the Borough's major town centre - Enfield Town. These priorities reflect the regional importance of these areas and the opportunities they offer to change and improve the quality of life for Enfield residents. Emphasis will be on new family homes and affordability for Enfield residents. Growth will be focused within these areas at Meridian Water, Ponders End, New Southgate and around Enfield Town station, facilitating improvements to the physical landscape, utilising existing transport and social infrastructure and delivering new infrastructure where necessary.

- **Upper Lee Valley**

Growth in the Upper Lee Valley will be in accordance with its London Plan's designation as an Area of Opportunity and will help deliver the aims of the North London Strategic Alliance's vision as North London's Waterside. Much of the existing employment land will continue to be protected as a strategic reservoir of sites to support business and provide jobs for Enfield residents and London as a whole. Approximately 4,000 new jobs are planned to be created in the Upper Lee Valley by 2026. New residential led mixed use development will be concentrated at Meridian Water in Central Leaside and in Ponders End in North East

2 Enfield's Spatial Strategy

Enfield. Transformational change in these core areas will provide a catalyst for regeneration of the Upper Lee Valley, improving opportunities for existing communities nearby where deprivation levels are high, particularly in the Edmonton area and Northumberland Park in neighbouring Haringey.

Meridian Water, lying close to the border with London Boroughs of Haringey and Waltham Forest has the scope to accommodate up to 5,000 homes in a new urban eco community, exploring innovative options for sustainable transport and securing improvements to public transport, including the modernisation of the West Anglia Rail line. Here, development will be phased to ensure the new and existing communities are supported by good infrastructure including new schools, a community hub, health care and open space.

Within the context of the Ponders End Framework for Change, redevelopment opportunities within the established community at Ponders End provide scope for up to 1,000 new homes by 2020. A new all through Academy in the heart of the area is due to open in September 2012 providing additional school places in state of the art educational facilities. A coordinated approach will be taken to the renewal of the town centre and the public realm. A more effective use of land and the intensification of employment uses in Southern Brimsdown provide the potential for redevelopment for a mix of uses, including residential, to maximise the benefits of the waterfront location.

- **North Circular area and New Southgate**

Opportunities will be sought to improve the living conditions of residents, visitors and businesses in the area around the North Circular Road at New Southgate now that a safety and environmental improvement scheme for the road has been agreed. The area has the capacity to accommodate up to 2,000 new homes, largely on land no longer needed for the road improvements and through the renewal of the Ladderswood Estate and the New Southgate area. Redevelopment will provide the impetus for improvements to local connections, community facilities and open spaces. The development of the existing Broomfield and Bowes school buildings either side of the North Circular Road into an all age school will be pursued to improve the education facilities for local children. A high quality mixed use scheme at New Southgate will be promoted to create a new gateway to Enfield.

- **Enfield's town centres**

Enfield's town centres will be the focus for new commercial, retail, leisure, office and related uses. Enfield Town is the Borough's primary town centre and will continue to be the focus for large scale retail and leisure development. New retail led mixed use development will be promoted in the east of the town centre around Enfield Town Station, providing an opportunity to improve the public transport interchange and create a new urban environment complementing the Town's historic core. This area has the capacity to accommodate up to 10,000sqm of new retail floor space and 500 new homes, new health and public sector services.

The physical, social and economic regeneration of Edmonton Green and its surrounding neighbourhoods including Angel Edmonton will continue, building on the new and improved shopping, leisure facilities and housing completed to date and improving connections to the new community at Meridian Water and the Borough's other town centres.

Improving quality of life

Developments in Enfield will provide an opportunity to address the causes and impacts of climate change with an emphasis on sustainably designed and constructed buildings and prioritising opportunities for renewable energy schemes in the Upper Lee Valley. Parts of the Upper Lee Valley are at medium to high risk from flooding and comprehensive redevelopment of the core areas will provide opportunities to **remediate contaminated land** renew **and enhance** existing flood defences **and rivers**, thereby supporting the objectives of the Environment Agency's Thames Catchment Flood Management Plan **and meet objectives of the Water Framework Directive, River Basin Management Plan.**

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Sufficient waste management facilities will be retained and safeguarded to ensure Enfield plays its part alongside six other North London boroughs in dealing with north London's waste and developing the North London Joint Waste Plan. The Edmonton Eco Park is ideally located to continue to play a strategic role in waste management. New more sustainable waste movement and treatment processes will be supported on the site, **including the future decommissioning of the incinerator.**

Coordinated redevelopment in the Upper Lee Valley will provide opportunities to improve access to the currently underused and inaccessible Lee Valley Regional Park, improving links to green and open spaces and waterways for the nearby communities who are currently deficient in access. Priorities within the Lee Valley Regional Park Plan to improve local access and visitor attractions in the Park will inform more detailed area action plans for the east of the Borough.

Much of the Borough has a high quality built, historic and natural environment which will continue to be rigorously protected and enhanced. For large parts of the Borough change will be small scale and the distinctive characteristics of residential neighbourhoods will be protected. Development will be concentrated where good public transport provision ensures accessible locations. Character statements and management proposals have been prepared for each of the Borough's conservation areas and these will guide development within them. Inequalities in access to open space and children's playspace that exist between different parts of the Borough, and which are particularly acute in the south and east of the Borough, will be addressed.

The Council will work with the Primary Care Trust and other health care providers to support the modernisation and development of health services to meet local needs. The development of neighbourhood health centres will be closely aligned with the implementation of the Council's place shaping priorities.

Implementation

Overall this strategy represents a proactive and demanding agenda to help shape the future of the Borough. The Council and its partners will work together to coordinate and deliver it through a place shaping approach and a shared understanding of priorities and range of solutions needed to improve the well being and quality of life of all Enfield's communities, particularly those who are most disadvantaged. This will ensure that good social, utilities and transport infrastructure is provided, retained, improved or expanded where needed, **taking account of cross borough opportunities.**

Area action plans will be prepared for the key areas of change - Central Leaside, North East Enfield, the area around the North Circular Road and Enfield Town. These will provide more detailed planning policy frameworks, coordinate delivery and set the context for more detailed masterplans for core areas within them at Meridian Water, Ponders End, New Southgate, the area around Enfield Town station, and the Edmonton area. Future reviews of the LDF will provide opportunities to assess the need for area action plans for other parts of the Borough if the need arises.

The Council will bring forward a series of documents to provide detailed policy and supplementary guidance for implementation, including a Development Management Document, Planning Obligations and Community Infrastructure Levy, and the Enfield Design Guide.

The Council will work with partners to prepare and maintain an Infrastructure Delivery Plan to identify and plan for the delivery of the physical, social and green infrastructure required to facilitate the development set out in this strategy.

Arrangements for delivery of this strategy will be tailored to meet local circumstances. A single delivery framework guided by the Enfield Strategic Partnership will be established for the south east of the Borough covering the Central Leaside, Edmonton and Angel areas under the collective name of Enfield Leaside. A single implementation plan will have six themes, focusing on liveability and the coordination of physical change.

A holistic approach will be adopted to ensure that the delivery of new housing, education, community infrastructure, employment and transport improvements in an area are considered as a whole rather than being planned for and provided independently of each other. Delivery of social, economic, and physical

2 Enfield's Spatial Strategy

change can only be achieved by building social and economic capital. The Council will work with a range of partners including the public, private and third sector to deliver the strategy, and will help to build the capacity amongst partners including the voluntary sector to deliver change.

2 Enfield's Spatial Strategy

2.1 Enfield's Key Diagram

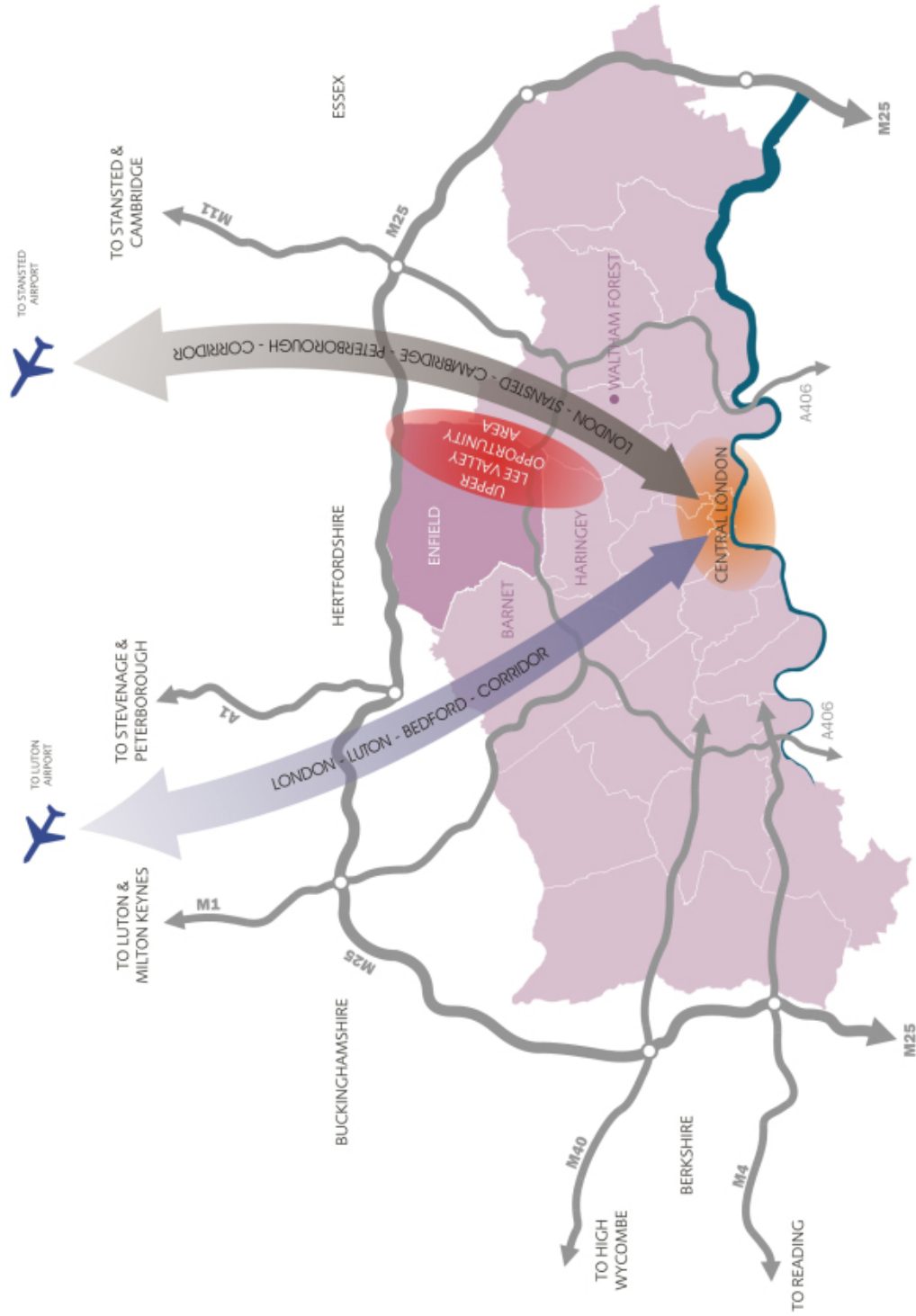


Figure 2.1 Enfield Borough in metropolitan and regional contexts

2 Enfield's Spatial Strategy



Figure 2.2 Key Diagram

3 Core Policies

3.1 This section sets out the list of Enfield's Core Policies under the headings of:

- Spatial strategy
- Housing and services
- Economic development and enterprise
- Delivering physical infrastructure
- Environmental protection and green infrastructure
- Policies for places

3.2 Further detail providing justifications for each policy and identifying implementation and monitoring mechanisms is in the Core Strategy Proposed Submission Report.

Spatial strategy

CORE POLICY 1

STRATEGIC GROWTH AREAS

The Council will plan to focus future growth and development in the Borough in four specific areas, which offer the greatest opportunities for change to improve the quality of life for Enfield's residents. These areas are:

- Central Leaside;
- North East Enfield;
- Enfield Town; and
- The area around the North Circular Road at New Southgate.

Improvements to the social and physical infrastructure will be prioritised in the strategic growth areas in order to ensure that planned growth and development will be sustainable. Area action plans will be prepared for each of these areas to provide a framework for development and the context for more detailed masterplans for place shaping priority areas within them, in accordance with Core Policies 37-45.

Core policies for housing and services

CORE POLICY 2

HOUSING SUPPLY AND LOCATIONS FOR NEW HOMES

The Council will make provision to exceed the housing target of 3,950 new homes as set out in the London Plan ⁽¹⁾, published in 2008 for the period 2007/8 to 2016/17, annualised as 395 dwellings per year.

A new housing target for the ten year period 2011/12 - 2020/21 is due to be published in a revised London Plan in 2010. The indicative capacity is likely to be in the range of 5,600 or, 560 dwellings per year. The Council will plan to meet this new target and for the fifteen year period from 2010/11 to 2024/25 will plan for the provision of approximately 11,000 new homes.

The focus for this housing growth will be the Upper Lee Valley Opportunity Area at Meridian Water in Central Leaside and Ponders End in North East Enfield. Elsewhere in the Borough growth will be planned in areas where physical and social infrastructure already exists or can be improved through planned development, including Enfield Town and along the North Circular Road corridor in the south west of the Borough. The following housing figures are indicative ranges in these broad areas over the plan period.

1 The London Plan (Consolidated with Alterations since 2004)

3 Core Policies

Approximate phasing for new housing development				
Location & total dwelling numbers [Note, figures have been rounded]	0-5 years (2010/11 -2014/15)	6-10 years (2015/16 - 2019/20)	11-15 years (2020/21 - 2024/25)	16-20 years 2025/26 - 2029/30 (beyond current Core Strategy time frame)
Central Leaside (Meridian Water) <i>Up to 5,000</i>	100	650	2,250	Up to 2,000
Enfield Town <i>500</i>	200	300	-	-
North Circular (area including New Southgate) <i>1,500 - 2,000</i>	450	550	500	Up to 500
Ponders End and Southern Brimsdown (NE Enfield) <i>1,000</i>	250	750	-	-
Other large sites (≥0.5ha) borough-wide <i>1,030</i>	480	550	-	-
Small sites (<0.5ha) <i>3,950</i>	1,210	1,370	1,370	-
Time frame totals	2,690	4,170	4,120	Up to 2,500
Cumulative totals	2,690	6,860	10,980	13,480

Table 3.1

Approximately 2,500 new homes are planned for the five year period 2025/26 - 2029/30 which is beyond the timescale of the current Core Strategy but are shown to illustrate the later phases of development at Central Leaside and in the North Circular area.

3 Core Policies

CORE POLICY 3

AFFORDABLE HOUSING

The Council will seek to achieve a borough-wide target of 40% affordable housing units in new developments, applicable on sites capable of accommodating ten or more dwellings. Affordable housing should be delivered on-site unless in exceptional circumstances, for example where on-site affordable housing would not support the aims of creating sustainable communities. The mix of affordable housing should reflect the need for larger family units as required by Core Policy 5.

Some form of contribution towards affordable housing will be expected on all new housing sites. Developments of less than ten dwellings will be assessed in order to determine the level of financial contribution required towards affordable housing off-site. For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a borough-wide target of 20% affordable housing.

In order to determine the precise number of affordable housing units to be delivered for each development, the Council will **plan for balanced and sustainable communities and** work with developers and other partners to agree an appropriate figure, taking into consideration site-specific land values, grant availability and viability assessments, market conditions, as well as the relative importance of other planning priorities and obligations on the site. The Council will monitor the implementation of these targets and identify any need to review them via the preparation of the Annual Monitoring Report.

The Council will aim for a borough-wide affordable housing tenure mix ratio of 70% social rented and 30% intermediate provision.

CORE POLICY 4

HOUSING QUALITY

New housing

High quality design and sustainability will be required for all new homes. New housing developments should take account of the design and construction policies and sustainable design and construction guidance set out in the London Plan and should seek to exceed the Code for Sustainable Homes Level 3.

All new homes should be built to Lifetime Homes standards. The Council will seek to achieve a borough-wide target of 10% of all new homes to be suitable or easily adaptable for wheelchair users. Units should range in size to allow families to stay together, and to accommodate live-in carers.

Guidance and standards relating to the design, quality, safety, internal and amenity space for new developments will be set out in the Enfield Design Guide and Development Management Document and will be revised to take into account new standards including the Mayor's draft Housing Design Guide. Area specific design guidance, including design codes and opportunities for exemplar projects and design competitions, will be included in Area Action Plans and related masterplans where appropriate.

Housing renewal

The Council will use its development management powers to prevent the loss of all homes, including affordable homes and will work with partners to seek to reduce the level of vacant homes, and improve the physical condition and energy efficiency of the existing housing stock. It will work with partners to encourage longer term occupancy of the housing stock in neighbourhoods where population turnover is high.

3 Core Policies

An Estates Investment Management Strategy will be undertaken to inform the future management and priorities for investment across the Council's own housing stock. The Council will facilitate the renewal of the Ladderswood Way and Highmead estates as early phases of this programme, undertaking feasibility studies and working with local residents to identify the most appropriate solution for renewal, taking into account potential for refurbishment and comprehensive redevelopment.

CORE POLICY 5

HOUSING TYPES

The Council will seek to ensure that new developments offer a range of housing sizes to meet housing need. Over the lifetime of the Core Strategy the Council will plan for the following borough-wide mix of housing:

- Market housing – 20% 1 and 2 bed flats (1-3 persons), 15% 2 bed houses (4 persons), 45% 3 bed houses, (5-6 persons), 20% 4+ bed houses (6+ persons).
- Social rented housing - 20% 1 bed and 2 bed units (1-3 persons), 20% 2 bed units (4 persons), 30% 3 bed units (5-6 persons), 30% 4+ bed units (6+ persons).

The Council will seek a range of housing types in the intermediate sector, including affordable homes for families. The mix of intermediate housing sizes will be determined on a site by site basis and the Council will work with developers and other partners to agree an appropriate mix taking into account a range of factors including development viability and the affordability of potential users.

The density of residential development proposals should balance the need to ensure the most efficient use of land whilst respecting the quality and character of existing neighbourhoods and accessibility to transport and other infrastructure. The London Plan Density Matrix and area action plans for the Borough's strategic growth areas and the place shaping priority areas within them, will inform the density of proposals for housing developments.

CORE POLICY 6

MEETING PARTICULAR HOUSING NEEDS

The Council, with its partners, will develop flexible and accessible accommodation services that meet the local housing needs of vulnerable adults and that support the delivery of the Personalisation Agenda. Future accommodation requirements will be set out in the the emerging Health and Adult Social Care commissioning strategies. These strategies should be used as a tool for shaping and informing future development in the Borough. There is a particular need to control the development of traditional residential care home provision and align the development of supported accommodation services with local need.

The Council will work to ensure that there is appropriate provision of specialist accommodation across all tenures. Criteria for assessing applications for housing to meet particular needs, having regard to need and supply will be set out in the Development Management Document.

- Locations for gypsy and traveller sites should meet the following criteria:
 - There is vehicular access from the public highway and provision for parking, turning and servicing on site to ensure road safety for occupants and visitors;
 - There is no harm to visual amenity and there is adequate landscaping and planting, with appropriate trees and shrubs;
 - The site has good access to shops, health care, school and other education facilities;

3 Core Policies

- The site is not in an area at high risk of flooding, including functional floodplains; and
- The size of the site is appropriate to its local context, and in relation to the local infrastructure and population size and density.

The Council will work with the Mayor of London to identify whether there is a requirement for pitches within the Borough, taking into account the existing supply of pitches readily accessible from the Borough in the wider area. Where need can be demonstrated, the Sites Schedule or relevant area action plan will consider appropriate sites for gypsy and travellers accommodation, having regard to the above criteria and any further guidance to be included in the Development Management Document as necessary. The presence of green belt and flood risk areas within the Borough will constrain and limit opportunities for identifying sites.

CORE POLICY 7

HEALTH AND SOCIAL CARE FACILITIES AND THE WIDER DETERMINANTS OF HEALTH

Existing health and social care provision in the Borough will be retained where these continue to meet, or can be adapted to meet needs. The Council will work with the Enfield PCT, NHS London, and other public and private sector health agencies in delivering appropriate proposals for new health and social care facilities. The priority for delivery will be in the east of the Borough. Improvements in primary health care will be delivered through the development of strategic Neighbourhood Health Centres and by more local facilities such as Walk in Centres or Modern GP Practices and Urgent Care facilities. ⁽²⁾

To meet the needs of existing and new communities the Council, working with partners, will plan to deliver the following facilities over the next 15 years:

Phasing	Infrastructure Requirements	
0- 5 years (2010/11 - 2014/15)	<ul style="list-style-type: none"> • Improvements to facilities at Forest Road and Evergreen Health Care Centres to create a Neighbourhood Health Centre at Edmonton Green; 	
	<ul style="list-style-type: none"> • Development of a Neighbourhood Health Centre in the Ponders End area; • Potential expansion of Eagle House Surgery, Ponders End as a spoke facility; • Development of a large spoke practice in Innova Park; • Spoke facility proposed as part of a community hub in Ponders End High Street; 	Sites to be identified in the North East Enfield Area Action Plan.
	<ul style="list-style-type: none"> • Urgent Care Centres located in Chase Farm and North Middlesex hospital sites; 	
	<ul style="list-style-type: none"> • Potential Walk in Centre facility in Arnos Grove/New Southgate area; 	Potential site(s) to be considered in the North Circular Area Action Plan.

² Neighbourhood Health Centres are sometimes referred to as Polyclinics or "hubs". Neighbourhood Health Centres will serve a minimum population of approx. 50,000. More local facilities are sometimes referred to as "spokes" and include Modern GP Practices (serving a population of approximately 10,000). Urgent Care Centres will handle urgent healthcare needs, but not accidents or trauma cases.

3 Core Policies

6-10 years (2015/16 - 2019/20)	<ul style="list-style-type: none"> New Neighbourhood Health Centre facility in Enfield Town; 	Site to be identified in the Enfield Town Area Action Plan.
11-15 years (2020/21 - 2024/25)	<ul style="list-style-type: none"> New spoke facility in Central Leaside (Meridian Water) community hub; and 	Site to be identified in Central Leaside Area Action Plan.
	<ul style="list-style-type: none"> New Neighbourhood Health Centre facility for south west Enfield potentially in either Southgate or Palmers Green Town Centres 	Site to be identified in Site Schedule Document.

Table 3.2

Further proposals for Walk in Centres and modern GP practices outside of the Area Action Plan areas are detailed in the Infrastructure Delivery Plan. Proposals for sheltered accommodation, a carers centre, a dual registered care home, and accommodation for people with physical and mental disabilities are also detailed in the Infrastructure Delivery Plan.

New facilities should be in locations with good access to public transport and health facilities should aim to co-locate with other community services. Detailed criteria to assess locations for future health care provision will be set out in the Development Management Document.

A pattern of land uses will be promoted to encourage healthier lifestyles including Core Policies 11 (recreation), 25 (pedestrians and cyclists), 30 (environmental quality), 34 and 35 (greater use of parks and open spaces) and Chapter 9 Core Policies for Places. The emerging Joint Strategic Needs Assessment (JSNA)⁽³⁾ will establish the health and social care needs of local communities within Enfield. The Council will work with health care agencies and the Enfield Strategic Partnership to ensure whenever possible that new development helps to promote healthy communities and places, and to address health inequalities in the Borough, by influencing the wider determinants of health - particularly in the Edmonton Green Area for Regeneration. The JSNA and Health and Adult Social Care commissioning strategies will establish the health and social care needs of local communities within Enfield.

The programme to deliver 24 Children's Centres across the Borough by 2010 is nearing completion. The Council will support further provision where there is an identified need.

For major developments, the applicant will be required to undertake a Health Impact Assessment. The criteria for this will be set out in the Development Management Document. In addition, for major developments within South East Enfield (Edmonton) Area of Regeneration, the London Plan requires the applicant to undertake a Social and Economic Impact Assessment. The criteria for this will be set out in the Development Management Document.

CORE POLICY 8

EDUCATION

The Council will contribute to improving the health, lives and prospects of children and young people by supporting and encouraging provision of appropriate public and private sector pre-school, school and community learning facilities to meet projected demand across the Borough. Facilities will also be provided for further and adult education to develop and improve the skills of the existing and future workforce.

New facilities should be provided on sites that offer safe and convenient access by pedestrians, cyclists and public transport users, and schools will be encouraged to allow the use of buildings for other community purposes in the evenings and at weekends.

3 Core Policies

To meet the needs of existing and new communities the Council, working with partners, will plan to deliver the following facilities over the next 15 years.

Phasing	Infrastructure Requirements	
0- 5 years (2010/11 - 2014/15)	<ul style="list-style-type: none"> New Oasis Academy Hadley all age school (3 - 18 years) to include: 2 form entry primary; 60 part time nursery places, 8 form entry secondary; and provision for years 12 and 13 (i.e. 6th Form) at former Gas Holder Site, Ponders End; 	Details to be set out in the North East Enfield Area Action Plan.
	<ul style="list-style-type: none"> An aspiration for an all age school on the existing Broomfield Secondary School site; 	Details to be included in the North Circular Area Action Plan.
	<ul style="list-style-type: none"> St Michael's Primary School, Enfield expansion from a 1 to 2 form entry school; 	
	<ul style="list-style-type: none"> Capel Manor Primary School, expansion to include an additional 1 form of entry; 	
	<ul style="list-style-type: none"> Merry Hills Primary School, expansion to include an additional 1 form of entry; 	
	<ul style="list-style-type: none"> George Spicer Primary School, expansion to include an additional 1 form of entry; 	
6-10 years (2015/16 - 2019/20)	<ul style="list-style-type: none"> New 6 form entry secondary school in the south east of the Borough to include provision for years 12 and 13 (i.e. 6th Form); 	Site to be identified in Sites Schedule Document (area for search to be indicated on Proposals Map).
	<ul style="list-style-type: none"> Two new 2 form entry primary schools, including two 60 part time nursery places in Meridian Water; New 6 form entry secondary school in Meridian Water to include provision for years 12 and 13 (i.e. 6th Form); 	Sites to be identified in the Central Leaside Area Action Plan.
	<ul style="list-style-type: none"> Up to 2 forms entry primary provision, including 60 part time nursery places in the area around the north circular in the south west of the Borough; 	Site to be identified in the North Circular Area Action Plan.
	<ul style="list-style-type: none"> Up to 2 forms entry primary places including 60 part time nursery places in the EnfieldTown/ Bush Hill Park area; and 	Site to be identified in Sites Schedule Document (area for search to be indicated on Proposals Map).
	<ul style="list-style-type: none"> St Anne's lower secondary school to relocate to site in Oakthorpe Roadsite in Palmers Green. 	

Table 3.3

Primary and secondary school schemes which seek to improve existing facilities but not increase capacity are detailed in the Council's Infrastructure Delivery Plan.

The Council will support the on-site renewal and expansion of Southgate College and the College of Haringey, Enfield and North East London.

3 Core Policies

The Council will support the provision of a new specialist education centre in the south east of the Borough as set out in Core Policy 16.

CORE POLICY 9

SUPPORTING COMMUNITY COHESION

The Council will work with its partners to promote community cohesion by:

- Supporting area based policy interventions relating to the place shaping agenda which seek to tackle social disadvantage;
- Promoting accessibility whereby all members of the community have access to good quality health care, housing, education and training, employment, open space and other social facilities in locations that best serve the community;
- Contributing towards reducing crime, fear of crime and anti-social behaviour by using design principles that create environments which promote community safety and discourage offending, in accordance with Core Policy 30; and
- Actively encouraging participation by all members of the community in planning and decision making processes.
- **Requiring the provision of necessary community facilities to support local need within the delivery of Core Policies 37- 45.**

CORE POLICY 10

EMERGENCY AND ESSENTIAL SERVICES

To meet the needs of existing and new communities the Council, working with partners, will plan to deliver facilities to support the emergency services where there is an identified operational need.

The Council recognises there is an identified lack of new burial space, including the provision of different types of graves, particularly in the east of the Borough, especially in the context of an increasing population and the planned growth in the Borough. The Council is currently investigating measures to address this, including the re-use of existing graves and the possible options and constraints for extending Edmonton Cemetery.

CORE POLICY 11

RECREATION, LEISURE, CULTURE AND ARTS

The Council will seek to protect existing assets and provision, and promote and encourage the increased use of recreation, leisure, culture and arts facilities in the Borough by:

- Resisting the loss of existing recreation, leisure, heritage, culture and arts facilities, unless it can be demonstrated that they are no longer required or will be provided elsewhere;
- Supporting the implementation of Council's strategies which help to identify current and future needs for recreation, leisure, culture, heritage and arts facilities in the Borough;
- Supporting the relocation of libraries to high street locations in town centres, subject to suitable sites being available;
- Exploring how more flexible use of existing school, college and community facilities and open spaces can be made for sport and physical activity and as arts and cultural venues and ensuring all new provision

3 Core Policies

on school sites through the Building Schools for the Future programme provides quality facilities that meet both school and community needs;

- Addressing the identified need for sports halls provision - particularly in the south west of the Borough, and undertaking a facility audit and review of long term leisure facility needs by 2011;
- Supporting the refurbishment of, and improvements to, the Queen Elizabeth II Stadium and Enfield Playing Fields by 2011;
- Encouraging specific types of facilities for which current or future demand has been identified, including a ten pin bowling facility, a bingo hall, health and fitness clubs, and bars and restaurants. The Government's sequential approach will be applied to locating these facilities, ensuring sites have good access by public transport or improvements are planned for this, and are accessible to all sections of the community, including disabled people;
- Addressing the identified lack of arts and cultural services and venue provision in the Borough, notably in the north east and the south west, including gallery spaces for exhibitions of all types; studio and rehearsal spaces for the arts and the creative industries sector and local history museum sites;
- Facilitating major capital projects for key Borough venues, namely Forty Hall and Estate (project due to commence in 2010/11 for completion in 2012/13, subject to Heritage Lottery Funding), Millfield Arts Centre (completion expected in 2011) and ground floor cultural facilities at Thomas Hardy House (due to open in 2010); and investigating a viable solution to the extensively damaged Broomfield House;
- Encouraging a contribution from the cost of major mixed use developments towards a wide range of local cultural and arts projects, prioritising the commissioning of art as part of planned public realm improvements, and include specific criteria for contributions through the use of the Percent for Art mechanism in the Development Management Document;
- Identifying the need for new recreation, leisure, culture and arts facilities in Enfield Town, Ponders End, New Southgate, Meridian Water and Edmonton Green place shaping priority areas and setting out arrangements for delivery, including the reconfiguration of existing facilities in appropriate area action plans and masterplans for the place shaping priority areas;
- Promoting employment opportunities associated with recreation, leisure, culture and arts in conjunction with Core Policy 16;
- Supporting the development of a diverse evening and night-time economy in accordance with Core Policy 17; and
- Continuing to work with the Lee Valley Regional Park Authority to help develop its Park Development Framework (which will set out the Authority's vision, proposals and policies for the Park for the next 5-10 years), to identify the priority mix of additional recreation and leisure facilities at Pickett's Lock and throughout the rest of the Borough, and encourage the Authority to deliver aims that benefit Enfield residents, in conjunction with Core Policies 34 and 35.

CORE POLICY 12

VISITORS AND TOURISM

The Council will enhance Enfield's visitor and tourism potential by:

- Supporting proposals for a wide range of visitor accommodation such as hotels, bed and breakfast accommodation and self catering facilities. Such accommodation should be located in the town centres of Enfield Town, Edmonton Green, Palmers Green, Southgate and Angel Edmonton and other locations with good public transport access;
- Supporting visitor accommodation in the Upper Lee Valley when accompanied by proposals to improve public transport accessibility;
- Supporting the development and refurbishment of the Borough's conference facilities including the ground floor of Thomas Hardy House in Enfield Town, Millfield Arts Centre and Forty Hall;
- Seeking to retain and improve tourist attractions, and access to them, within the Borough, such as the emerging travel plan for the Forty Hall and Estate development project (project due for completion in 2012/13);

3 Core Policies

- Continuing to work with the Lee Valley Regional Park Authority to help develop its Park Development Framework, to identify the priority mix of additional recreation and leisure facilities in the east of the Borough, particularly at Ponders End, Pickett’s Lock and Meridian Water, and encourage more visitors to the Lee Valley Regional Park;
- Encouraging new tourist attractions which are supported by appropriate infrastructure;
- Seeking to improve and promote wheelchair access to visitor accommodation and tourist attractions, which will also provide better access to facilities for families, children and older people - the Millfield Arts Centre and Forty Hall and Estate development projects will significantly improve accessibility at those venues; and
- Working with partners to ensure the maximum opportunities and benefits arising from the London 2012 Olympics and Paralympics Games and its Legacy Transformation, in accordance with the aims and objectives of the Council's Olympics Working Group.

Core policies for economic development and enterprise

CORE POLICY 13

PROMOTING ECONOMIC PROSPERITY

The Council will protect and improve Enfield’s employment offer helping to facilitate the creation of 6,000 new jobs from 2010-2026, focusing new growth in the Upper Lee Valley and Enfield’s town centres. **Approximately a minimum of 4,000** new jobs are expected to be created in the Upper Lee Valley with the remainder concentrated in Enfield's main town centres and in other place shaping priority areas.

Spatial Distribution of New Jobs	
Spatial distribution of new jobs	By 2026
Upper Lee Valley	4,000
Other town centres and Place Shaping Priority Areas	2,000
Borough total	At least 6,000

Table 3.4

Building on Enfield’s success

The Council will seek to maintain the competitiveness of employment sectors that are well established and successful in Enfield, providing support and investment to existing companies in order that they stay in the Borough and to new companies to encourage them to invest. This could include developing more proactive liaison with local companies, establishing more formalised management structures such as Business Improvement Districts (if and where there is support from businesses) and providing more coordinated public realm and infrastructure improvements in business locations. Examples include the logistics and distribution, advanced manufacturing, transport and communications and wholesale, construction, and repair sectors in North East Enfield and retail in Enfield Town.

Diversifying the employment base

The Council will seek to diversify Enfield’s economy, intervening proactively where necessary to facilitate the establishment of growth sectors that are currently under-represented in Enfield as follows:

- In **North East Enfield**, there is scope to develop low carbon industries in Brimsdown which include renewable energy production, low carbon technology and manufacturing and recycling. In the longer-term, there could also be an opportunity to reposition North East Enfield as a location for internationally oriented businesses, taking advantage of its location in relative proximity to Stansted Airport and the

3 Core Policies

economic growth predicted in the London-Stansted-Cambridge-Peterborough corridor. There are also opportunities to generate employment in sport, leisure and recreation, with a new water-based leisure facility at Columbia Wharf and an extended sports and leisure offer at Pickett's Lock in accordance with Core Policy 40.

- In **Central Leaside**, if the continuing decline in employment is to be reversed, significant policy intervention to achieve transformational change is required in order to position the area as somewhere attractive to growth sectors such as business services, creative industries, hospitality and retail. When considering the balance of services and facilities in the new centre, attention will need to be paid to the needs of incoming businesses as well as new residents in accordance with Core Policy 38.
- In **Enfield's main town centres**, there is scope to diversify the range of town centre uses to include more leisure, cultural and evening economy activities, business services and creative industries in accordance with Core Policy 17.

CORE POLICY 14

SAFEGUARDING STRATEGIC INDUSTRIAL LOCATIONS

The Council will safeguard the following sites as Strategic Industrial Locations (SIL)

Name of industrial area	Preferred Industrial Location (PIL) or Industrial Business Park (IBP)	Area of site (to the nearest hectare)	Area Action Plan
Freezywater	PIL	10	North East Enfield
Innova Park	PIL	26	North East Enfield
Brimsgate	PIL	116	North East Enfield
Redburn Trading Estate	PIL	4	North East Enfield
Meridian Business Park	PIL	14	North East Enfield
Aztec 406	PIL	18	Central Leaside
Edmonton Eco Park	PIL	16	Central Leaside
Montagu Industrial Area (northern section)	PIL	12	Central Leaside
Eley's Estate	PIL	26	Central Leaside
Harbet Road (Lee Valley Trading Estate)	PIL	18	Central Leaside
Great Cambridge Road Industrial Area and Martinbridge Trading Estate	IBP	50	
Total		309*	

Table 3.5

*this measurement is the gross employment area, excluding main roads and amenity areas

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CORE POLICY 15

LOCALLY SIGNIFICANT INDUSTRIAL SITES

The Council will safeguard the following sites as Locally Significant Industrial Sites (LSISs) for a range of industrial uses where they continue to meet demand and the needs of modern industry and businesses:

- Alma Industrial Estate;
- Claverings Industrial Estate/Dominion Business Centre/Horizon Business Centre;
- Montagu Industrial Area (includes the former rail sidings at Rays Road and Kennighall Estate);
- Commercial Road and North Middlesex Estate;
- Langhedge Lane Industrial Estate;
- Queensway area;
- New Southgate Industrial Area;
- Regent's Avenue area; and
- Oakthorpe Dairy.

Where sites are designated as LSISs and are no longer suitable for industrial uses or have been identified through the Council's place shaping programme as opportunities to contribute to wider regeneration benefits, a progressive release of land will be achieved through the development of comprehensive masterplans, in order to facilitate urban regeneration.

The Council is undertaking a review of its own industrial land portfolio to assess the range of the employment offer and the potential of the estates to support enterprise. This will inform the formulation of an Industrial Estates Action Plan and a review of this Core Policy.

CORE POLICY 16

TAKING PART IN ECONOMIC SUCCESS AND IMPROVING SKILLS

The Council is committed to tackling worklessness, creating new jobs in the Borough and working to ensure that local residents are able to access existing and new jobs. To complement Core Policy 8, the Council will work with its partners to:

- Encourage the Borough's colleges and work-based learning providers to deliver vocational lines of learning, supporting the target growth sectors in particular;
- Explore the possibility of a establishing a new higher education/further education campus within the Upper Lee Valley with a new or existing education partner, developing clear links between education and training and the growth sectors of the economy, such as media or green technologies;
- Develop local employment partnerships as vehicles to strengthen links between educational establishments and the private sector;
- Concentrate available resources into the Borough's place shaping priority areas in order to reach hard-to-serve populations and target the most disadvantaged areas;
- In the neighbourhoods with the lowest employment levels, integrate multiple interventions and mainstream services to deliver an integrated service through 'Enfield's Jobsnet' and develop new outreach services such as the economic and community development trusts and partnerships in Ponders End and Edmonton;
- Promote good employment practices, such as the provision of flexible working opportunities to make jobs more accessible, combined with access to affordable childcare;

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- Continue to work with employers to promote advancement opportunities and to tackle inequalities in progression in employment leads to women, black and minority ethnic groups, and disabled people being significantly under-represented in leadership roles and better paid occupations; and
- Undertake a Local Economic Assessment to inform the preparation of an Enfield Economic Development Strategy.

CORE POLICY 17

TOWN CENTRES

The Council will strengthen the role of Enfield's town centres by focusing new commercial, retail, leisure, office, residential and other **social infrastructure** related uses, **such as police facilities** within the centres according to the Borough's town centre hierarchy identified in Table 6.3, using the sequential test to direct development to appropriate sites.

- The Major Centre of Enfield Town will continue to be supported as the main destination for comparison goods shopping, and also the main centre for leisure, entertainment and cultural activities, as well as office uses. Enfield Town will be the preferred location for new retail, leisure and cultural developments, particularly those with a borough wide catchment area.
- The District Centres of Angel Edmonton, Edmonton Green, Palmers Green and Southgate will continue to be supported and strengthened as important shopping and service centres to meet people's day-to-day needs. They should complement Enfield Town by providing for main and bulk convenience food shopping and a good range of comparison shopping facilities, and other town centre related services and facilities. The Council will take a proactive partnership approach to reinvigorating these town centres, widening their role and offer, developing their identities, improving the public realm and accessibility to them. Edmonton Green and Angel Edmonton will be priorities for physical, environmental and economic renewal;
- Development proposals which foster a diverse evening and night time economy in Enfield Town and the Borough's district centres of Edmonton Green, Angel Edmonton, Southgate and Palmers Green will be supported providing that measures are in place to address issues such as community safety, policing, litter and the potential impact of noise and disturbance to local people, for example through the establishment of an Entertainment Management Zone⁽⁴⁾; and
- Enfield's Local Centres will continue to be supported in providing core local shopping facilities and services (such as convenience store, post office, pharmacy and newsagent) for their respective local communities; largely catering for a catchment area within walking distance. Local shopping parades to support the regeneration of place shaping priority areas will be considered as part of comprehensive masterplans for these areas as set out in Core policies 37-45. A new Local Centre is proposed in Meridian Water within the Central Leaside Area Action Plan boundary, to cater for the day to day needs of the new local community that is to be established there.

Town Centre Management

The Council will work with its partners to support town centre management initiatives which enhance the vitality and viability of centres and improve the quality of the environment, **and conserve and enhance the historic, archaeological and architectural heritage** within them.

⁴ An area including entertainment venues and other elements of the evening economy, designated by the Council, in which planning, licensing, policing, transport and street management issues are managed and co-ordinated.

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CORE POLICY 18

DELIVERING SHOPPING PROVISION ACROSS ENFIELD

The Council will protect existing retail uses in the Borough's centres as set out in the hierarchy in table 6.3, encourage new retail in town centres and promote new shopping development which contributes positively to the delivery of Enfield's economic vision for delivering sustainable communities.

Delivering new provision

The Council will plan to meet demonstrated shopping need, including the needs of disadvantaged communities and of a growing population, through the provision of a full range of shopping facilities, focused on the Borough's centres. The projected growth in gross comparison floorspace, including an allowance of 10% for other town centre uses, which will be planned to be delivered over the Plan period is set out below in table 6.4.

Projected growth in comparison goods floorspace and other town centre uses		
<u>Floorspace up to 2015</u>	<u>Floorspace up to 2020</u>	<u>Floorspace up to 2025</u>
19,140 sqm	51,600 sqm	85,300 sqm

Table 3.6

In the short term first five years of the Plan period approximately 41% of the proposed additional comparison goods and other town centre uses floorspace should be accommodated within Enfield Town; this is based on current shopping patterns. The remaining 59% will be distributed across the district centres and local centres as follows:

Town Centre Status & Proposed Growth to 2015			
Centre	Status of Centre	Proportion (as a % of total proposed growth)	Floorspace (sqm gross) Up to 2015
Enfield Town	Major	41%	7,810
Edmonton Green	District	6%	1,122
Angel Edmonton	District	4%	748
Southgate	District	8%	1,540
Palmers Green	District	6%	1,100
Other Centres		35%	6,820
	Total	100%	19,140

Table 3.7

In the medium to long term, the Council will seek to encourage a greater proportion of comparison goods and other town centre uses growth within Edmonton Green and Angel Edmonton district centres in tandem with the regeneration of Meridian Water, and as opportunities arise to improve these town centres, and to support wider economic and social regeneration objectives for the area as set out in Core Policy 39.

3 Core Policies

No sites have been allocated for food store development at this stage due to draft proposals under consideration regarding the provision of new food stores near the Borough boundary. If implemented these proposals would meet the projected need for convenience shopping for Enfield up to 2020.

Protecting retail uses in town centres

In Enfield Town and the district centres, retail uses will be protected as the main function within the primary shopping areas. In the local centres, a range of facilities and uses will be encouraged consistent with their scale and function in the hierarchy, to meet peoples' day to day needs whilst preserving the predominance of retail uses within the centres. The level of non retail uses permitted will be specified in the Development Management Document.

Where it can be demonstrated through the sequential test that retail development cannot be accommodated in or on the edge of the Borough's centres, appropriate development could be directed to existing retail parks, if it can be demonstrated, **following an impact assessment that there will not be a negative impact on a) the vitality and viability of existing centres, b)planned investment in centres, and c) that the development increases the overall sustainability and accessibility of the retail park in question.**

Status	Centre	
Major Town Centre	Enfield	
District Centre	Edmonton Green Palmers Green	Southgate Angel Edmonton
Large Local Centre	Baker Street Bounces Road Bowes Road BushHillPark Meridian Water* Chase Side Cockfosters Enfield Highway EnfieldWash Green Lanes	Hertford Road Central Lancaster Road Oakwood Ordnance Road Ponders End Winchmore Hill (Broadway) Winchmore Hill Green Winchmore Hill (Green Dragon)
Small Local Centre	Aldermans Hill Arnos Grove Bush Hill Parade Cambridge Circus Freezywater	Hertford Road South Main Avenue New Southgate Silver Street Windmill Hill

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Status	Centre	
Local Parades	Barrowell Green Brimsdown Bullsmoor Bury St West Carterhatch Lane Chaseville Park Rd Durants Road Dysons Road Empire Parade Enfield Island Village Enfield Lock Enfield Rd/Linkside Firs Lane Green Street Hadley Wood Hazelbury Road Hertford Road North High St (Southgate)	Hoppers Road Huxley Parade Kempe Road Mottingham Road Nightingale Road Percival Road South Street Southbury Road Southbury Road/Kingsway Southgate Green The Grangeway Town Road Victoria Road Westerham Ave. Whittington Road Winchester Road

Table 6.3 Enfield's Hierarchy of Town Centres

* *Meridian Water - Proposals for a new local centre of no more than 2,000sqm gross for A1 – A5 uses are proposed, to meet the day to day needs of the new local community, as part of the Central Leaside Area Action Plan proposals to regenerate the area.*

CORE POLICY 19

OFFICES

The Council will:

- Protect and enhance Enfield Town as the main location in the Borough for new office development with particular emphasis on accommodating office floorspace around Enfield Town station, as well as the renewal and modernisation of existing offices. The Enfield Town Area Action Plan will provide more detail on the proposed mix of uses around Enfield Town station, including the amount of office floorspace;
- Protect office uses in Southgate town centre, encouraging renewal and modernisation of existing premises and the development of new premises, where there is evidence of demand;
- Support the conversion of surplus offices in other centres to other uses, where it can be demonstrated that there is no demand for offices in this location;
- Promote mixed use development with office uses in town centres or sites within strategic growth areas that are subject to a comprehensive masterplan, where it is demonstrated that higher value uses, such as residential, are required in order to make office development viable; and
- Support proposals for the provision of suitable space for small businesses, such as small managed workspace, with flexible lease terms and fixed costs for an all-inclusive service.

3 Core Policies

Core policies for delivering physical infrastructure

CORE POLICY 20

SUSTAINABLE ENERGY USE AND ENERGY INFRASTRUCTURE

The Council will require all new developments, and where possible via a retrofitting process in existing developments to address the causes and impacts of climate change by: minimising energy use; supplying energy efficiently; and using energy generated from renewable sources in line with London Plan and national policy.

The Council will support appropriate measures to mitigate and adapt to the impacts of climate change and will reduce emissions of carbon dioxide as part of development proposals, in line with the London Plan.

The Council will set local standards and targets, based on an understanding of local potential and opportunities for renewable or low carbon energy and existing or planned decentralised energy infrastructure. Where opportunities are identified, development will be required to contribute towards realising these opportunities, **subject to the Council and its partners undertaking further work that is required to explore the feasibility and development potential of projects or strategies in order to take them forward.**

The Council, working with its partners, will seek to ensure that Enfield's future energy infrastructure needs are managed effectively by ensuring that the necessary infrastructure is in place to accommodate the levels of growth anticipated within the Borough.

CORE POLICY 21

DELIVERING SUSTAINABLE WATER SUPPLY, DRAINAGE AND SEWERAGE INFRASTRUCTURE

The Council will work with developers, residents and water supply and sewerage companies to ensure that Enfield's future water resource needs, wastewater treatment and drainage infrastructure are managed effectively in a coordinated manner by:

- Ensuring that water supply, sewerage and drainage infrastructure is in place in tandem with development, to accommodate the levels of growth anticipated within the Borough. New development may need to be phased to allow the prior completion of necessary infrastructure;
- Promoting water conservation and efficiency measures in all new developments, and, where possible, via a retrofitting process in existing developments; and
- Ensuring that sustainable drainage measures are incorporated within new developments, wherever possible, as a means to manage surface water run off.

Subject to the nature of proposals, developers may need to ascertain the impact of development on existing water supply and wastewater infrastructure. Water and wastewater infrastructure requirements will need to be put in place in tandem with planned growth and prior to the occupation of new development to ensure that additional water resources are provided in a timely and efficient manner and that Enfield's drainage and sewerage infrastructure is sustainable.

In order to improve water quality in the Borough, during the life of this Plan, Thames Water Utilities Ltd plans to improve/redevelop Deephams Sewage Treatment Water Works.

The Development Management Document will set out criteria to promote high standards of sustainable design and construction. The Enfield Design Guide will provide more detailed design advice on methods to effectively manage water.

3 Core Policies

CORE POLICY 22

DELIVERING SUSTAINABLE WASTE MANAGEMENT

The Council will support the provision of sufficient, well-located waste management facilities, which will increase the self-sufficiency of North London and meet the combined apportionment figures of the constituent boroughs of the North London Waste Plan (NLWP) by:

- safeguarding existing waste management sites, transfer sites and any additional sites located in Enfield that are identified in the NLWP, unless compensatory site provision is made elsewhere within the seven boroughs;
- prioritising more efficient use of existing waste sites followed by the reorientation of existing transfer sites to waste management. Should these sites not prove suitable to meet waste management needs, potential new waste sites will be identified in the NLWP; and
- continuing to support the use of the Edmonton Eco-Park as a strategic waste site and working with the North London Waste Authority **and the site operator to maximise the use of the site with more sustainable and efficient waste management processes including the future decommissioning of the current incinerator**. This includes exploring opportunities for local energy provision to support new development at Meridian Water to the south.⁽⁵⁾

Working with the NLWA and private sector, the Council will manage all types of waste in accordance with the principles of the waste hierarchy as set out in the Mayor of London's Municipal Waste Strategy (2003) and will meet the targets set out in the London Plan. The Council will require active consideration of sustainable transport of waste where it is not treated at source (e.g. via rail and water).

A wide range of appropriate waste management facilities that take advantage of the latest technological developments in order to maximise potential environmental, social and economic benefits will be encouraged primarily on existing sites identified in the North London Waste Plan where these facilities meet the requirements set out in that Plan. Where possible, facilities will be grouped so that their activities complement each other and will be located so that the outputs of the waste management process (e.g. heat/materials) can be utilised nearby, including in district heating networks.

In all new developments, the Council will:

- encourage the inclusion of re-used and recycled materials;
- encourage on-site reuse and recycling of construction, demolition and excavation waste; and
- require appropriate provision to be made for on-site waste treatment, storage and collection throughout the lifetime of the development.

CORE POLICY 23

AGGREGATES

The Council will continue to work with its partners, including the London Aggregates Working Party, to identify potential sources of aggregates in the Borough. These sources will be protected providing that exploitation can be shown to be both feasible and desirable (for example, when considered against the environmental impact of such operations).

3 Core Policies

CORE POLICY 24

THE ROAD NETWORK

The Council working with partners will seek to deliver improvements to the road network to contribute to Enfield's economic regeneration and development, support businesses, improve safety and environmental quality, reduce congestion, and provide additional capacity where needed. In particular the following key improvements have been identified:

Priorities for improvements to the main road network will be:-

- A406 North Circular;
- A1055 Bullsmoor Lane / Mollison Road / Meridian Way;
- A110 Southbury Road including the one-way system in Enfield Town;
- A10 Great Cambridge Road;
- A1010 Hertford Road; and
- To improve accessibility to the Upper Lee Valley, particularly east-west connections, linking areas on either side of the West Anglia rail line.
- The Council will also work with the Department for Transport, Transport for London and Network Rail to ensure adequate alternative arrangements are provided in association with any closure of level crossings on the West Anglia Main Line in association with increased rail service frequencies.
- The Council will identify and safeguard land required for the construction of major transport projects in the relevant area action plan or Site Schedule document.

Travel Choices

- The Council will encourage sustainable travel choices and reduce growing congestion levels through the promotion of Travel Demand Management Programmes, and will support the use of low carbon vehicles, including electric vehicles. Standards for the provision of off-street parking in new developments and requirements for transport assessments, travel plans, car clubs and car share schemes will be set out in the Development Management Document; and
- The Council will work with partners to continue to consider the potential merits, benefits and impacts of a Northern Gateway Access Package to improve accessibility and movements within north east Enfield and to support existing and new businesses in the Upper Lee Valley.

CORE POLICY 25

PEDESTRIANS AND CYCLISTS

The Council, working with its partners, will seek to provide safe, convenient, and accessible routes for pedestrians, cyclists and other non-motorised modes by:

- Developing and implementing improvements to strategic and local walking and cycle routes in the Borough;
- Improving the quality and safety of the public realm, implementing streetscape improvements to be outlined in the Enfield Design Guide and relevant area action plans, fostering road safety, and implementing 'Streets for People' initiatives; and
- Working with Department for Transport, Network Rail and Transport for London to ensure that West Anglia rail line improvements address the barrier to east-west movements for pedestrians and cyclists caused by the line in the east of the Borough, including the identification of alternative crossing points.

3 Core Policies

Priority will be given to schemes that overcome community severance, particularly those linking communities on either side of the West Anglia Main Line, routes to schools, town centres and recreational resources including **greenways and** the Lee Valley Regional Park.

CORE POLICY 26

PUBLIC TRANSPORT

The Council, working with its partners, will seek to secure a comprehensive, safe, accessible, welcoming and efficient public transport network, capable of supporting the development proposals for the Borough and providing attractive alternative travel options by:

- Supporting proposals to upgrade the West Anglia Rail line in the Lee Valley to enable a 4 trains per hour service at local stations in Enfield;
- Working with Network Rail and other rail operators to strongly promote increasing the frequency of off peak rail services between Enfield Town and Seven Sisters in association with planned growth around Enfield Town station;
- Improving access to and safety of railway and underground stations, as well as associated environmental works to make these more attractive and welcoming. Accessibility improvements to Angel Road, Edmonton Green, Ponders End and Silver Street stations will be sought in conjunction with development at Central Leaside, North East Enfield and upgrades to the West Anglia rail line in the Lee Valley;
- Improving public transport interchanges to facilitate better **wayfinding**, integration between modes including provision for taxis, and cycle parking and storage, particularly at Enfield Town, Edmonton Green, Ponders End, New Southgate and Southgate Circus;
- Working with Transport for London to enhance bus provision to offer a realistic alternative to the private car, focusing on areas with poor public transport accessibility, particularly in the Upper Lee Valley and orbital bus services. This will include new and diverted services, improving bus stop accessibility, reducing walk access time and improving safety;
- Ensuring new developments demonstrate that existing or proposed public transport levels can accommodate development proposals, and where necessary, identify opportunities for public transport improvements; and
- Promoting and providing accessible transport options for persons with reduced mobility including community transport vehicles, Dial-a-ride and Taxicard.

CORE POLICY 27

FREIGHT

The Council, working with its partners, will seek to promote the efficient and sustainable movement of freight by road, rail and water by:

- Supporting freight intensive uses in areas with good access to the strategic road network and/or proposed water and rail freight facilities, particularly strategic industrial sites in the Upper Lee Valley including Brimsdown Industrial Estate;
- Promoting, where appropriate, the potential for freight movement by rail and water;
- Continuing to investigate ways to improve freight movement between the Upper Lee Valley and the Strategic Road Network; and
- Continuing to manage lorry movements on the Borough road network to protect residential amenity.

3 Core Policies

Core policies for environmental protection and green infrastructure

CORE POLICY 28

MANAGING FLOOD RISK THROUGH DEVELOPMENT

The Council will take a risk-based approach to development and flood risk, directing development to areas of lowest risk in accordance with Planning Policy Statement 25: Development and Flood Risk. However:

- Development of sites in the Central Leaside and North East Enfield Area Action Plan areas that lie within flood zones 2 and 3a⁽⁶⁾, but that contribute to the strategic objectives for change in the Upper Lee Valley, will be supported in principle. These schemes will be expected to comprehensively address flood risk, mitigating the impacts of the development and reducing flood risk overall; and
- Redevelopment and intensification of existing industrial sites within the Strategic Industrial Locations will be encouraged, provided that this reduces flood risk overall.

The Sequential Approach, Exception Test and all other requirements of PPS25 will still need to be applied to individual developments.

Given that there is likely to be redevelopment within the floodplain, there will be increased emphasis on innovative, flood resistant and resilient design, including a requirement to normally set back development from the watercourse. Sustainable Drainage Systems (SuDS)⁽⁷⁾ will be required in all developments, irrespective of the flood risk at individual development sites.

Developments proposed in areas identified as being at risk from surface or groundwater flooding (in level 1 and/or 2 Strategic Flood Risk Assessments and in any subsequent surface water management plans) will be required to demonstrate that further investigation of the extent of risk, and the feasibility of options for prevention or mitigation, have been considered.

CORE POLICY 29

FLOOD MANAGEMENT INFRASTRUCTURE

The Council will continue to work closely with key partners such as the Environment Agency, Thames Water and British Waterways to maintain and enhance the Borough's existing flood defence infrastructure in the medium to long term. The Council will support flood risk management projects, (including the Salmon's Brook Flood Alleviation Scheme), and will require that opportunities for multiple benefits are maximised (for example resulting in increased biodiversity, access to waterways and recreation).

As details of projects become available, the Core Strategy and/or other development plan documents as appropriate will be reviewed in consultation with the Environment Agency, to ensure their successful delivery (for example by safeguarding the required land). Proposals that compromise the function of existing, or planned, flood risk management infrastructure will normally be resisted.

Opportunities for removal of culverts, river restoration and naturalisation should be considered as part of any development adjacent to a watercourse. Additional culverting and development of river corridors will be resisted. Development behind existing defences will be expected to reduce residual flood risk and works to

6 As defined in table D.1 of Planning Policy Statement 25

7 SuDs are discussed in detail in Chapter 5 of the PPS25: Development and Flood Risk: Practice Guide (2008) and are defined there as "a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques". They include, for example, permeable paving, swales and detention ponds

3 Core Policies

open spaces within the floodplain or adjacent to watercourses elsewhere should explore opportunities for floodwater storage, **river restoration and wetland creation**. There may be particular opportunities for such projects in the Lee tributaries⁽⁸⁾.

Innovative responses to flood risk will be encouraged and explored as part of the transformation of Meridian Water and Central Leaside⁽⁹⁾.

CORE POLICY 30

MAINTAINING AND IMPROVING THE QUALITY OF THE BUILT AND OPEN ENVIRONMENT

All developments and interventions in the public realm must be high quality and design-led, having special regard to their context. They should help to deliver Core Policy 9 (Supporting Community Cohesion) by promoting attractive, safe, accessible, inclusive and sustainable neighbourhoods, connecting and supporting communities and reinforcing local distinctiveness.

The Council will:

- adopt borough-wide standards and guidance relating to design quality, including:
 - maximising **restoration of**, access to and visibility of the blue ribbon network and the Borough's green assets;
 - addressing issues at the urban edge; and
 - reversing the decline in the loss of street greenery, architectural detailing, boundary treatments and addressing the impact of parking on front gardens.
- build on **and extend** the work of the Enfield Characterisation Study to investigate wider urban design issues and identify:
 - poor quality environments where improvements are needed;
 - opportunities for strategic design interventions that will significantly enhance people's experience of the Borough;
 - areas of distinctive quality that warrant protection, but that do not meet the standards for conservation area designation;
 - areas appropriate, **inappropriate and sensitive to** tall buildings, including consideration of the strategic growth areas located in the Upper Lee Valley Opportunity Area. **These areas will be mapped and policies will be developed as part of the Development Management DPD.**
 - important strategic and local views; and
 - opportunities for enhancing local distinctiveness, including that of the historic settlements which make up the Borough.
- Tailored design standards and guidance will be prepared to:
 - guide development in areas of significant change (initially at Ponders End, Meridian Water, New Southgate and the North Circular Road Area, Enfield Town and Edmonton) through masterplanning work and the preparation of design codes;
 - produce site-specific planning and design briefs for key sites to ensure the maximum potential of the site is realised; and
 - further coordinate the activities of Council departments and work with statutory undertakers in order to protect and enhance the quality of the public realm.

8 A Strategy for Restoring Rivers in North London, (Environment Agency, 2006)

9 Please refer to Core Policies for Places 37-46

3 Core Policies

CORE POLICY 31

BUILT AND LANDSCAPE HERITAGE

The Council will implement national and regional policies and work with partners (including land owners, agencies, public organisations and the community) to pro-actively preserve and enhance all of the Borough's heritage assets. Actions will include:

- Reviewing heritage designations and their boundaries where appropriate, and continuing to maintain non-statutory, local lists and designations based on formally adopted criteria;
- Ensuring that built development and interventions in the public realm that impact on heritage assets have regard to their special character and are based on an understanding of their context. Proposals within or affecting the setting of heritage assets will be required to include a thorough site analysis and character appraisal which explicitly demonstrates how the proposal will respect and enhance the asset;
- Identifying opportunities for the repair and restoration of heritage assets and working with owners of heritage assets on English Heritage's Heritage at Risk Register to find viable solutions to secure the asset's long-term future. Where necessary, the Council will make full use of its legislative powers to ensure their preservation;
- Ensuring developments in areas of archaeological importance take into account the potential for new finds by requiring consultation with English Heritage and on-site investigations, **including the appropriate recoding and dissemination of archaeological evidence;**
- Supporting appropriate initiatives which increase access to historic assets, provide learning opportunities and maximise their potential as heritage attractions, particularly at Forty Hall and the Area of Special Character in the north west of the Borough; and
- Finding new ways to record and recognise Enfield's intangible heritage resources and, where possible, open up wider public access to them.

CORE POLICY 32

POLLUTION

The Council will work with its partners to minimise air, water, noise and light pollution and to address the risks arising from contaminated land and hazardous substances.

In particular, new development will be required to:

- Improve air quality by reducing pollutant emissions and public exposure to pollution, particularly in areas identified as having poor air quality in the Air Quality Action Plan. Criteria for assessing applications will be set out in the Development Management Document. The area action plans, particularly the North Circular Area Action Plan, will consider how pollution can be reduced or successfully mitigated against at a local level;
- Ensure that water quality will not be compromised, and to secure, where appropriate, improvements to water quality. The Council will work with partners, particularly the Environment Agency, to seek improvements to the water environment **in adherence with the Water Framework Directive and as per the programme of measures set within the Thames River Management Plan;**
- Ensure that noise and light pollution is minimised;
- Address the risks arising from contaminated land through land remediation so that it is suitable for the proposed end use. Proposals on or in the vicinity of potentially contaminated land will be assessed according to criteria set out in the Development Management Document; and
- Assess and minimise the risks associated with establishments where hazardous substances are or have been used and stored, and the location of new development in the vicinity of these establishments, such as gasholder installations in the strategic growth areas.

3 Core Policies

CORE POLICY 33

GREEN BELT AND COUNTRYSIDE

The Council will continue to protect and enhance Enfield's green belt. The strategic green belt boundary is shown on the Proposals Map. Proposals for changes to the detailed boundary at the local level will be brought forward as part of the Development Management Document subject to criteria set out in Planning Policy Guidance 2 and reflecting more local priorities.

Middlesex University's Trent Park campus and the Picketts Lock leisure complex are identified as Major Development Sites within the green belt, the boundaries of which are shown on the Proposals Map. Where existing uses become redundant, the Council will work with partners to prepare planning briefs or masterplans in order to guide appropriate future development that preserves and enhances the character of the green belt.

The Council acknowledges the need for utilities companies to be able to carry out their statutory functions. Where this requires development within the green belt boundary, the Council will consider applications as cases of potential exceptional circumstance.

The Council acknowledges that exceptional circumstances may be presented by the need for diversification of the farming industry and for continued business growth in the Crews Hill defined area (as shown on the Proposals Map). The Development Management Document will set out specific criteria for assessing proposals of this nature that fall within the green belt.

In order to support the GLA's Green Arc initiative, the Council will promote positive uses for the use of the green belt whilst meeting its statutory purposes, as identified in the North London Sub-Regional Development Framework.

The Development Management Document and Enfield Design Guide Supplementary Planning Document will set out criteria for assessing proposals in Areas of Special Advertisement Control and Areas of Special Character as shown on the Proposals Map.

CORE POLICY 34

PARKS, PLAYING FIELDS AND OTHER OPEN SPACES.

The Council will protect and enhance existing open space and seek opportunities to improve the provision of good quality and accessible open space in the Borough by:

- Protecting Metropolitan Open Land (MOL) and extending its designation to include green chains that meet MOL designation criteria;
- Requiring improvements to park provision through increasing the access to, quantity and quality of publicly accessible open spaces and supporting the community use of non-public open spaces. Priority will be given to areas of deficiency identified in the Enfield Open Space Study, particularly in the south and east of the Borough;
- Requiring the provision of new and improved play spaces to address existing deficiencies and to meet future needs, with priority given to those areas where the deficiency of play space is considered most significant as identified in the Enfield Open Space Study;
- Seeking to address deficiencies in allotment provision across the Borough identified in the Enfield Open Space Study, through improving existing allotments, and creating new informal growing spaces;

3 Core Policies

- Requiring the creation of new open space at Central Leaside as part of the regeneration of Meridian Water and which provides effective links to the Lee Valley Regional Park to the north and south;
- Exploring opportunities for links to the East London Green Grid particularly for communities in the east of the Borough; and
- Maximising the potential for parks and playing pitches to be used for formal, organised sporting activities, particularly in the context of the London 2012 Olympics and Paralympic Games and its Legacy Transformation.

CORE POLICY 35

LEE VALLEY REGIONAL PARK AND WATERWAYS

The Council will work with the Lee Valley Regional Park Authority, British Waterways, riparian owners, **the Environment Agency**, and other partners to:

- Improve access to the Lee Valley Regional Park, particularly from residential communities to the west of the park, focusing on two key areas: Ponders End and Central Leaside. The area action plans will propose specific physical infrastructure and/or urban design in order to deliver improved access in these locations;
- Support the work of the Lee Valley Regional Park Authority (LVRPA) to realise the potential of the Lee Valley Regional Park. The Park Development Framework being prepared by the LVRPA will inform the preparation of the North East Enfield Area Action Plan, Central Leaside Area Action Plan and evidence base for review of the Core Strategy; and
- Make the best use of the waterway network (part of London's Blue Ribbon Network) in the Upper Lee Valley, including the River Lee, River Lee Navigation, and the Turkey, Salmons and Pymmes Brooks, seeking to fully restore the waterways and improve their pathways, and facilities for freight, recreational and educational use.

CORE POLICY 36

BIODIVERSITY

The Council will seek to protect, enhance, restore or add to biodiversity interests within the Borough, **including parks, playing fields and other sports spaces**, green corridors, waterways, sites, habitats and species identified at the national, London or local level as being of importance for nature conservation by:

- Continuing to protect, restore, and enhance sites, habitats and species identified for their biodiversity importance at the national, London, or borough level. The Development Management Document will set out criteria to assess development proposals that are likely to have an adverse ecological impact;
- Requiring improvements to biodiversity provision, with priority given to areas of deficiency identified in the Enfield Open Space Study and proposals which assist in achieving Biodiversity Action Plan objectives;
- Reviewing the schedule of Sites of Importance for Nature Conservation in light of the findings of GLA survey of the Borough and other appropriate evidence, in order to set out a hierarchy of locally important sites in the Development Management Document; and
- Preparing a Local Biodiversity Action Plan to set out the Borough's actions and objectives with regard to biodiversity, and to contribute towards the UK and London Biodiversity Action Plan targets and objectives.

3 Core Policies

Core policies for places

CORE POLICY 37

CENTRAL LEESIDE

The majority of the Central Leaside area will retain its industrial and employment character (see Core Policy 14). The Strategic Industrial Locations of Eleys, Aztec 406, Montagu (northern section), Kenninghall and Harbet Road estates, as well as the Locally Significant Industrial Site; The Claverings Estate, and the southern part of the Montagu Industrial Estate, will be retained and intensified. **Waste management will be supported at the Edmonton Eco-Park site in line with Core Policy 22.** Where opportunities arise, the commercial stock will be renewed and modernised and transport accessibility improved. The aim is to strengthen the role of those industrial estates in active and beneficial employment use and extend their employment offer to support new and emerging businesses in sectors that are projected to expand in the long-term.

At Meridian Water (see Core Policy 38 on Meridian Water below), the potential of a new sustainable urban mixed use community has been identified to play an important role in the delivery of planning and regeneration objectives, bringing forward in the region of 5,000 new homes and 1,500 new jobs (see Core Policies 2 and 13).

Central to the wider transformation of the area is improved accessibility, through public transport provision and greater ease of vehicular movements along the existing road networks, including greater access for pedestrians and cyclists, with better routes and connections to surrounding areas (see Core Policies 24 and 25).

New development in Meridian Water will need to progress in tandem with phased improvements to public transport provision. In the early phases, an emphasis will be placed on improving bus services and frequencies. In the medium to long-term, the Council will work with Network Rail to deliver improvements to the setting of and access to Angel Road station, in conjunction with the planned upgrade to the West Anglia Route through the Upper Lee Valley.

New development within the area will be required to improve vehicular, pedestrian and cycle connections, including a public realm and landscape strategy for the North Circular, facilitating better north-south connections as well as east-west links to the Lee Valley Regional Park. Opportunities will be taken to improve and open up access to the Lee Valley Regional Park and waterfront through promoting opportunity areas along the Borough's eastern boundary.

CORE POLICY 38

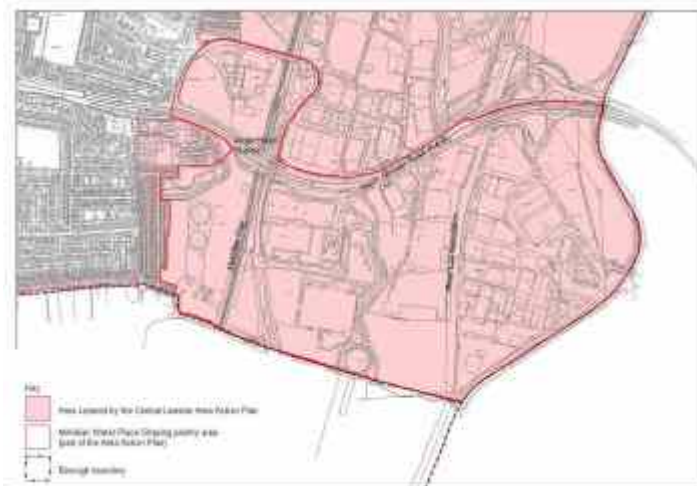
MERIDIAN WATER

Based on the evidence of initial growth scenarios in the Meridian Water Place Shaping Priority Area (see boundary in **Map 9.3**, the objectives of new development will be to create a new community by 2026 with up to 5,000 new homes, 1,500 new jobs and all the necessary infrastructure to support the community and attract families and new employers to the area, including:

- Two new 2-form entry primary schools, a new secondary school (including Sixth Form), a new local centre offering a new health facility, a library, community rooms, a police presence and local shops (see Core Policies 7,8 and 17);
- Approximately 80% of the area should comprise a mix of residential, retail, community uses and open spaces, with 20% of the area as revitalised employment uses, integrated into the wider development;
- High quality public realm and development of an exemplar quality at a human scale with buildings that are flexible, adaptable and responsive to the environment in which they sit;

3 Core Policies

- A reduction in flood risk through the appropriate location, layout and design of new development and mix of land uses;
- A development that pioneers new environmental technologies. New housing will aspire to achieve the greatest levels of energy-efficiency, incorporating renewable power and using locally produced energy;
- Higher density development close to Angel Road station and in waterfront locations;
- New development will maximise the opportunities offered by the waterfront location, with routes and spaces along the water edge;
- A new spine running through the area, connecting all parts of Meridian Water, linking new and existing communities, the station and the Lee Valley Regional Park;
- Improved connectivity, both north-south and east-west;
- Integration with immediately adjacent employment areas, in particular Harbet Road Estate, where there is an opportunity to upgrade employment uses on the western fringe to complete transformation in the Meridian Water area;
- A mix of housing types, sizes and tenures and affordable homes to support a new sustainable community, which will enable residents to remain in the community throughout their lifetimes;
- New open space at the heart of the new community, designed to connect the currently disjointed part of the Lee Valley Regional Park either side of the North Circular Road; and
- A co-ordinated strategy to managing flood risk in accordance with Core Policy 28 and a co-ordinated strategy for the decommissioning of surplus gas holders and other contaminated land in the area in line with Core Policy 32.
- Restoration of the waterways which run through the development site as part of an integrated approach to water management in Meridian Water.
- Development should achieve efficiency target of 105 l per person per day in line with the Code for Sustainable Homes.



Map 9.3 Meridian Water Place Shaping Priority Area

3 Core Policies

CORE POLICY 39

EDMONTON

In the Edmonton area existing and new socio-economic programmes which will be complemented by visible physical and public realm enhancements aimed to improve the function and reputation of the area. Physical change is likely to focus on reorganising the existing urban fabric of the Edmonton Green town centre to improve its function and appearance and create a more liveable environment. Further housing, shops and employment will also be needed to reinforce and enhance the identity of the area, its role as a District Centre and to help implement socio-economic change through the provision of training facilities, employment opportunities and to create a better mix of tenures. In the wider context, interventions will promote better connections to nearby centres including Angel Edmonton and Enfield Town and the new community at Meridian Water, and help to create safer, more accessible streets for walking and cycling.

The Council will work with other members of the Enfield Strategic Partnership to develop a single Implementation Plan to coordinate place shaping in the wider Edmonton/Central Leaside area. The Plan will focus on liveability as well as physical change in accordance with six overarching strands which together constitute the Partnership's ambitions for the area:

- Improving travel and infrastructure;
- Supporting the young and the vulnerable;
- Pathways to prosperity;
- Delivering quality neighbourhoods;
- Ensuring stronger and cohesive communities; and
- Reducing health inequalities.

CORE POLICY 40

NORTH EAST ENFIELD

North East Enfield's reputation as a thriving and competitive industrial business location will be enhanced, with the Strategic Industrial Locations of Brimsdown, Redburn Trading Estate and Meridian Business Park and Freezywater retained, with the latter expanded to include Innova Park (see Core Policy 14 on Safeguarding Strategic Industrial Locations). These estates will continue to be the focus for environmental improvements and investment, developing new industries particularly in the niche high-tech and green industry sectors (see Core Policy 13 for Promoting Economic Prosperity).

Across the North East Enfield area, there is scope to develop 1,000 new homes (see Core Policy 2 on Housing Supply and Locations for New Homes). The focus for change and development, and hence the majority of these new homes, will be in Ponders End (see Core Policy 41 on Ponders End below), where there is a string of key opportunity sites along an east-west axis. In the west, in the heart of Ponders End local centre, there is a cluster of sites including the former Middlesex University campus, adjacent Queensway employment area, land around Tesco and sites along Hertford Road, referred to as "Ponders End Central". In the middle, along South Street, there are opportunities at the gasholder site on South Street, around Ponders End railway station, and at Alma Estate. This collection of sites is referred to as "Ponders End South Street Campus". In the east, near the Lee Valley Regional Park, development opportunities exist at Columbia Wharf and at the southern end of Brimsdown, collectively referred to as "Ponders End Waterfront". **The interdependencies of these sites mean that their future should be considered and planned for in a holistic way to ensure that the cumulative social, economic and transport impacts are thoroughly assessed.**

Social and community infrastructure to support an expanding population will be accommodated. This includes a large new health practice in Innova Park and the expansion of Eagle House surgery in Ponders End (see Core Policy 7). A new Academy will be developed in Ponders End, replacing Albany secondary school, and allowing the Albany School site to be developed for residential or continued educational uses, depending on

3 Core Policies

the Council's future education requirements (see Core Policy 8). The local retail centres of Ponders End, Enfield Highway and Enfield Wash will be enhanced to improve the shopping experience. Sites will be identified in Ponders End to accommodate retail uses in accordance with Core Policies 17 and 18. **Enhanced access to and quality of recreation and leisure opportunities will also be promoted.**

The Council will work with the Enfield Strategic Partnership to develop an Area Partnership for wider North East Enfield and bring forward a Single Implementation Plan.

The Council will promote improvements to public transport and access to the area by car, bicycle and on foot (see Core Policies 25 and 26), and in particular:

- Improvements to the busy Hertford Road corridor to improve the environment for pedestrians and road users alike;
- More attractive and green links to maximise access east-west to the Lee Valley Park and to the existing communities and employment areas;
- Improvements to north-south pedestrian and cycle routes within the Lee Valley Park;
- Work with its partners to ensure that negative impacts of the proposed new investment in the Lee Valley rail line are mitigated, for example by replacing the level crossings at Brimsdown and Enfield Lock stations with new bridges and/or underpasses; and
- Continue work on the benefits of a Northern Gateway Access Package to improve accessibility to and from North East Enfield, with a particular focus on supporting business growth.

CORE POLICY 41

PONDERS END

In the Ponders End Place Shaping Priority Area (see boundary in Figure 9.5), three areas of future development have been identified: Ponders End Central, Ponders End South Street Campus and Ponders End Waterfront. The objectives of new development in Ponders End will be to create:

- Up to 1,000 new homes up to 2026, with a range of sizes and tenures, including affordable homes. Sites that could accommodate housing as part of mixed use developments include the former Middlesex University campus at Ponders End Central, and Columbia Wharf and southern part of Brimsdown at Ponders End Waterfront;
- An attractive public realm, designed to promote community safety, and promoting a better street environment along Hertford Road and South Street, and good links to public transport and leisure facilities such as Ponders End Recreation Ground and the Lee Valley Regional Park;
- High quality new development that complements the **historic assets and historic environment** of Ponders End, such as the listed Middlesex University building in Ponders End Central and Ponders End Flour Mill at Ponders End Waterfront;
- Improve the quality of and access to Ponders End Recreation Ground;
- A holistic development at **Ponders End Central** incorporating the former Middlesex University campus, Queensway employment area, better use of land around the Tesco store and a vibrant, good quality local shopping centre and community hub, with vacant sites along Ponders End High Street redeveloped to complement the local offer;
- Explore options to improve the provision of community service, currently located at Swan Annex.
- A pedestrian-oriented community hub at **Ponders End South Street Campus**, with a new Academy at its heart, an improved relationship between the Alma towers and surrounding community, a proper street network with uses fronting the street and improved access to Ponders End station and between the station and the Lee Valley Regional Park;
- A new mixed use, employment, leisure and residential community at **Ponders End Waterfront** of exceptional quality, including sites at the southern end of Brimsdown and Columbia Wharf, helping to reconnect the Ponders End community with its waterfront and contributing to the chain of attractions

3 Core Policies

along the Lee Valley Regional Park. A reduction in flood risk through the appropriate location, layout and design of new development and mix of land uses will be sought; and

- A co-ordinated strategy to managing flood risk in accordance with Core Policy 28 and for the decommissioning of surplus gas holders and other contaminated land in the area in line with Core Policy 32.



Map 9.5 Ponders End Place Shaping Priority Area

CORE POLICY 42

ENFIELD TOWN

The Council will seek to retain Enfield Town's market town character and protect its heritage assets, **their setting and the historic environment**, whilst maximising development opportunities to enhance the retail function of the centre to better serve the retail and community needs of the Borough and beyond.

The town centre has the potential to accommodate 500 new homes (see Core Policy 2) and meet a proportion of the Borough's projected retail growth (see Core Policy 18). The main focus for growth and new development in the town will be around Enfield Town station (see Core Policy 43 for Enfield Town Station below), with some additional development at key strategic points in the town in order to maintain vitality. These include at the former Rialto/Gala Bingo site, which will reinforce the historic focus of activity around Market Square and Church Street, and new leisure and civic uses around Little Park Gardens, which will create a new attraction in the west of the town and help to add vibrancy to the western end of Church Street.

The Town will continue to play a commercial role in the Borough – as such the loss of office uses will be resisted and new fit-for-purpose office uses within new development promoted. The Council supports the promotion of the town centre as a more attractive evening destination, with higher quality uses such as restaurants, bars and pubs and commercial leisure uses such as health and fitness will be encouraged. There will be a focus on the growth of jobs in the hospitality and retail sectors (see Core Policy 13 on Promoting Economic Prosperity).

Enfield Town will continue to provide high quality social and community facilities, supporting existing and new populations in Enfield Town, as well as residents elsewhere in the Borough in line with its role as a Major Centre. The Council will work with the Primary Care Trust to accommodate a new Neighbourhood Centre health facility serving 50,000 patients in Enfield Town (see Core Policy 7). The town's successful schools will continue to provide the highest quality of education to Enfield's young people, with plans for improvements supported taking into consideration the inherent physical constraints of the town. Access to the high quality open spaces surrounding the town, such as Town Park, Library Green and Chase Side, will be improved.

3 Core Policies

An Area Partnership will be brought forward to ensure the widest success for Enfield Town. The Area Partnership will take responsibility for a Single Implementation Plan.

CORE POLICY 43

THE AREA AROUND ENFIELD TOWN STATION

In the Enfield Town station Place Shaping Priority Area (see boundary in [Map 9.7](#)), the objectives will be to create:

- An integrated development incorporating land around Enfield Town station including land around Tesco, Wenlock House, New River House (formerly known as Bovril House), Genotin Road car park and potentially St Anne's School;
- A high quality new urban environment and gateway to the town, which complements its historic core.
- A retail-led mixed use development, accommodating approximately 10,000sq m of retail floorspace, up to 500 new homes, community uses and health care, and a new primary school, if required;
- An improved public transport interchange, potentially incorporating a relocated bus station from Little Park Gardens. The relocation of the railway station further down the tracks, subject to feasibility work, will be considered;
- Improved pedestrian accessibility to the town centre; and
- Better traffic management around the station area, potentially providing a new link road between Southbury Road and London Road.



Map 9.7 Enfield Town Station Place Shaping Priority Area

CORE POLICY 44

NORTH CIRCULAR AREA

The Council will promote environmental and housing improvements and new investment in the North Circular area. Current estimates suggest the North Circular area has the potential to accommodate up to 2,000 new homes, which includes sites along the North Circular Road and New Southgate/Ladderswood Estate (see Core Policy 2). Along the North Circular Road itself, both refurbishment and redevelopment options for vacant, derelict and poorly maintained properties in the ownership of Transport for London will be considered, depending on the current condition of housing, suitability of the site for redevelopment and viability. Estimates of new housing may need to be revised following this more detailed work being taken forward as part of the

3 Core Policies

Area Action Plan and New Southgate Masterplan. New development will be designed to be compatible with a busy road, with outdoor amenity space, and will help to cross-fund environmental improvements such as tree planting and landscaping, helping to create a noise 'buffer' between housing and the road. New homes will provide a mix of size, tenure and affordability to meet the needs of existing and new residents. The Council will support the provision of community space/facilities in the area.

The Council will work with the Enfield Strategic Partnership to develop an Area Partnership for wider North Circular Area and bring forward a Single Implementation Plan.

The Council will continue to plan positively for further improvements to the road junctions beyond those currently planned by Transport for London and will support further an intermediate scheme of future improvements to the A406 which could involve increasing its capacity, particularly at junctions. Any new development should therefore be designed in such a way that road junction improvements could be possible in the future without impacting negatively on the area.

The focus for new mixed use development will be around New Southgate, incorporating the Western Gateway site at the junction of Telford Road and Bounds Green, the Ladderswood Estate and New Southgate Industrial Estate (see Core Policy 45 for New Southgate below). At the eastern end of the study area at Cherry Blossom Close, high quality sustainable housing including family and wheelchair accessible homes will provide an exemplar for other developments in the area and opportunities to improve public access along Pymmes Brook.

The North Circular area will need to accommodate an additional two forms of primary school provision. In addition, the development of Broomfield Secondary School as an all age school (3-18 years), with playing field facilities retained, will be supported. Safe and convenient connections across the North Circular Road will need to be maintained. (See Core Policy 8).

Improvements to local centres (see Core Policy 17) will include higher density commercial development with residential uses above at the junction of Green Lanes and the North Circular, improvements to the public realm at Green Lanes and improved library facilities at Palmers Green and Arnos Grove.

CORE POLICY 45

NEW SOUTHGATE

In the New Southgate Place Shaping Priority Area (see boundary in Map 9.9), the objectives will be to create:

- A holistic integrated approach to development considering the Western Gateway site*, the Ladderswood Estate and the New Southgate Industrial Estate together and in relation to their surroundings;
- Urban design solutions for the area based on more traditional street layouts, integrated with the wider area by a network of green spaces and better links for pedestrians and cyclists;
- A mixed-use redevelopment at the Western Gateway site to create landmark architecture at the gateway to the Borough;
- An improved Ladderswood Estate, led by the existing residents of the area and their choices for the future of their estate. This could include remodelling the area, the introduction of new housing and community facilities and better links to surrounding facilities and transport links at Arnos Grove and New Southgate;
- Partial redevelopment of the New Southgate Industrial Estate to link with redevelopment at Ladderswood Estate and facilitating improvements to the quality of the remainder of the estate;
- Redevelopment of land to the north of New Southgate station for mixed use with residential on upper floors and commercial uses at ground level around the station entrance and at the corner of Station Road and Friern Barnet Road; and
- High quality and accessible green spaces in the area

* The Western Gateway site refers to the site occupied by the gas holder and adjoining retail units.

3 Core Policies



Map 9.9 New Southgate Place Shaping Priority Area

3 Core Policies

Core policy for infrastructure contributions

CORE POLICY 46

INFRASTRUCTURE CONTRIBUTIONS

Where Enfield Council grants planning permission for a development, the development will normally be required to make financial and in kind contributions towards infrastructure and community facilities.

In the medium to long-term, the Council intends to introduce a Community Infrastructure Levy (CIL), which will set out a clear charging schedule for developers' contributions towards local and strategic infrastructure. The Council will progress work on the Infrastructure Plan and charging schedule, in order to identify the infrastructure to be funded by the levy and contributions from developers. The charging schedule will be subject to consultation and Examination before being adopted by the Council.

In the meantime, the Council will adhere to the guidance set out in Circular 05/05, "Planning Obligations" (Office of the Deputy Prime Minister, July 2005) when negotiating planning obligations, including the policy tests that an obligation must be relevant to planning, necessary to make the proposed development acceptable in planning terms, directly related to the proposed development, fairly and reasonably related in kind to the proposed development, and reasonable in all other aspects.

In the strategic growth areas, a more proactive and comprehensive approach will be taken through the area action plans, seeking to ensure that required infrastructure and community facilities are provided for in parallel with the development of new homes and jobs and linking planning obligations to specific local priorities in accordance with priorities set out in the Core Policies for Places section. For each strategic growth area, the infrastructure plan will identify the infrastructure required to accompany planned growth and the funding gaps which pooled planning obligations could contribute towards. If the CIL charging schedule has not been adopted, the Area Action Plans and/or supporting masterplans will identify a proposed tariff for the area, based on a standard charge per residential dwelling, which will determine the appropriate financial contributions towards infrastructure to be secured from developers. The tariff will be secured through a Section 106 agreement.

In line with London Plan Policy 6A.4, Priorities in Planning Obligations, the Council has developed a list of provisions to be considered in obligations, with the highest priority given to affordable housing and public transport improvements, as follows:

Highest priority

- Affordable housing; and
- Public transport improvements.

Other priorities

- Tackling climate change, including waste, energy, water, pollution and flooding prevention and mitigation;
- Learning and skills facilities;
- Health facilities and services; and
- Accessible and affordable childcare provision.

Other provisions

- Other public realm provision and initiatives;
- Other community infrastructure, such as libraries and community halls;
- Business and employment initiatives, including meeting the needs of small and medium enterprises;
- Public art and other cultural initiatives;
- Highways and access improvements, including pedestrian and cycling initiatives;
- Improving the built environment and community safety through good design;

3 Core Policies

- Protecting and enhancing Enfield's built heritage **and its archaeology** through contributions to the Council's key heritage area schemes and listed buildings identified on the Buildings at Risk Register;
- Open space and recreation provision. including play and sports facilities;
- Green infrastructure and landscape features;
- Biodiversity and geodiversity protection;
- Fire & Emergency services; and
- Policing facilities.

The Area Action Plans will provide much more detailed guidance on priorities for each area. Where necessary, other provisions not specifically noted above may be sought.

The appropriate and relevant provisions to be considered in individual negotiations will be evaluated and determined on a site by site basis, taking into account Enfield's LDF objectives and policies, and the policies and broad planning obligation priorities of the London Plan. In negotiating contributions, individual site circumstances will be taken into account and particularly on those sites which give rise to abnormal costs it may be necessary to prioritise the provisions sought. Specifically, the GLA's affordable housing toolkit will be used to calculate the viability of providing obligations in addition to affordable housing. The affordable housing targets identified in the Core Strategy should be adhered to unless the toolkit shows that the target is not viable for a particular site. If applicants claim that the scheme cannot fund the requested obligations on the grounds of commercial viability, the Council will expect an open book approach to be taken in examining the development finances of the proposals being considered.

Prospective developers will meet the Council's costs in drafting the planning obligations relevant to their proposals, together with a financial contribution to the Council's subsequent administration and monitoring costs.

3 Core Policies