

MUNICIPAL YEAR 2010/2011 REPORT NO. 24

MEETING TITLE AND DATE:

LDF Cabinet Sub Committee
5th July 2010

REPORT OF:

Director of Place Shaping
and Enterprise

Agenda – Part:1

Item: 6

Subject: Ponders End Central Planning
Brief

Wards: Ponders End

Cabinet Member consulted:

Contact officers:

Daisy Johnson 020 8379 5598 or email: daisy.johnson@enfield.gov.uk

Joanne Woodward 020 8379 3881 or email: joanne.woodward@enfield.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 In November 2008 the Council appointed consultants Studio Egret West to prepare a Framework for Change for Ponders End to inform its Place Shaping Delivery Programme and the emerging Local Development Framework (LDF). This work has highlighted the need to bring forward Planning Briefs for key sites within the area to respond to current market interest.
- 1.2 In August 2009, the Council started consultation on the Ponders End Framework for Change, which sets out the development context for the area, and appointed Studio Egret West to prepare three draft planning briefs for key sites.
- 1.3 This report seeks LDF Cabinet Sub Committee approval for publication for consultation of the Ponders End Central Planning Brief.
- 1.4 The intention to prepare planning briefs for Ponders End is set out in the Council's Local Development Scheme and in the draft Core Strategy
- 1.5 The Briefs for Ponders End South Street Campus and Waterfront will come forward for consultation later this year.

2. RECOMMENDATION:

- 2.1 That the LDF Cabinet Sub Committee agree the Ponders End Central Planning Brief for consultation.
- 2.2 That any further minor changes to the Ponders End Central Planning Brief be delegated and agreed with the chair of the LDF Cabinet Sub Committee.

3. BACKGROUND

- 3.1 Enfield's emerging Core Strategy and Sustainable Community Strategy highlight Ponders End as a Place Shaping priority Area where focused physical, social and economic interventions are required to address the challenges facing the area, and to stimulate regeneration and investment. The Core Strategy sets out in broad terms the interventions and infrastructure that will be required to transform the area.
- 3.2 In April 2009, the Council published the Strategic Growth Areas report adding further emphasis to Ponders End as a Place Shaping Priority Area.
- 3.3 Enfield's Local Development Scheme 2009 – 2012 sets out the Council's timetable for preparing an Area Action Plan (AAP) for North East Enfield. The AAP will cover a wider area and will provide a planning framework for the development and regeneration of the area. The Preferred Options Report for the Area Action Plan was published for consultation in February 2009 and identified Ponders End as a major area of opportunity with significant potential for change.
- 3.4 In November 2008, the Council appointed consultants Studio Egret West to work with the Council and community to create a Framework for Change for Ponders End, which includes physical masterplans, as well as targets for service improvement, recommendations for small projects that will effect positive change, and infrastructure requirements. The Framework for Change informs the Core Strategy, Area Action Plan and masterplans and provides the overarching concept for Place Shaping projects within Ponders End.
- 3.5 In January 2009 an intensive programme of consultation was launched in the community, the output of which informs the Framework. The results of this consultation were exhibited in public in March 2009. Since then, the designs and concepts in the Framework have been refined following internal consultation and presentation to Place Shaping Board.
- 3.6 Following this work in August 2009 the Council published the Ponders End Framework for Change for consultation. Consultation closed on 2nd October but, following discussions with residents, was extended until 18th December.
- 3.7 The final Framework for Change, incorporating comments from the community and other stakeholders will be published later this year.
- 3.8 Ongoing work on the Framework and the Area Action Plan itself identified a pressing need to bring forward Planning Briefs for key development sites in Ponders End to respond to current Market interest to supplement policies contained within the emerging Core Strategy

and North East Enfield Area Action Plan, and to ensure the Council's Place Shaping priorities are at the forefront of these considerations.

4. PONDERS END FRAMEWORK FOR CHANGE

4.1 The Framework for Change presents a Concept Plan for Ponders End that both articulates local needs and aspirations, and informs the Council, developers and service providers to deliver the vision through Place Shaping. The Framework itself is effectively a public realm strategy, intrinsically linked with new or enhanced community facilities, inspiring, unlocking and responding to the redevelopment of key sites. A series of non-physical, thematic projects will stream out of the Framework, and a series of measures and targets will monitor delivery over the next 5, 10 and 20 years. The Framework for Change recently won the award for "Best Conceptual Plan" at the London Planning Awards.

5. PONDERS END CENTRAL PLANNING BRIEF

5.1 **Ponders End Central (Queensway Campus Site and around):** This Planning brief sets out the principles of development including land use mix and quantum of development for the Queensway Campus site, Queensway and High Street near the Recreation Ground (including options for the Mosque). It considers the optimum design and land use options for the former Queensway Campus Site itself, and how a new development here could relate to the High Street. It also considers how community facilities could be accommodated. Public transport accessibility is key here, with links to Ponders End and Southbury Stations being an element of design proposals.

5.2 It is envisaged that the planning brief will be a powerful tool to communicate to developers and other audiences how local people envisage Ponders End in 5, 10 and 20 years time, and assist the Council in negotiations during the planning process to guide development towards these objectives. The planning brief once adopted will be a Supplementary Planning Document that will be a material consideration in determining planning applications.

5.3 Planning briefs for the two other areas of focus identified in the Framework for Change (namely Ponders End Waterfront and South Street Campus) will be brought forward later this year.

6. NEXT STEPS

6.1 The draft Planning Brief needs to be published for consultation in accordance with the Council's adopted Statement of Community Involvement for a minimum of six weeks. It is proposed that the draft planning brief will be published from mid/late July to early September 2010). The results of the consultation will inform the final version of the North East Enfield Area Action Plan, and it is anticipated that the final planning brief will be adopted as a Supplementary Planning Document to supplement policies contained in the Core Strategy (timetabled to be

finalised in autumn 2010) and ultimately the North East Enfield Area Action Plan.

Formal consultation on the three Planning Briefs – Jul-Sep 2010
LDF Cabinet Sub Committee adoption of documents as Interim Planning Briefs - autumn 2010

6. ALTERNATIVE OPTIONS CONSIDERED

None considered.

7. REASONS FOR RECOMMENDATIONS

Ongoing consultation on Local Development Documents is a statutory requirement.

8. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE RESOURCES AND OTHER DEPARTMENTS

8.1 Financial Implications

Provision for the cost of preparing the Planning Brief is included in the Place Shaping Financial Plan. The report contains a variety of future options for improvements to the public realm in Ponders End but does not in itself commit Enfield Council to additional expenditure. Any future proposals with cost implications would need to be subject to separate reports and full financial appraisal.

8.2 Legal Implications

The Planning and Compulsory Purchase Act 2004 imposes on local planning authorities a duty to exercise their duties and functions under the Act with the objective of contributing to the achievement of sustainable development. Part 2 of the Act provides for the preparation of Local Development Documents (LDDs). Collectively the LDDs will form the LDF. Once adopted the LDF will be the formal policy framework against which planning decisions are taken.

In addition, every local authority must prepare and maintain a Local Development Scheme (LDS) setting out what LDDs the Authority will prepare and their timetable for preparation. Enfield's LDS includes the intention to prepare a North East Enfield Area Action Plan. It is the intention for the Central Ponders End Planning Brief to form part of the North East Enfield Area Action Plan. In adopting aspects of the LDD's it is necessary for the local authority to undertake a process of consultation without which the documents would have no weight in planning terms.

It is vital to ensure that due process is correctly followed in all elements of the development of the LDF. The consultation for which authority is sought is part of the required process and is in accordance with the local authority's powers and duties.

9. COMMUNITY IMPLICATIONS

Positive Impact: The Planning Brief will provide a further opportunity for members of the community and other stakeholders in Ponders End to give their views on possible choices for their area, within the context of the North East Enfield Area Action Plan.

10. PERFORMANCE MANAGEMENT IMPLICATIONS

Preparation of the LDF accords with Objectives (1f.i), (1f.ii), (1f.iii), (1f.iv) and (1f.v) of Aim 1 of Putting Enfield First - "A Cleaner, Greener Enfield" and Objectives (6a.ii), (6c.ii), (6e.ii) and (6e.v) of Aim 6 - "Economically and Successful and Socially Inclusive" It will support all the main aims of Putting Enfield First.

11. PUTTING ENFIELD FIRST

As set out in paragraph 9 above.

Background Papers

1. Ponders End Framework for Change
2. Ponders End Central Draft Planning Brief