

MUNICIPAL YEAR 2012/2013 REPORT NO. 218

MEETING TITLE AND DATE:
Cabinet 24th April 2013

REPORT OF:
Director – Regeneration,
Leisure and Culture

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Agenda – Part: 1

Item: 13

**Subject: Ponders End: Proposed Planning
Compulsory Purchase Order**

Wards: Ponders End

Key Decision No: 3682

**Cabinet Member consulted: Councillor
Goddard and Councillor Stafford**

See Annex A (attached)

See Annex B (attached)

1. EXECUTIVE SUMMARY

- 1.1. Ponders End is identified in the Core Strategy as a priority regeneration area in North East Enfield, as a strategic location in the Upper Lee Valley Opportunity Area.
- 1.2. This report takes forward the Ponders End High Street Regeneration Scheme, now known as the Electric Quarter, as set out in previous Cabinet Reports of April and July 2012.
- 1.3. Further to **Key Decision 3350** acquisition of land and property interests has been progressed, where possible by agreement. The redevelopment proposals have now received the grant of Outline Planning Consent. In order to be able to progress the development it will be necessary to ensure that title and possession of all the land and property required for delivery of the scheme can be obtained and it is now considered appropriate to further support the regeneration of Ponders End High Street by the making of a Planning Compulsory Purchase Order. Negotiations to acquire by agreement will continue in parallel with the compulsory purchase process.
- 1.4. The purpose of this report is to recommend that Cabinet resolve to make the London Borough of Enfield (Ponders End 'Electric Quarter') Planning Compulsory Purchase Order 2013, to assemble the necessary land for the delivery of the Ponders End High Street regeneration scheme (see Planning Application: P12-02677PLA) and its associated benefits.

2. RECOMMENDATIONS

That Cabinet:

2.1 Approves the making of a Compulsory Purchase Order under section 226(1)(a) of the Town and Country Planning Act 1990 (“the 1990 Act”) (as amended by the Planning and Compulsory Purchase Act 2004) and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 for the acquisition of land and new rights within the area described in the report and shown edged red on the plan attached at Annex A of this report. The Council being of the view that the proposed acquisition of the Order Land will:

- (a) Facilitate the carrying out of the development/redevelopment or improvement on or in relation to the Order Land; and
- (b) Will contribute to the promotion or improvement of the economic, social and environmental well-being of the Borough.

2.2 Delegates authority to the Director for Regeneration Leisure and Culture, acting in consultation with the Director of Finance Resources and Customer Services, on the basis that there is a compelling case in the public interest to make the Order to:

- (a) Take all necessary steps to secure the making, confirmation and implementation of the Planning Compulsory Purchase Order (PCPO) (including the conduct of a Public Inquiry if necessary) to obtain confirmation of the PCPO by the Secretary of State.
- (b) Acquire all necessary interests in land within the area subject to the PCPO either by agreement or compulsorily, (supported by Urban Vision Partnership Limited and Jones Lang LaSalle Limited, as necessary and appropriate).
- (c) Complete agreements with landowners and others having an interest in the area to be the subject of the PCPO including where appropriate seeking agreements affecting the delivery of any part of the development and making arrangements for the relocation of occupiers.
- (d) Following confirmation of the PCPO to pay compensation and statutory interest entitlement to former landowners.
- (e) Institute and defend any proceedings (as appropriate) which may be necessary as a consequence of the Council’s exercise of its PCPO powers.

2.3 Agrees that the Order be named:

‘London Borough of Enfield (Ponders End Electric Quarter) Compulsory Purchase Order 2013’.

3. BACKGROUND

- 3.1 In April 2012 Cabinet endorsed a comprehensive approach to the redevelopment of Ponders End High Street and approved a delivery strategy to progress the scheme. This included authorisation to progress a land assembly and a relocation strategy, including background work for a Planning Compulsory Purchase Order (PCPO).
- 3.2 Persona Associates Limited was subsequently appointed to undertake a land referencing exercise for the Council to identify all the property interests affected by the Ponders End High Street Regeneration scheme. This work was completed in December 2012.
- 3.3 Urban Vision Partnership Limited has been retained by the Council to provide valuation advice and negotiate the acquisition of property interests by private treaty. A number of offers have been made and negotiations continue. Jones Lang LaSalle has also been retained to provide valuation advice and help to negotiate the acquisition of the former Middlesex University Site.
- 3.4 The grant of outline planning consent was obtained on 5th March 2013 for a scheme that would enable comprehensive regeneration to take place in this important part of Ponders End.
- 3.5 This report recommends that the Council exercises its Planning Compulsory Purchase Powers to progress the regeneration of Ponders End High Street.

3.6 The Order Land

- 3.6.1 The land to be subject to the proposed Planning Compulsory Purchase Order is referred to in this report as the Order Land.
- 3.6.2 The Order Land comprises an area of land of approximately 5.21 hectares. The eastern boundary is formed by Ponders End High Street (A1010). Part of the northern boundary comprises a series of two/three storey buildings that house a variety of small-scale office and warehouse functions associated with Queensway. The western boundary comprises Kingsway, which is lined by traditional terraced houses with gardens backing onto the Order Land. Derby Road and Loraine Close, to the south of the Order Land support a mix of detached, semi-detached and flatted properties.
- 3.6.3 The Council already owns some of the Order Land and negotiations with the remaining owners will continue with a view to achieving the voluntary acquisition of all the interests in the Order Land which are needed to facilitate the development.

3.7 Planning Policy Framework

National Planning Policy – National Planning Policy Framework (“NPPF”)

3.7.1 The National Planning Policy Framework (NPPF) (March 2012) sets out the Government’s policies on planning and how these are expected to be applied. The NPPF makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are three dimensions to sustainable development: economic, social and environmental. With regard to the proposed Order Scheme, the approach taken by the Council to promoting the regeneration of this area already embodies the thinking regarding sustainable development in the NPPF in terms of the emphasis on urban regeneration and the efficient re-use of previously developed land in order to create sustainable development in line with economic, social and environmental objectives to improve people’s quality of life. The emphasis on community involvement; creating a sustainable community in a high quality, safe and healthy local environment where people want to live; contributing to the promotion of urban renaissance and improvement of quality of life and access to jobs; building a socially inclusive community with a mix of housing; and improving the link between land use and transport are all in line with these proposals.

Regional Planning Policy and Guidance – The London Plan

3.7.2 The Mayor’s revised London Plan was formally adopted in July 2011 and provides a strategic spatial strategy within Greater London. The Plan sets out a number of objectives to optimise the potential of development sites; make the most sustainable and efficient use of land, particularly in areas of good public transport; improve the quality of life; deliver high quality new homes; mitigate and adapt to climate change and secure a more attractive, well designed green city.

3.7.3 Policy 2.3 of the London Plan refers to “opportunity areas” that have been identified on the basis that they are capable of accommodating substantial numbers of new homes and employment and seeks to ensure the area’s potential is optimised.

3.7.4 The Upper Lee Valley is identified in London Plan Policy 2.13 supported by London Plan Annex One, as an opportunity area. The consultation draft of the Upper Lee Valley Opportunity Area Planning Framework (November 2011) identifies Ponders End as a “growth area” and an opportunity for new job creation and new homes. The framework identifies the Ponders End area as

contributing up to 1100 new homes and 700 new jobs by 2031. The Queensway Campus is seen as providing the catalyst to providing a “continuous vibrant high street”.

Local Policy – Core Strategy

3.7.5 The Core Strategy sets out the spatial planning framework for the long term development of the borough for the next 15-20 years. Paragraph 9.35 states that Ponders End is seen as an area with considerable potential, “...given its location so close to the Lea Valley Regional Park, strong transport routes including Southbury and Ponders End railway stations and Picket Lock to the south”.

3.7.6 Ponders End is identified as a regeneration ‘priority area’. Its regeneration and transformation is seen as a key element of the Core Strategy spatial vision and it is acknowledged that considerable investment and improvement will be needed to ensure that the area fulfils its potential as a “desirable and settled community”.

3.7.7 Core Strategy Policy 41 (page 163) deals specifically with the regeneration of Ponders End and identifies three areas of future development opportunity: Ponders End Central, Ponders End South Street campus and Ponders End waterfront. In particular the policy identifies a series of development objectives for Ponders End Central which include:

- The creation of up to 1000 homes by 2026 with a range of sizes and tenures, including affordable homes. The Middlesex University site is specifically identified as a site that could accommodate housing as part of a mixed use development.
- The provision of an attractive public realm, designed to promote community safety.
- High quality new development that complements the heritage assets and historic environment of Ponders End, such as the listed Middlesex University building.
- A holistic development at Ponders End Central incorporating the former Middlesex University Campus, Queensway employment area, better use of land around Tesco 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.

North East Enfield Area Action Plan (Interim Direction Document August 2012)

3.7.8 This document sets out the Council's approach towards regeneration in North East Enfield. The spatial strategy contained within the document is underpinned by a number of key objectives, including to plan for growth and change; to create sustainable neighbourhoods; to increase the capacity of existing employment land and improve access; to protect, enhance and improve the natural environment; to ensure everyone has access to high quality health, leisure and community facilities and to improve overall accessibility and connectivity.

3.7.9 Ponders End is identified as a large local centre and land that includes the Order Land is identified as a key focus for regeneration. A number of key priorities are identified for the area, as follows:

- The Council's intention to take a comprehensive area based approach to enable the transformation of the former Middlesex University and the clusters of sites on the high street as a focus of social life and activity, with new and improved shopping, civic and employment uses as well as providing a choice of new homes;
- The creation of a vibrant High Street, with high quality public realm, active frontages and enhanced public realm in order to create a safe, harmonious and attractive centre, which can be enjoyed by all;
- The development of the former Middlesex University site for a mix of uses, including new homes and community uses;
- A holistic approach to the redevelopment of the University site, addressing opportunities for improvements to the high street and its facilities;
- The retention and enhancement of the listed Broadbent building as part of any redevelopment;
- The creation of a more coherent active frontage onto Hertford Road, the High Street and Queensway in order to overcome historic voids in the built form which detract from the overall streetscape of the local centre; and
- The creation of new linkages from the heart of the University site to both Hertford Road and Queensway and the integration of any new development into the surrounding community.

Ponders End Central Planning Brief SPD

3.7.10 The SPD brings together all the ideas for Ponders End Central, raised by many residents, community groups and businesses. It identifies how the former Queensway Campus might look in the future, how it might be integrated into the town centre and how regeneration and change might be delivered in line with the Core Strategy's objectives.

3.7.11 The vision that underpins the SPD brief is to deliver a "more prosperous, inclusive, clean, green and stable place with a mix of architecturally excellent homes of different tenures and sizes, supported by local services and community facilities for all ages and mobilities" (page 46 of the SPD).

3.7.12 The vision statement also promotes a transformation of land and buildings that include the Order Land to provide "a low carbon, walkable neighbourhood comprising a balanced range of affordable sustainable new homes, jobs and amenities that are well connected into the wider neighbourhood".

3.7.13 Site specific proposals within the Brief include:

- The provision of a total of 490-560 units of predominantly family housing 'taking into account viability';
- 60% market and 40% affordable housing, and within that 40%, a 70% social rented and 30% intermediate housing split, subject to viability and wider place shaping aspirations;
- Public pedestrian, cycle and vehicular connections into the high street, Queensway and Derby Road towards Southbury station;
- Sustainable design from the outset, including an approach to integrated water management, quality materials, waste treatment, recycled materials, biodiversity and community growing space;
- An aim to produce Sustainable Code Level 4 or BREEAM Excellent;
- Predominantly dual aspect homes with generous internal space standards and 50% amenity space for houses and 50% amenity space for flats, with between 50-75% car parking;
- 10% wheelchair accessible units, Lifetime Home standards and Secured by Design principles;

- Employment uses to the north of Queensway Campus site and/or workshops located to the south of the listing building;
- The retention and enhancement of the listed building;
- Accessible public amenity space and communal play space.

3.8 Scheme Benefits

3.8.1 The regeneration of the Order Land as envisaged by the proposed Order Scheme would provide a major opportunity for delivering transformational change in this deprived part of the Borough of Enfield. The proposed Order Scheme as outlined in the scheme that achieved the granting of planning permission (see Planning Application: P12-02677PLA) comprises the following key elements:

- The retention, refurbishment and conversion of the Tara Kindergarten building (198 Ponders End High Street) to provide up to 491 sq m (GIA) of replacement library accommodation to replace the College Court library (Class D1) lost as part of the development;
- The retention and refurbishment of the listed Broadbent Building, caretaker's cottage and gym within the Queensway Campus to provide 4,503 sq m (GIA) of residential floor space and up to 31 dwellings, 2,141 sq m (GIA) of commercial/live work space (Class B1) and 427 sq m (GIA) of community use (Class D1);
- The retention and refurbishment of the existing multi-storey car park on Queensway to provide parking for up to 119 cars (89 residential and 30 replacement spaces for employees of Enterprise Enfield) and an energy centre;
- The construction of up to 39,927 sq m (GIA) of new residential floor space (Broadbent Building: 1,088 sq m (GIA) and the remainder of the site: 38,839 sq m (GIA)) to provide up to 377 new, mixed tenure dwellings (Broadbent Building: 12 dwellings; remainder of the site: 365 dwellings);
- The construction of up to 567 sq m (GIA) of new commercial (Class B1) floor space;
- The construction of up to 736 sq m (GIA) of new mixed retail (Class A1-A4);
- The construction of up to 156 sq m (GIA) of new community (Class D1) floor space;

- Surface car parking on street within College Court car park and in structure parking within Plot A1 for up to 252 cars (212 residential, 167 on street and 45 in Block A1), 10 commercial, 27 retail (College Court replacement and 3 community);
- The introduction of new high quality public open space and public realm and private amenity space.

3.8.2 In summary the socio-economic benefits of the proposed redevelopment of the Order Land (as set out in Planning Application: P12-02677PLA) will include the:

- Provision of 267 new full-time jobs;
- Provision of up to 950 temporary construction jobs ranging from one to five years;
- Ready access to the new High Street retail and community space for 13,700 people within a 20 minute walk;
- The new High Street offer will benefit the 500,000 visitors to Southbury and Ponders End stations;
- New housing units will provide decanting for residents affected by the Alma Estate redevelopment, which aims to provide 1000 new homes for local people;
- Space for the popular and overcrowded Mosque to expand in order to meet the needs of its congregation; and
- A valuable contribution to building the 11,000 homes required in Enfield by 2026 (as set out in Enfield's extant Core Strategy).

3.9 Land Assembly and the need for Compulsory Purchase

3.9.1 A large proportion of the Ponders End High Street Regeneration area is in third party ownership and/or control. Although various strategic acquisitions have been completed or are in the process of being completed it is now clear that the acquisition by agreement of all the land required to facilitate the redevelopment proposals will not be possible within a realistic timeframe or even possibly at all.

3.9.2 The grant of Outline Planning Permission has been achieved for the redevelopment proposals and this will be an essential part of the case for Compulsory Purchase.

3.9.3 As part of the compulsory purchase process it will be necessary for the Council to be able to justify its proposals for the compulsory acquisition of the land and to be able to defend such proposals at a public inquiry. In the first instance this justification will be contained within the 'Statement of Reasons', a draft copy of which is attached Annex B.

3.10 Compulsory Purchase Powers

3.10.1 The most appropriate power to facilitate the land assembly process is contained within Section 226 of the Town and Country Planning Act 1990.

3.10.2 By virtue of Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended by Section 99 and Schedule 9 of the Planning and Compulsory Purchase Act 2004), the Council, as the Acquiring Authority, on being authorised to do so, is able to acquire land by compulsory purchase means if it thinks that it will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land.

3.10.3 The Council cannot exercise its power Under section 226(1)(a) unless and in accordance with section 226(1)(a) it thinks that the development, redevelopment or improvements will achieve any one or more of the following objects:

- The promotion or improvement of the economic well-being of the area; and/or
- The promotion or improvement of the social well-being of the area; and/or
- The promotion or improvement of the environmental well-being of the area.

3.11 Delivery and Funding

3.11.1 The proposed redevelopment of the Order Land will be secured through an appropriate development agreement with a delivery partner. The development agreement will be based on the Homes and Communities Agency's (HCA) Delivery Partner Panel documentation. The Council has recently completed a procurement process for a delivery partner, the appointment of which is subject to a separate report. Under the terms of the development agreement the Council is required to deliver vacant possession of the site to the Developer and the Developer is required to satisfy a number of conditions, including obtaining reserved matters consent pursuant to the Outline Permission within a prescribed timetable. Once the conditions have been satisfied a lease will be granted to the Developer to enable the

Developer to construct the development (that comprises the Order Scheme) on a phased basis.

3.11.2 The Developer will be responsible for procuring the funding to construct the Order Scheme and the agreement requires the Developer to provide sufficient information to the Council every two months to demonstrate that it has in place sufficient funding to meet all of its obligations under the development agreement and lease.

3.11.3 The Council considers that the potential funding and delivery of the proposed Order Scheme will have been secured once a Delivery Partner has been appointed on the above terms (a separate report addresses this).

3.12 Human Rights and the Case for Compulsory Acquisition

3.12.1 The Human Rights Act 1998 places direct obligations on public bodies such as the Council to demonstrate that the use of compulsory purchase powers is in the public interest and that the use of such powers is proportionate to the ends being pursued.

3.12.2 The Council must be sure that the purpose for which it is making the Order sufficiently justifies interfering with the human rights of those with an interest in the land affected. It is acknowledged that the compulsory acquisition of the Order Land will amount to an interference with the human rights of those with an interest in the Order Land. These include rights under Article 1 of the First Protocol of the European Convention on Human Rights ("ECHR") (which provides that every natural or legal person is entitled to peaceful enjoyment of his possessions) and Article 8 of the ECHR (which provides that everyone has the right to respect for his private and family life, his home and his correspondence).

3.12.3 There must be a balancing of the public interest and the individual's rights and any interference with these rights must be necessary and proportionate. "Proportionate" in this context means that the interference must be no more than is necessary to achieve the identified legitimate aim. In this instance officers are of the view that there is a compelling case in the public interest for the compulsory acquisition of the Order Land which outweighs the interference with the rights of those affected. Further, it is the officers' view that it will not be possible to acquire the land and interests needed to deliver the development by agreement within a reasonable timeframe, or possibly at all.

3.12.4 As has been stated above and set out in the draft Statement of Reasons (see Annex B), the proposed Order Scheme delivers key objectives of Government Policy and complies with planning policy. The clear benefits to the Council's area that will result from the realisation of the Order Scheme are referred to in this report and the draft Statement of Reasons. Without the use of the Council's powers of compulsory purchase, the much needed regeneration and redevelopment of Ponders End High Street will not be achievable, as there is no realistic possibility that all of the land necessary to deliver the development will be acquired by agreement.

3.13 Cost of Compulsory Purchase Action

3.13.1 The Council has set aside the funds as agreed by Cabinet on 18th July 2012 (Key Decision: 3525) necessary to acquire all interests in the Order Land and will as appropriate be drawing down funding from the following sources:

- Growth Area Funds;
- Mayor's Outer London Fund (Round 2);
- Neighbourhood Regeneration Capital Programme; and
- Prudential borrowing.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1 Various discussions have taken place between the Council and the current owners of the former Middlesex University Site (Queensway Campus) with a view to bringing forward a redevelopment scheme that was in accordance with, and responded to, extant national, regional and local planning policy and guidance. Unfortunately these discussions did not bear fruit and the owners subsequently submitted a planning application (see Planning Application: P12-00732PLA) on 16th May 2012, which was considered by Enfield's Planning Committee at its meeting of 18th December 2012, where it was refused on the following grounds:

- It proposed a large proportion of starter and one-bed units with little family housing and no provision made for affordable housing;
- The size, sitting and design of some of the blocks would fundamentally compromise the comprehensive redevelopment of the High Street frontage as identified in the SPD;
- The proposed development would result in a poor quality and illegible environment that would not satisfactorily integrate with its surroundings;

- The proposals would result in undue harm to the fabric of the listed Broadbent Building and included the demolition of the Caretaker's cottage;
- Insufficient information was provided regarding the impact of the proposals on protected species;
- The proposals failed to demonstrate how opportunities would be taken to protect or enhance the natural environment and improve biodiversity; and
- Insufficient evidence was submitted to demonstrate compliance with the energy hierarchy.

This was confirmed by the Decision Notice issued on 14th February 2013.

- 4.2 Negotiations to acquire land and property interests have been pursued and will continue to be pursued in tandem with any compulsory purchase process. However progress is slow and there is real concern that not all parties will be willing to agree terms, as such a Compulsory Purchase Order is deemed the most appropriate way forward.

5. REASONS FOR THE RECOMMENDATIONS

- 5.1 The use of Compulsory Purchase powers is a vital tool in delivering large, mixed use regeneration schemes. The making of a Compulsory Purchase Order to assemble the proposed development site was envisaged when Cabinet recommended undertaking the background work for a Compulsory Purchase Order in April 2012.
- 5.2 As Outline Planning Permission has now been approved for the proposed redevelopment and as it is considered that full site assembly is unlikely to be achieved by agreement, it is considered that it is appropriate to progress the making of a Compulsory Purchase Order to support the delivery process.

6. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

6.1 Financial Implications

- 6.1.1 The Council has identified funds to enable the PCPO to be completed. The funding sources are set out in paragraph 3.13.1, above.
- 6.1.2. The key risks to this project are set out in section 7, below. As the project develops there will be further

progress reports and financial appraisal of the risks, where appropriate.

6.2 Legal Implications

6.2.1 Under section 226 (1) (a) of the Town and Country Planning Act 1990 a local authority has a general power to make a compulsory purchase order for the acquisition of any land in their area in order to facilitate the carrying out of development, redevelopment or improvement in relation to the land.

6.2.2 In order to exercise the s.226 powers the local authority must demonstrate that the proposed development/improvement is likely to contribute towards any of the following objects, namely the promotion or improvement of the economic or social or environmental well-being of their area.

6.2.3 Notice of the PCPO must be given to everybody with an interest in the land affected by it. The PCPO must also be advertised in a local newspaper which covers the area where the land is situated and persons affected have the opportunity to object to the PCPO. If objections are raised they must be referred to the Department for Communities and Local Government who may decide to hold a public inquiry. The Council and all those with valid subsisting objections will be able to present their case to an Inspector at such an Inquiry.

6.2.4 In respect of Human Rights, the Convention rights applicable to making of the Order are Article 1: Protection of Property, Article 6: Right to a Fair Trial and Article 8: Right to Respect Private Life and Family. As indicated above, officers are of the view that there is a compelling case in the public interest for the compulsory acquisition of the Order Land which outweighs the interference with the convention rights of those affected.

6.3 Property Implications

6.3.1 The proposed Scheme accords with the Council's property and planning objectives and processes. Property Services support the seeking of compulsory powers as being necessary to deliver the scheme as reliance on purchase by agreement with all the owners cannot be guaranteed.

6.3.2 Any acquisition of property by the Council or any transfer of Council property to the Delivery Partner must be in

accordance with the Council's Property Procedure Rules and transfers must be at "best consideration" to include any additional compensation payments made by the Council on property already acquired for the Scheme.

6.3.4 If there is any transfer of Housing Revenue Account land it should be appropriated to planning purposes. This should include reimbursement of capital value unless this is offset by any transfer of property in the Scheme back to the Council for housing purposes.

7. KEY RISKS

7.1 **Do Nothing** – the Council will be unable to deliver the Electric Quarter (as set out in Planning Application: P12-02677PLA).

7.2 **Unsuccessful Compulsory Purchase** – there are no guarantees that any CPO will be successful. The Council has however been working on the Regeneration of Ponders End High Street for several years which culminated with the grant of Outline Planning Permission on 5th March 2013. Subject to a separate report on your agenda a delivery partner should have been procured. The Statement of Reasons for the PCPO is annexed to this report and has been subject to expert legal and planning input. If Cabinet resolve to make the PCPO then further work will be undertaken to finalise the Statement of Case and prepare Proofs of Evidence as required by procedure, with a view to achieving the Confirmation of the Order.

7.3 **Legal Challenge** – there is always the potential for legal challenge, but this risk has been mitigated by ensuring that the appropriate procedures have been adhered to by seeking appropriate expert advice and guidance throughout the process.

8. IMPACT ON COUNCIL PRIORITIES

8.1 Fairness for All

The Regeneration of Ponders End High Street will promote fairness for all members of the local community through consulting the community on the proposals and by the planned provision of new commercial, community and residential development that is appropriately accessible to the local community. The Community Benefits Toolkit has already informed Tender Documentation, and accordance with its requirements was an evaluation criterion.

8.2 Growth and Sustainability

Growth and sustainability are central to the proposals for Ponders End High Street. The proposed development (see Planning Application: P12-02677PLA) will provide growth in terms of increasing the supply of quality housing in the area; improving the quality and quantity of commercial space; and by including one or more community uses that will facilitate appropriate community activities.

8.3 Strong Communities

The proposals for Ponders End High Street (see Planning Application: P12-02677PLA) aim to increase home ownership levels in the area which will create a more mixed community and support greater footfall along the High Street. The proposed redevelopment will also provide a range of unit sizes to accommodate a diversity of community and commercial uses, and improving the public realm will facilitate the free flow of people between the High Street, Park, and the former Middlesex University site. The scheme will also provide sufficient space to accommodate the expansion of the local Mosque, which is very popular and at capacity.

9. EQUALITIES IMPACT IMPLICATIONS

9.1 In accordance with the Contract Procedure Rules Version 6, the Regeneration of Ponders End High Street has been subject to a Predictive Equality Impact Assessment in March 2012 and an Equalities Impact Assessment in October 2012 as part of the outline planning application.

9.2 Overall the Equalities Impact Assessment finds the proposed development will respond positively to securing a development that promotes equality.

10. PERFORMANCE MANAGEMENT IMPLICATIONS

The Regeneration of Ponders End High Street contributes towards the achievement of:

- Core Policy 41 of the Core Strategy
- Shaping Enfield's Future
- North East Enfield Preferred Options Report
- Ponders End Central Planning Brief (approved for adoption)
- 5a of the Sustainable Community Strategy 2007-2017
- Key Aim 4 of Creative Enfield 2009-13
- 2.10 "Improve the Quality of life for residents through the regeneration of the priority regeneration areas" of the Enfield Council Business Plan.

11. PUBLIC HEALTH IMPLICATIONS

- 11.1 The Outline Planning Application (see Planning Application: P12-02677PLA) included a Health Impact Assessment. It concluded that the development will have an overall beneficial effect on several determinants for health, in particular on employment and education (in terms of job training), which have been identified as priorities in the local area.
- 11.2 Furthermore, the development has the potential to benefit several vulnerable groups which have been identified in the area. These groups include the unemployed, young people and children in poverty, mainly through the education and training opportunities, but also through the re-provision of a more modern and attractive library.

Background Papers

None.