

# MUNICIPAL YEAR 2014/2015 REPORT NO. 40A

**MEETING TITLE AND DATE:**

**Cabinet – 12 August 2014**

**Council - 8 October 2014**

**REPORT OF:**

Director - Regeneration &  
Environment

**Contact officer and telephone no:**

Neeru Kareer; Tel: 0208 379 1634;  
email: [neeru.kareer@enfield.gov.uk](mailto:neeru.kareer@enfield.gov.uk)

**Agenda – Part: 1**

**Item: 9**

**Subject:**

Adoption of North Circular Area Action Plan  
part of Enfield's Local Plan

**Wards: Bowes, Palmers Green &  
Southgate Green  
KD 3918**

**Cabinet Members Consulted: Cllrs. Sitkin &  
Oykener & Cllr Charalambous (Associate  
Cabinet Member)**

## 1. EXECUTIVE SUMMARY

- 1.1 The North Circular Area Action Plan (NCAAP) will form part of Enfield's Local Plan and will specifically deliver the spatial vision and land use strategy for the area around the North Circular Road between New Southgate in the west and the Great Cambridge Road to the east.
- 1.2 The Council submitted the North Circular Area Action Plan to the Secretary of State for public examination in August 2013. Inspector Patrick Whitehead DipTP MRTPI was appointed to conduct an independent examination into the Plan. Public hearing sessions took place on the 10<sup>th</sup> December 2013.
- 1.3 The Inspector formally delivered his report into the soundness of the Plan to the Council on the 7<sup>th</sup> April 2014 and concluded that NCAAP meets the criteria of soundness set out in the National Planning Framework and is an appropriate basis for planning in the south west of the borough along this section of the North Circular Corridor.
- 1.4 Once adopted the Area Action Plan will form part of Enfield's Local Plan and policies within the document will be used alongside policies contained in the London Plan and adopted Core Strategy to determine planning applications in the area.
- 1.5 Cabinet (12 August 14) endorsed the North Circular Area Action Plan and recommended it on to Council for formal adoption.

## 2. RECOMMENDATIONS

- 2.1 That Council notes receipt of the Planning Inspector's final report, attached as Appendix 1, that concludes the North Circular Area Action Plan is 'sound' and legally compliant.
- 2.2 That Council formal adopt (as recommended by Cabinet) the North Circular Area Action Plan to form part of Enfield's Local Plan. Copies of the Adoption version are available as a separate attachment on the Democracy page of the Council's website and in the Group Offices and Members' Library.

### **3. BACKGROUND**

- 3.1 The Council's policies and guidance for spatial planning and development management is set out in a portfolio of documents that together make up Enfield's Local Plan. The approved Local Development Scheme<sup>1</sup> sets out the suite of Local Plan documents programmed to come forward over the next three years. Collectively these documents will provide the planning framework to deliver Council strategies and plans to support the delivery of corporate priorities such as sustainable growth, regeneration, and creating successful sustainable communities, particularly in Enfield's regeneration areas.
- 3.2 The North Circular Area Action Plan (NCAAP) has been a longstanding Council commitment as confirmed in the adopted Enfield Core Strategy 2010. Enfield's Core Strategy identifies the North Circular area as a strategic growth and regeneration area, having suffered from decades of blight and uncertainty over the historical safeguarding of land for various road improvement schemes along this section of the A406 that have failed to come forward.
- 3.3 The NCAAP is an area specific local plan document that responds to the challenges as well as opportunities presented along this section of one of north London's strategic road corridors. Once adopted, the NCAAP will form part of Enfield's Local Plan and will sit alongside the adopted Core Strategy, emerging Development Management Document and other Area Action plans being prepared. New development proposals coming forward in the area will be expected to accord with the policies and proposals contained within the NCAAP, the adopted Core Strategy, the emerging Development Management Document and the Mayor's adopted London Plan.
- 3.4 The North Circular Area Action Plan provides a comprehensive planning framework and identifies opportunity sites for redevelopment in the area, covering the wards of Bowes, Palmers Green and Southgate Green. It will guide local investment, particularly current redevelopment proposals coming forward from Notting Hill Housing Trust (NHHT) on land acquired from Transport for London (TfL), Mulalley and One Housing Group in connection with the estate renewal project at Ladderswood, and the secured future for the former Southgate Town Hall building from Hollybrook Homes.
- 3.5 Preparation of the Area Action Plan has involved a number of stages and has included extensive and ongoing dialogue with key stakeholders such as the South West Enfield Partnership, TfL, local community representation; and the adjoining boroughs of Haringey and Barnet. All of this work has helped to shape the final version of the Plan. The NCAAP provides a critical planning tool for delivery; it sets out a clear vision and spatial strategy for the area for the next 12 -15 years, and reflects a shared consensus between the Council, partners, the Mayor of London, and other agencies and investors.
- 3.6 The Council approved the Proposed Submission Plan at its meeting in February 2013 after which it was formally 'published' for a final stage of public consultation. The publication period of the Proposed Submission Area Action

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<sup>1</sup> Enfield's Local Development Scheme 2013-2016

Plan ran throughout April and May 2013. Approximately 1500 specific and general consultees were invited to make representations.

- 3.7 In total, 64 representations (comments) were received on various aspects of the Action Plan from 23 respondents, including receipt of the Mayor's confirmation that the North Circular Area Action Plan is in general conformity with the London Plan.
- 3.8 The Council formally submitted the NCAAP for independent examination in August 2013. The Secretary of State appointed Inspector Patrick Whitehead DipTP MRTPI to examine the Plan. The Planning Inspector held public hearing sessions on the 10th December 2013.
- 3.9 The Council received the Planning Inspector's final report on the examination into the soundness of North Circular Area Action Plan on the 7<sup>th</sup> April 2014. The Planning Inspector has concluded that the NCAAP meets the criteria of soundness set out in the National Planning Framework and is an appropriate basis for planning in the south west of the borough and along the North Circular Corridor.
- 3.10 The Council is now in a position to adopt the North Circular Area Action Plan to form part of Enfield's Local Plan.

#### **4. ALTERNATIVE OPTIONS CONSIDERED**

None considered as having an adopted and comprehensive planning framework for the area provides a basis for setting the area specific planning policies by which decisions on development will be guided. This is essential to support the Council's regeneration programme, particularly in light of on-going as well as future investment opportunities.

#### **5. REASONS FOR RECOMMENDATIONS**

These are as set out in paragraph 4.1 above.

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

##### **6.1 FINANCIAL IMPLICATIONS**

- 6.1.1 Provision for the cost of the preparation, consultation and examination of the North Circular AAP is included in the Strategic Planning and Design budget.
- 6.1.2 The report does not commit the Council to additional expenditure. Any future proposals arising with cost implications would need to be subject to separate reports and full financial appraisal.

##### **6.2 LEGAL IMPLICATIONS**

- 6.2.1 The Planning and Compulsory Purchase Act 2004 (the Act) as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012

(the Regulations) require local authorities to prepare the local plan, which consists of the local development documents (LDDs).

6.2.2 The recommendations contained in this report are in accordance with the Council's powers.

### **6.3 PROPERTY IMPLICATIONS**

The independent Planning Inspector's report, confirming the soundness of the NCAAP, is welcomed. The adopted Area Action Plan and associated initiatives will help resolve the issue of 'blight' that has adversely impacted on the area over many years. The NCAAP will provide confidence and greater certainty in property investment in the A406 corridor, and the south west of the Borough generally. It provides for a significant increase in the housing stock and supports other Council initiatives, such as the disposal of part of the Southgate Town Hall site and major investment in Palmers Green Library.

### **7. KEY RISKS**

An up to date statutory development plan for the North Circular significantly reduces the risk to the Council in regards to the planning and development of the area over the next 15-years. Failure to produce up to date, robust policies through the preparation of the Area Action Plan document would result in a gap in policy for the area. This could lead to poor quality development and/or development in inappropriate locations and would significantly harm the Council's ability to meet its wider regeneration objectives.

### **8. IMPACT ON COUNCIL PRIORITIES**

The NCAAP will be fundamental in achieving sustainable development along an historically neglected stretch of the North Circular Road corridor. Policies throughout the document seek to achieve fairness for all, sustainable growth within the context of providing the appropriate level of supporting infrastructure, and the development of strong and sustainable communities.

### **9. EQUALITY IMPACT IMPLICATIONS**

Previous draft versions of the NCAAP have been subject to an initial Equalities Impact Assessment (EqIA) to ensure that consultation promotes equal opportunities. A final EqIA (including an assessment of policies) was undertaken and forms part of the supporting documentation to the Plan.

### **10. PERFORMANCE MANAGEMENT IMPLICATIONS**

The NCAAP will provide clear policies for the assessing development and regeneration opportunities within the area and will bring performance management improvements to the delivery of the Council's five year housing supply targets, including the appropriate mix of private and affordable housing. The NCAAP will provide clarity to the planning application process and potentially lead to less debate and time savings at the appeal stage.

## **11. PUBLIC HEALTH IMPLICATIONS**

The NCAAP contains policies covering a wide range of topics, all of which may have implications for public health, such as housing, community facilities, environmental improvements and green infrastructure. Strategic Objective 5 of the adopted Core Strategy (2010) promotes Education, Health and Wellbeing. The NCAAP provides the more detailed policies on how to achieve these policy objectives in the assessment of individual planning applications as well as within the wider context of the area's regeneration.

### **Background Papers**

None.