

MUNICIPAL YEAR 2015/2016 REPORT NO. 19

MEETING TITLE AND DATE:

Council: 8th June 2016

REPORT OF:

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Agenda – Part: 1**Item: 7**

Subject: Adoption of the North East Enfield Area Action Plan

Wards: Enfield Lock, Enfield Highway, Turkey Street, Southbury (part), Ponders End

Key Decision No: 4218

Cabinet Member consulted:

Cllr Alan Sitkin – Cabinet Member for Economic Regeneration and Business

1. EXECUTIVE SUMMARY

- 1.1 Council approved the Proposed Submission North East Enfield Area Action Plan (NEEAAP) at the 2nd April 2014 meeting of Council, and to proceed with consultation and examination. This report seeks Council's approval of the formal Adoption of the NEEAAP.
- 1.2 The NEEAAP will form part of Enfield's Local Plan and will specifically deliver the spatial vision and land use strategy for the North East Enfield area of the borough. The Council submitted the NEEAAP to the Secretary of State for public examination in October 2014. Inspector Matthew Nunn BA LLB LLM MRTPI was appointed to conduct an independent examination into the Plan. Public hearing sessions took place from the 28th to the 30th April 2015.
- 1.3 A number of Main Modifications were highlighted through the examination hearings. The modifications proposed were in response to the Inspector's Matters, Issues and Questions (MIQs). They resulted from changes of wording reached with participants through 'Statements of (un) Common Ground and changes put forward through discussions during the examination hearing sessions. The Main Modifications were subject to a six week consultation period between June and July 2015.
- 1.4 The Inspector formally delivered his report into the soundness of the Plan to the Council on the 1st March 2016 and concluded the NEEAAP meets the criteria of soundness set out in the National Planning Policy Framework (NPPF) and is an appropriate basis for planning in the north east of the borough subject to the Inspector's recommended Main Modifications being incorporated into the final plan.
- 1.5 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.

2. RECOMMENDATIONS

- 2.1 That Council notes receipt of the Planning Inspector's final report and Main Modifications, (**Annex 1**) that concludes the North East Enfield Area Action Plan is 'sound' and legally compliant subject to the Main Modifications being incorporated into the final plan.
- 2.2 That Council approves formal adoption of the North East Enfield Area Action Plan (**Annex 2**) to form part of Enfield's Local Plan.

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 Scheme¹ sets out the suite of Local Plan documents programmed to come forward between 2013/2016. 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 East Enfield Area Action Plan (NEEAAP) has been a longstanding Council commitment as confirmed in the adopted Enfield Core Strategy 2010. Enfield's Core Strategy identifies the North East Enfield area as a strategic growth and Ponders End as a Regeneration Priority Area. Preparation of the NEEAAP commenced in 2007 and a Preferred Options version of the AAP was consulted upon in May 2009. On the advice of the then Government Office for London and Council administration, the preparation of the AAP was halted to enable the Council to progress its Core Strategy.
- 3.3 The NEEAAP is an area specific local plan document that responds to the challenges as well as opportunities. Once adopted, the NEEAAP will form part of Enfield's Local Plan and will sit alongside the adopted Core Strategy, 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 NEEAAP, the adopted Core Strategy, the Development Management Document and the Mayor's adopted

¹ Enfield's Local Development Scheme 2013-2016

London Plan and Upper Lee Valley Opportunity Area Planning Framework.

- 3.4 The NEEAAP provides a comprehensive planning framework and identifies opportunity sites for redevelopment in the area, covering the wards of Enfield Lock, Enfield Highway, Turkey Street, Southbury (part), and Ponders End. It will guide local investment, particularly current redevelopment proposals coming forward in Ponders End including the Alma Estate regeneration and Electric Quarter redevelopment.
- 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 North East Enfield Partnership, Transport for London, local community representation; and the adjoining authorities including Broxbourne Borough Council, Hertfordshire County Council, Epping Forest District Council and Essex County Council. All of this work has helped to shape the final version of the Plan. The NEEAAP provides a critical planning tool for delivery; it sets out a clear vision and spatial strategy for the area for the next 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 April 2014 after which it was formally 'published' for a final stage of public consultation. The publication period of the Proposed Submission Area Action Plan ran through June and July 2014. Approximately 1500 specific and general consultees were invited to make representations.
- 3.7 In total, 65 representations (comments) were received on various aspects of the Action Plan from 25 respondents, including receipt of the Mayor's confirmation that the North East Enfield Area Action Plan is in general conformity with the London Plan.
- 3.8 The Council formally submitted the NEEAAP for independent examination in October 2014. The Secretary of State appointed Inspector Matthew Nunn BA LLB LLM MRTPI to examine the Plan. The Planning Inspector held public hearing sessions from the 28th to the 30th April 2015.
- 3.9 A number of Main Modifications were highlighted through the examination hearings. The Main Modifications were subject to a six week consultation period from 8th June to 20th July 2015. A total of 11 representations were received through consultation from respondents

including, adjoining authorities, organisations, residents and ward forum.

3.10 The Council received the Planning Inspector's final report on the examination into the soundness of North East Enfield Area Action Plan on the 1st March 2016. The Planning Inspector has concluded that the NEEAAP meets the criteria of soundness set out in the National Planning Policy Framework and is an appropriate basis for planning in the North East Enfield area of the borough subject to the Inspector's recommended Main Modifications being incorporated into the Final Plan.

3.11 The Council is now in a position to adopt the North East Enfield Area Action Plan to form part of Enfield's Local Plan. Having an adopted plan will enable an early review that will be required to consider the growth potential and wider transport benefits linked to Crossrail 2 alongside the Local Plan, London Plan and Upper Lee Valley Opportunity Area Planning Framework reviews.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1 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

5.1 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, examination and adoption of the North East Enfield AAP will be funded from within the Local Plan reserve.

6.1.2 The North East Enfield AAP contains a variety of future options but does not in itself commit the Council to additional expenditure. Any future proposals arising from the North East Enfield AAP 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). These documents have been submitted for independent examination in accordance with the Regulations and the Inspector's Report is the subject of this report.

6.2.2 In order for the NEAAP to be afforded full weight it must be adopted by full Council.

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

6.3 Property Implications

6.3.1 There are no direct property implications.

7. KEY RISKS

7.1 An up to date statutory development plan for the north east of the borough 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. In incorporating a number of modifications the Council seeks to use its best endeavours to provide a sound Local Plan document.

8. IMPACT ON COUNCIL PRIORITIES

8.1 The NEEAAP will be fundamental in achieving sustainable development in the north east of the borough. 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. EQUALITIES IMPACT IMPLICATIONS

- 9.1 Previous draft versions of the NEEAAP have been subject to an Equalities Impact Assessment (EqIA) to ensure that the AAP and consultation stages promote equal opportunities. A final EqIA (including an assessment of policies) was undertaken prior to submission and forms part of the supporting documentation to the Plan. The Main Modifications have been subject to assessment and consultation and do not require a further equalities impact assessment of the Plan to be carried out.

10. PERFORMANCE MANAGEMENT IMPLICATIONS

- 10.1 The NEEAAP 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 NEEAAP 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

- 11.1 The NEEAAP 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 NEEAAP 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.