

**MINUTES OF THE MEETING OF THE LOCAL PLAN CABINET SUB-COMMITTEE
HELD ON WEDNESDAY, 24 OCTOBER 2018**

COUNCILLORS

PRESENT Ahmet Oykenar, Dino Lemonides and Mary Maguire

ABSENT Nesil Caliskan (Leader of the Council)

OFFICERS: Neeru Kareer (Planning Consultant), May Hope (Local Plan Lead), Sarah Cary (Executive Director Place), Harriet Bell (Regeneration & Environment) and Christine White (Heritage Officer), Metin Halil (Secretary)

**ALSO
ATTENDING:** Councillor George Savva (Associate Cabinet Member)
Councillor Dinah Barry – (Associate Cabinet Member)
Councillor Ahmet Hassan – (Associate Cabinet Member)
Councillor Lindsay Rawlings
Councillor Edward Smith

**1
APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Nesil Caliskan, Harriet Bell (Heritage Officer) and Christine White (Heritage and Urban Design Manager).

Apologies for lateness were received from Councillors' Lemonides and Savva.

**2
DECLARATION OF INTEREST**

There were no declarations of interest.

**3
URGENT ITEMS**

There were no urgent items.

**4
ENFIELD'S NEW LOCAL PLAN 2036 DRAFT FOR PUBLIC
CONSULTATION**

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The Sub Committee received a covering report and the new draft Local Plan 2036.

(Report No. 101)

The following points were highlighted:

- The Council had been working on the draft Local Plan under previous administrations and an initial Issues & Options consultation exercise was undertaken in late 2015/16.
- The National Planning Policy Framework (NPPF) establishes a need for all Local Authorities to have up to date plans which must be kept up to date every 5 years.
- Over the past 10 years, Enfield, has changed and significant areas have been regenerated and to date Enfield is a place that is successful in attracting new residents, jobs investors and visitors.
- Enfield's existing Local Plan comprises a number of documents that have been adopted by the Council: Core Strategy (Nov 2010), Development Management Document (Nov 2014), North Circular Area Action Plan (Oct 2014), North East Enfield Area Action Plan (June 2016 and Edmonton Leaside Area Action Plan (currently under examination).
- The Core Strategy was brought forward at a time that was a very different climate to the one faced today. Population growth and the national and London wide housing crisis was not on the planning agenda, back then, as it is now. The Council had moderate housing targets, challenging for the time, but moderate in comparison to today's housing challenges.
- The Mayor of London is proposing the Council builds 135% more homes than its current target. That is the figure of 798 being driven up to just under 1900 homes. A local housing need assessment undertaken in 2015 for the borough projected this figure to be in the region of 2400, just to meet the needs of local population growth and household formation. The national position set by central government is an even higher figure suggesting 3500 be built every year.
- The new NPPF has established that, for the first time, for local authorities who are at the start of a new local plan making process will now need to use a national a standard methodology to assessing housing need for its local area. Central Government is due to issue the standard methodology in December 2018 and this will be used to assist officers to assess and pinpoint what the actual housing need figure should be for this new local plan.
- In terms of the challenge for Enfield, with a Core Strategy approach adopted in 2010, on average over the past 5 years, the Council has only delivered 550 homes per year. This is well below existing and future targets. With over 3,000 families in temporary accommodation and half the Council housing stock being lost through rent to buy the Council has to change and respond to these situations by looking at this Local Plan as a way of planning differently so as to meet its housing, economic, social and environmental responsibilities.

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- In December 2015, the Council undertook the first stage process of the Local Plan review, which was an issues and options public consultation. The generic options provided covered where growth could be directed i.e. Lee Valley Corridor, Green Belt, Town Centres, the A10 Corridor, Council Estates, the feedback received was used to gauge the priorities of residents for future growth in the borough.
- In 2017, the Council undertook a further initiative of consultation called the Enfield Conversation (Pilot Project Scheme) which consisted of five detailed workshops again with a view to understand residents priorities and during the same time, The Mayor of London also came forward with the new Draft London Plan and National Planning Policy has also been revised.
- With all of the above it would seem only right to go back to an Issues & Options stage and start the process again in light of significant changes. However, this time the 2018 Issues & Options Local Plan provides more detail on both spatial growth options and thematic policy approaches.
- Exhausting all reasonable opportunities on Brownfield land, making underused land work harder and optimising densities remain the first principles of a Local Plan. However, this must be tested against deliverability and availability and a 'Call for Sites' will be re-run to understand what sites are available and considered deliverable for development over the next 15 years.
- If the Council did not progress with an up to date new Local Plan, it could slow down the delivery of the types of homes, jobs and community facilities the Council needs.
- Any development in growth must be positively plan led and the purpose of a Local Plan is to pro-actively manage growth, but in a way that ensures that the framework provides for addressing wider issues.
- The new Local Plan headlines are highlighted at paragraph 3.16 of the officer report and in addition to these, the new Local Plan makes an even stronger commitment to high quality place making and environmental standards.
- Paragraph 3.17 of the report sets out how the Council will have to plan differently and make some radical choices if it is to meet the challenges we face. The draft Plan identifies 5 broad spatial options where development could be realistically accommodated.
- In terms of the Consultation Strategy, consultation and evidence gathering has been going on only for the past 18 months towards the draft new Local Plan for consultation.
- This version is a Regulation 18 document representing the first of two formal stages of public consultation before it is then submitted for independent examination.
- The plan making process will include the involvement of a number of stakeholders with the emphasis being placed on their input at an early stage and continued input throughout.
- To ensure that the Council reaches as many people and groups as possible regardless of age, gender, gender re-assignment, disability, ethnicity, race, religion, belief or sexual orientation instead of the

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statutory 6 week period, the Council proposes a 12 week consultation using a variety of methods outlined in paragraph 3.25 of the report including digital and traditional methods ..

NOTED

1. The Public Consultation would include press notices, newspaper articles, press adverts including ethnic press using a fine balance of traditional and digital methods. Officers would be working with portfolio holders and attending area and ward forums and with the Chair, also attending main hub libraries.
2. In terms of urban greening, the policy approach is very pro-active and firm. The Council does have a very dedicated tree officer (planning) who has made a difference to greener spaces since his appointment to the Council in 2011.
3. Concern was expressed regarding the lack of public transport investment and accessibility particularly bus routes in the borough. Whilst there are good radial routes for buses and trains in the borough orbital routes are less than good.
4. In terms of job opportunities, it is a planning responsibility to provide the right framework to protect employment land and create the right conditions so that new employment sectors can emerge alongside existing sectors thereby creating greater job opportunities to come forward that provide for better paid jobs as part of the need to tackle deprivation and balanced communities.
5. The Council need new policies that will support the number of struggling high streets in the borough, as they all offer something different. Some may need to be allowed to expand and some to contract. Some may need very clear directional policies' and some may need greater flexibility. Differing land uses within town centres i.e. residential would need mitigating measures against the commercial uses particularly night time and evening economies. So that conflicts of differing land use can start to work side by side. All of Enfield's town centres will see some residential growth and the Council needs to balance this with the right kind of town centre uses.
6. Officers have been briefing Cabinet members, on the draft Local Plan, before coming to the sub-committee. There will also be briefing sessions at group meetings for all members. During the 12 week consultation period members are encouraged to contact officers to go through the Local Plan as part of one to one briefings. Officers can also be invited to ward and group forums and would welcome Members getting actively involved so that the widest possible coverage is given to this public consultation stage. This is the responsibility of all councillors to be able to help officers to communicate the draft Local Plan to all.
7. Officers provided a step by step guide to delivering the Local Plan.
8. Concern was expressed at the variance in new homes figures i.e. GLA figure of 1,876, Central Government figure of 3,500, officers responded that there is no standard way to assess need which has led to these

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variances. Central Government has said it would publish standard methodology by December 2018 which would be based on the latest release of population projections. Officers doubted that Brexit would be factored into the projections at this stage.

Alternative Options Considered: Noted the following alternative options which had been considered as set out in section 4 of the report:

1. Without starting work on a new Local Plan the Council will not meet its statutory obligation to have an up to date Plan in place as directed by National Policy. The borough will not be able to meet its housing requirements which in turn will leave the local planning authority vulnerable to piecemeal and inappropriate development in unacceptable locations. This Local Plan consultation represents an important stage in the development of Enfield's new Local Plan. The Core Strategy (2010) is now out-of-date and it remains important to progress an up-to-date planning policy framework for the borough in order to meet development and growth needs, comply with Government policy to update plans every five years, ensure there is a five year housing supply, protect and enhance the environment of the borough, and avoid the risk of 'planning by appeal'.

DECISION The Local Plan Cabinet Sub Committee agreed:

1. To approve the draft new Local Plan 2036 at Appendix 1 for the purposes of public consultation under Regulation 18 of the Town and Country Planning Local Plan Regulations 2012. Approval is sought to consult Enfield's residents, businesses, stakeholders and statutory bodies on the draft vision, objectives, growth options and planning policies.
2. To agree that the Executive Director for Place in consultation with the Portfolio holder for Property and Assets agree appropriate changes to the draft document, associated supporting documents and consultation material required in the run-up to and during the public consultation process.

Reasons for recommendations:

1. The Council is required by legislation to have an up-to-date Local Plan. Consultation and engagement with stakeholders and the public is integral to the Local Plan and will help inform and shape the planning policies and Enfield's spatial approach to the challenges up to 2036.

(Key Decision reference number KD: 4686)

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The Sub Committee received a covering report and the new draft Heritage Strategy
(Report No. 100)

The following points were highlighted:

- Members had been briefed on the Draft Heritage Strategy as they had been on the Local Plan.
- Having an up to date Heritage Strategy is a National and Local Policy commitment. This update comes at a time where members and the community are debating the challenges of growth and pressures the borough is facing.
- It was with intention that officers seek to progress consultation on this draft Heritage strategy alongside the draft Local Plan and it too will run a 12 week consultation process. It was important that as a borough that is facing tough decisions and challenges, that enough time and resource is given to the borough's built environment and heritage assets both past, present and future.
- It is therefore well worth running the public consultation for both the Local Plan and Heritage Strategy, side by side for the following reasons:
 - a. The Heritage strategy recognises that heritage can be a positive factor in realising growth options or ambitions and securing quality place making.
 - b. Heritage can be central to how a place transforms and how changes are brought forward. It can also set a marker for new high quality design across the borough.
 - c. It recognises the importance of Heritage as a sense of place and identity and how it can be a positive factor in securing place making.
 - d. The strategy has a commitment to design, underpinning conservation and enhancement of our built and historic environment.
 - e. The strategy looks at a commitment to deciding a course of action for Broomfield House.
 - f. There is also a commitment to making archives and museum collections more accessible, with continued digitising so as to protect their longevity.
 - g. As a focus on heritage and cultural practises, that there is the importance of memory making and culture across the borough.
 - h. The strategy also promotes opportunities for inward investment, partnership working and securing funding.
- As a wide spanning document, the purpose of the strategy is not defining what heritage is, but it accepts and includes archives, buildings, museums, collections, landscape, festivals, ethnicity, faith, practises, architecture, archaeology, cultural practises, design and more.
- The draft strategy is intended to engage residents, workers, youth, old, visitors, decision makers and professional advisers on investors.

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- Input to the strategy by focus groups, workshops, study groups, community and civic organisations across the borough.
- The strategy sets out how the Council will approach Heritage, through regeneration opportunities, development management, local studies & archives, property services, highways, etc.
- It is a very high level statement about pointing to how the Council can manage and resource Heritage and where funding should be directed.
- Officers have directed that this strategy should be a supplementary planning document (SPD). Which will mean that it amplifies the policies in the adopted core strategy and DMD. Brought forward at the same time officers are deciding on policy approaches in the new Local Plan.
- The Heritage strategy, as an SPD and after the consultation, will be coming back to the Local Plan Cabinet Sub Committee sometime next spring/summer. Where officers have considered comments made on it and make a recommendation for members to formally adopt it as supplementary planning guidance.

NOTED

1. Praise for the draft strategy and involvement of local people in looking after the borough's assets and in valuing them and more widely known to the residents of Enfield.
2. Concern that there should be more involvement, in some of the other parts of the borough, if people could get to the assets i.e. better bus routes to access various heritage sites in the borough i.e. Forty Hall. Poor bus routes in those directions, restricts integration of the east and west of the borough. The strategy should be promoting wider stewardship of the borough's assets and this will be communicated to relevant officers.
3. The Local List (Heritage sites) had been reviewed last year and new properties were added to the list. It is a rolling programme for listing and therefore the Council's local listing will sit side by side just as statutory listed properties do. The Council has policies within the emerging Local Plan and existing local plan policies, which provide guidance to local listings.
4. This is a Heritage and cultural strategy and less of a planning document. Conservation areas are heavily protected in the existing Local Plan and emerging Local Plan. There appraisals and reviews are very much embedded in planning policy. Conservation areas are therefore very much covered and the strategy would not need to repeat planning guidance.

Alternative Options Considered: Noted the following alternative options which had been considered as set out in section 4 of the report.

1. An alternative would be not to produce a new Heritage Strategy. This would also reverse previous decisions in Operational DARs taken by the Director of Regeneration and Environment (December 2016) which authorised the start of work on a new heritage strategy and by the

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Programme Director for Meridian Water (August 2018) authorising first stage consultation on the draft with focus groups. This would leave Council policy out of date with the revised NPPF and other national policy and guidance.

2. An alternative would be not to consult on the new Heritage Strategy. However, this would be contrary to the outcomes of the 2013 Heritage Conference and limit the validity of the document as a largely collaborative production. It would also prevent adoption as SPD.

DECISION The Local Plan Cabinet Sub Committee agreed:

1. To approve the draft Strategy and commence public consultation on the draft Council Heritage Strategy: Making Enfield attached at Appendix 1.
Agree that the Executive Director of Place, in consultation with the Cabinet Member for Property and Assets, be authorised to make:
 - a. minor amendments to the draft Heritage Strategy prior to public consultation
 - b. the necessary amendments to the draft Heritage Strategy in light of comments received and for consideration by Local Plan Sub Committee by the end of the municipal year.

Reasons for recommendations:

1. Revising the Heritage Strategy will provide an aspirational vision for Enfield's heritage that is up-to-date with existing policy and practice, can support bids for inward investment and can be used to prioritise resources and identify funding opportunities. The new Strategy will embrace the Council's growth agenda and set out how heritage can be a positive factor in realising its ambitions and securing quality placemaking.
2. NPPF para. 185 requires that plans should set out a positive strategy for conserving and enhancing the historic environment. There is no guidance as to what form that should take. Adopting the Heritage Strategy as SPD will ensure that it has clear status in relation to the Local Plan and Council practice and is a material consideration in the Council's decision-making process. Not updating the Heritage Strategy could lead to the deterioration and loss of heritage and the loss of opportunity to drive good placemaking as part of the growth agenda.
3. The new Strategy is a collaborative Council-community document developed from two community workshops and other stakeholder engagement sessions, underlining it as a collaborative Council-community document.

6
MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 18 September 2018 were agreed as a correct record.

7
DATES OF FUTURE MEETINGS

NOTED the dates agreed for future meetings of the committee:

Thursday 24 January 2019
Tuesday 26 March 2019