

Interim IIA findings

Regulation 18 Local Plan

Final report

Prepared by LUC

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Interim IIA findings
Regulation 18 Local Plan

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Appendix ...

Interim IIA findings Regulation 18 Local Plan

Please note: This Interim IIA Report contains the findings of the IIA work as of 20 May 2021 and therefore does not reflect any subsequent changes that have been made to the Local Plan. Any changes made to the Local Plan after 20 May will be reflected in the full IIA report to be published before the Full Council meeting on 9th June 2021. Therefore, any policy or site appraisals are still subject to change.

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Chapter 1

Introduction

1.1 Enfield Council commissioned LUC in March 2021 to carry out an Integrated Impact Assessment (IIA), of Enfield's Regulation 18 Draft Local Plan, comprising:

- Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA);
- Health Impact Assessment (HIA);
- Equalities Impact Assessment (EqIA);
- Community Safety Impact Assessment (CSIA); and
- Habitats Regulations Assessment (HRA).

1.2 The HIA, EqIA and CSIA have been integrated into the SA/SEA and are being undertaken and presented as a single IIA. Therefore, for simplicity within this report we refer just to the IIA, which should be taken as incorporating SA, SEA, HIA, EqIA and CSIA. The HRA has been carried out as a separate process due to needing to meet separate legal requirements, and a separate HRA Report has been prepared.

1.3 This is an Interim IIA Report that has been produced to provide the London Borough of Enfield's (LBE) Members with the findings of the IIA work undertaken to date alongside the preparation of the Regulation 18 Draft Local Plan. It does not constitute a full IIA Report that meets the requirements of the SEA Regulations (the full IIA Report is being prepared in time for the Regulation 18 public consultation). This Interim IIA Report contains the findings of the IIA work as of 20 May 2021 and therefore does not reflect any subsequent changes that have been made to the Local Plan. Any changes made to the Local Plan after 20 May will be reflected in the full IIA report. Therefore, any policy or site appraisals are still subject to change. This Interim IIA Report is structured as follows:

- **Chapter 1:** Introduction, including the IIA Framework
- **Chapter 2:** IIA findings for the 2018 Issues & Options Local Plan, including:
 - 2018 Draft Vision & Objectives
 - 2018 Growth (spatial distribution) options
 - 2018 Draft Policy approaches
- **Chapter 3:** IIA findings for the 2021 Regulation 18 Draft Local Plan, including the following elements:
 - Spatial Options included in Chapter 2 (and reasonable alternatives considered by LBE)

- Site Options included in Policy SP H1: Housing development sites in Chapter 8 and Policy SP E1: Options for employment and growth in Chapter 9.
- Draft policies included in Chapters 4, 5, 8, 9 and 10
- **Appendix A:** sets out the IIA assumptions used for appraising the site options
- **Appendix B:** presents the appraisal matrices for the site options

Appraisal methodology

IIA framework

1.4 The development of a set of IIA objectives (known as the IIA framework) is a recognised way in which the likely environmental and sustainability effects of a plan and reasonable alternatives can be described, analysed and compared. The IIA framework for the Local Plan is presented in **Table 1.2** and was originally developed by AECOM from the analysis of national, regional and local policy objectives, baseline information, and key sustainability issues identified in the Plan area.

1.5 The IIA framework comprises a series of IIA objectives, each accompanied by a set of guide questions that were used to appraise the performance of the Local Plan against the IIA objectives, including overall alternative spatial strategies for growth being considered by the Council for inclusion in the Local Plan.

1.6 The relationship between the 'SEA Topics', which are the specific topics that SEA is required to cover, as per Schedule 2 of the SEA Regulations, is shown in the final column of **Table 1.2**. It can be seen that a number of the IIA objectives cut across SEA Topics, showing how inter-related many of these are.

Refinements to the IIA framework

1.7 As a result of the review of earlier IIA work undertaken by AECOM, LUC proposed some refinements to the original IIA framework developed by AECOM. LUC has restructured the framework to clearly state the headline objective for each topic, in addition to moving some of the detail contained within AECOM's list of objectives to the appraisal questions columns, whilst ensuring that all SEA topics are covered. The

framework addresses any relevant concerns expressed by the statutory consultees in the IIA Scoping Report.

Site assessment assumptions

1.8 IIA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, for each of the IIA objectives in the IIA framework, a clear set of decision-making criteria and assumptions for determining significance of the effects were developed. These assumptions set out clear parameters within which certain IIA effects would be given, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. The assumptions are presented in **Appendix A**. The performance of the sites against the site assessment assumptions were used, alongside other technical assessments, to inform Enfield Council's selection of individual site allocations.

Key to IIA effects symbols

1.9 The findings of the IIA are presented as colour coded symbols showing an effect for each option against each one of the IIA objectives along with a concise justification for the effect given, where appropriate. The colour coding is shown in **Table 1.1** below.

Table 1.1: Key to IIA effects symbols

++	Significant positive effect
++/-	Mixed significant positive and minor negative effect
+	Minor positive effect
0	Negligible effect
-	Minor negative effect
--/+	Mixed significant negative and minor positive effect
--	Significant negative effect
++/--	Mixed significant positive and significant negative effect
+/-	Mixed minor positive and minor negative effect
?	Uncertain effect
N/A	Not applicable

Table 1.2: IIA framework used to appraise the Enfield Local Plan – 2018 Issues & Options and 2021 Regulation 18 Draft Local Plan

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
<p>IIA objective 1: Ensure the Local Plan serves to minimise LBE's per capita CO₂ emissions such that the Council will become a carbon neutral organisation by 2030, and a carbon neutral Borough by 2040.</p>	<p>Minimise greenhouse gas emissions from industrial and commercial activities?</p> <p>Improve strategic public transport infrastructure?</p> <p>Ensure a complementary mix of land uses within compact communities that minimises the length of journeys to services and facilities, in addition to employment opportunities?</p> <p>Increase the proportion of journeys made on foot or by cycle, and developments are of a sufficient density to support and enhance local services and public transport provision?</p> <p>Provide roadside green infrastructure, particularly trees, which could help absorb carbon dioxide?</p> <p>Sustainable transport is addressed separately under IIA objective 12.</p>	<p>Climatic factors</p> <p>Air</p>
<p>IIA objective 2: Ensure resilience to climate change particularly mindful of the likelihood of climate change leading to problematic high temperatures, worsened flood risk and increased risk of drought.</p>	<p>Require the incorporation of sustainable design and construction techniques in development?</p> <p>Ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?</p> <p>Reduce the risk of damage to people, property and infrastructure from extreme weather events?</p> <p>Flood risk is addressed separately under IIA objective 17.</p>	<p>Climatic factors</p> <p>Human health</p> <p>Biodiversity, flora and fauna</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p>
<p>IIA objective 3: Deliver housing to meet agreed targets and support an appropriate mix of housing types and tenures, including affordable and specialist housing, including housing for the elderly and disabled people.</p>	<p>Provide for a range of housing type and tenures to meet identified housing needs?</p> <p>Provide affordable housing to meet identified needs?</p> <p>Address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?</p> <p>Provide specialist accommodation for those with disabilities?</p> <p>Make provision for homes that can be adapted to support independent living for older and disabled people?</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p> <p><i>Equalities Impact Assessment</i></p>

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
<p>IIA objective 4: Improve the physical and mental health and wellbeing of Enfield residents and reduce health inequalities between local communities within the Borough.</p>	<p>Improve access to healthcare and provide new or enhanced local health services to support new and growing communities?</p> <p>Contribute to narrowing health inequalities?</p> <p>Improve access to outdoor and indoor sport and leisure facilities, in addition to recreation facilities?</p> <p>Improve access to open space and the countryside, including Lee Valley Regional Park, recognising its sensitivity to human disturbance?</p> <p>Provide, steward and maintain green infrastructure assets and networks, ensuring that these are linked into new and existing developments, to improve the connectivity of green space and green networks?</p> <p>Limit the risk of air, noise and light pollution on local people?</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p> <p><i>Equalities Impact Assessment</i></p>
<p>IIA objective 5: Support good access to services, facilities and wider community infrastructure, for new and existing residents, mindful of the potential for community needs to change over time.</p>	<p>Will it maintain and improve access to key services and facilities for all sectors of the population? / Ensure proposals retain or re-provide existing social infrastructure?</p> <p>Will it improve access to community facilities?</p> <p>Make provision for religious places of worship?</p> <p>Provide new and improved education facilities, which will support raising attainment and the development of skills, leading to a work ready population of school and college leavers?</p> <p>Improve educational attainment, qualification levels and participation in education and training?</p> <p>Access to more general services and facilities is addressed separately under IIA objective 10.</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p> <p><i>Equalities Impact Assessment</i></p>
<p>IIA objective 6: Encourage social inclusion, promotion of equality and a respect through diversity.</p>	<p>Reduce poverty and social exclusion in those areas most affected?</p> <p>Develop social cohesion through good urban design, using the healthy streets indicators and community spaces that act as a catalyst for community cohesion?</p> <p>Make provision for open space within town centres and new developments, encouraging interaction amongst residents?</p>	<p>Population</p> <p>Human health</p> <p><i>Health Impact Assessment</i></p> <p><i>Equalities Impact Assessment</i></p>

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
	Make the public realm safe and attractive to use by pedestrians?	
IIA objective 7: Reduce crime and increase community safety.	<p>Support targeted interventions to reduce crime and increase community safety, guided by LBE's Crime and Community Safety team, and ensure high quality new developments that are future proofed?</p> <p>Reduce levels of crime, anti-social behaviour and the fear of crime through high quality design and intervention, i.e. street layout, public space provision, passive surveillance, lighting, etc.?</p> <p>Encourage access to, and the provision of, community and youth facilities in more deprived neighbourhoods?</p> <p>Increase the perception of safety from crime?</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p> <p><i>Community Safety Impact Assessment</i></p>
IIA objective 8: Focus on delivering the 'Vision Zero' target for road safety.	<p>Apply healthy streets principles to ensure pedestrians and cyclists can travel safely?</p> <p>Ensure safe street design so as to encourage walking and cycling?</p>	<p>Population</p> <p>Human health</p> <p><i>Health Impact Assessment</i></p>
IIA objective 9: Support a strong, diverse and resilient economy that provides opportunities for all.	<p>Support the growth of Strategic Industrial Locations and Locally Significant Industrial Sites?</p> <p>Ensure a sufficient supply of land to meet local employment needs?</p> <p>Provide opportunities for start-up companies and expansion of local companies, particularly in high-performance technologies, business and professional services?</p> <p>Help diversify employment opportunities locally, including employment within the social enterprise, voluntary and community sectors and a growing higher wage economy?</p> <p>Improve access to jobs for local people from all sectors of the community that will reduce inequality between standards of living?</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p>
IIA objective 10: Support the vitality of the Borough's town and local centres.	<p>Enhance the vitality and vibrancy of town and local centres?</p> <p>Encourage the retention of and expansion of town and local centre commercial and retail uses?</p>	<p>Population</p> <p>Material assets</p>

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
	<p>Provide for a range of homes within the town and local centres?</p> <p>Promote regeneration in the Borough?</p> <p>Provide, protect or enhance locations for cultural activities, including the arts?</p>	
<p>IIA objective 11: Minimise air pollution.</p>	<p>Protect and improve air quality in the Borough which is entirely designated as an Air Quality Management Area (AQMA)?</p> <p>Support reduced air pollution in existing hotspots and avoid the creation of new air pollution hotspots, contributing to the achievement of the national and London-wide targets.</p> <p>Minimise air pollution caused by traffic and commercial uses?</p> <p>Address traffic congestion within the Borough and along key routes through neighbouring areas, with a focus on emission reduction, health impacts and the delivery of pedestrian friendly urban design?</p> <p>Mitigate the impacts of unenclosed waste facilities on dust and particulate pollution in less industrialised areas?</p>	<p>Air</p> <p>Human health</p> <p><i>Health Impact Assessment</i></p>
<p>IIA objective 12: Minimise the need to travel and support a modal shift away from the private car.</p>	<p>Make provision for safe and easy access to public transport services?</p> <p>Promote and facilitate the use of electric cars and sustainable modes of transport?</p> <p>Promote compact, mixed-use development, which encourages walking and cycling for short journeys?</p>	<p>Population</p> <p>Air</p> <p>Human health</p> <p>Climatic factors</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p>
<p>IIA objective 13: Deliver biodiversity net gain at an ambitious scale and avoid/mitigate impacts to valued</p>	<p>Maintain the integrity of the Epping Forest SAC?</p> <p>Protect locally designated and non-designated biodiversity sites from both the direct and indirect adverse effects of development?</p> <p>Avoid impacts of development and human disturbance on Lee Valley Regional Park?</p>	<p>Biodiversity, flora and fauna</p>

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
habitats and ecological networks.	<p>Safeguard and strengthen local ecological/green infrastructure networks that contribute to ecological connectivity both within Enfield Borough and their links with ecological networks in neighbouring boroughs?</p> <p>Deliver targeted enhancements that improve the functioning of networks and are supportive of established conservation objectives?</p> <p>Ensure that known biodiversity of brownfield sites is given due weight reflecting its ecological interest and value?</p> <p>Deliver biodiversity net gain through individual development contributions?</p> <p>Take into account opportunities to enhance biodiversity in the layout and design of development, including allowing species to adapt to climate change?</p>	
IIA objective 14: Sustain and enhance the significance of heritage assets.	<p>Support the integrity, special interest, character, appearance and historic setting of historic settlements and heritage assets, both designated and non-designated?</p> <p>Facilitate enhancements to the fabric and setting of the historic environment?</p> <p>Support access to, interpretation and understanding of the historic environment (including through investigations and studies which better reveal the significance of archaeological assets)?</p> <p>Protect, maintain and enhance scheduled monuments and archaeological sites, and their setting?</p> <p>Protect, maintain and enhance registered parks and gardens, and their settings?</p> <p>Improve participation in cultural activities?</p> <p>Promote greater understanding and enhancement of the Borough's historic environment, such as parks and open spaces, and areas with a particular heritage significance?</p> <p>Help foster heritage-led regeneration?</p>	Cultural heritage including architectural and archaeological heritage
IIA objective 15: Protect and enhance the character, quality	<p>Protect and enhance the landscape and townscape through the appropriate location, layout and design of new development, including the preservation of important open gaps and key views?</p> <p>Protect and enhance the local distinctiveness and contribution to a sense of place?</p>	Landscape Cultural heritage including architectural and archaeological heritage

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqlA and CSIA)
and diversity of the Borough's landscapes and townscapes.	Contribute to London-wide Green Infrastructure objectives, including in respect of the Lee Valley Regional Park?	
IIA objective 16: To achieve efficient use of land and materials.	<p>Avoid development of high quality agricultural land?</p> <p>Ensure the re-use and redevelopment of brownfield sites?</p> <p>Make efficient use of recycled and secondary materials?</p> <p>Encourage minimisation, reuse and recycling of waste?</p> <p>Protect mineral resources and ensure development avoids sterilisation of local mineral reserves?</p>	<p>Soil</p> <p>Material assets</p>
IIA objective 17: To manage and reduce the risk of flooding	<p>Minimise the risk of flooding to people, property and infrastructure from rivers?</p> <p>Avoid development in locations at risk from flooding or which could increase the risk of flooding elsewhere, taking into account the impacts of climate change?</p> <p>Create development that incorporates Sustainable Urban Drainage Systems (SUDS) (including their long-term maintenance) to reduce the rate of run-off and the risk of surface water flooding and combined sewer overflows?</p>	<p>Human health</p> <p>Water</p> <p>Climatic factors</p> <p><i>Health Impact Assessment</i></p>
IIA objective 18: Minimise water use and protect water quality.	<p>Ensure that development does not lead to the deterioration of groundwater, surface water or river water quality?</p> <p>Locate development where adequate foul drainage, sewage treatment facilities, adequate potable water supply and surface water drainage can be made available?</p> <p>Require the incorporation of SUDS?</p> <p>Increase water efficiency, particularly in new developments through innovative design measures?</p>	<p>Water</p>

Chapter 2

IIA findings for the Issues & Options Local Plan (2018)

Introduction

2.1 This chapter sets out the IIA findings for the plan options that were presented in the 2018 Issues & Options consultation document for the Enfield Local Plan. The options in that document comprised the draft vision and growth objectives, a set of seven growth (spatial distribution) options and a number of policy approaches presented under nine themes:

- Historic environment
- Design
- Housing
- Economy
- Town centre
- Social infrastructure
- Green infrastructure
- Transport
- Sustainable infrastructure

2.2 The options in the 2018 Issues & Options document have been appraised against the current IIA framework and the IIA findings presented in this IIA Report to help meet the SEA Regulations, which require the likely effects of the plan and 'reasonable alternatives' to be assessed and described. The IIA findings for the 2018 draft vision and growth objectives are discussed first, followed by the findings for the seven growth (or spatial distribution) options, and then the findings for each set of policy options in the order of the nine themes listed above.

IIA findings for the 2018 draft vision and growth objectives

2.3 The draft vision in the 2018 Issues & Options document was as follows:

A Place for Affordability & Accessibility

By 2036, Enfield will be a borough that provides for its residents with a choice of homes and public services to meet actual need and affordability through the successful delivery of thriving neighbourhoods that are environmentally conscious and embrace active, resilient and healthy lifestyles.

A Place of Opportunity & Enterprise

New economies are secured to bring competitiveness of the borough's employment areas to attract regional, national and international investors across all sectors to successfully deliver new jobs and assist in securing the provision of employment training opportunities for local residents.

Enfield will be a place of local entrepreneurs and 'makers' of craft and creativity where people want to innovate and do business; where levels of educational attainment, economic activity and entrepreneurship are the greatest in London; where people have access to jobs in sectors that enjoy prosperity and long-term growth; and where high-speed communications and smart technologies will lead the way in accommodating and being part of London's growth sectors.

A Place for Diversity & Equality

Prosperity is shared across the whole borough to enable people to reach their potential through access to high quality schools and learning. Enfield residents will enjoy an opportunity for active and attractive places to live and work in healthy

environments. Our youth and most vulnerable residents will be supported through improved health, education and skill levels to enable everyone to fulfil their potential.

New and regenerated neighbourhoods will be safe and defined by the highest standards of well designed, affordable, accessible and eco-friendly homes and with access to public spaces.

Residents will have improved health and wellbeing and quality of life, improvements to open spaces, as well as new employment opportunities, ensuring that the benefits of growth, regeneration and investment reach everyone in the borough.

A Place that Delivers

Enfield will be an exemplar borough of how joined up partnerships, approaches to regeneration and investment can maximise opportunities to deliver for local people. The Council will deliver on several key regeneration schemes including our flagship Meridian Water project.

New transport infrastructure projects for rail, road and cycling will deliver reduced congestion and improved air quality. The early delivery of Four Tracking of the West Anglia Mainline as an early stage of Crossrail 2 will increase rail capacity, unlock and begin the accelerated regeneration of the eastern corridor and prepare for Crossrail 2.

2.4 The Council then set out a series of growth objectives to achieve the draft vision, under four overarching objectives:

1. Promoting and managing growth

- To promote growth and help achieve sustainable patterns of development by focusing new development in the borough's main town centres and areas around all stations, transport corridors, housing estate renewal and regeneration programmes, the eastern corridor and low density industrial areas, and through a strategic plan-led approach to the release of Green Belt land where they are accessible and sustainable;
- To meet locally assessed housing need across the borough through the creation of high quality developments in a phased programme to help meet existing and future housing needs;
- To build strong and inclusive communities by providing diversity of type, size and tenure of housing including affordable homes to meet local housing needs, tackle homelessness and to deliver as a minimum the annual housing target of at least 1,876 new homes as set out by the draft new London Plan;
- Respect and enhance the character of the borough's cultural, built heritage and neighbourhoods;
- Encourage and maintain a mixture of town centre uses in Enfield Town, Angel Edmonton, Edmonton Green, Palmers Green and Southgate, and the borough's local centres and local parades;
- To improve the health and wellbeing of Enfield's population and reduce health inequalities through promoting good growth and spatial planning, supporting healthier lifestyles and environmental improvements, as well as ensuring appropriate access to health facilities; and
- To enhance the quantity, quality and density of the borough's Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS), including the possibility for substitution and consolidation, to enable new and emerging businesses in sectors, whilst supporting opportunities for a mixture of uses and co-location.

2. Achieving design excellence

- To promote high quality, safe and sustainable designed buildings, places and streets; and
- To promote and protect high levels of amenity and quality of life to make Enfield an attractive, successful and vibrant place for all – residents, workers and people visiting.

3. Enhancing Enfield's assets

- To enhance the unique historic environment of Enfield and the character, distinctiveness of the borough's conservation areas and other historic and valued buildings, cultural spaces and places;
- To improve access to existing open spaces and manage open space deficiency; and
- To protect conditions for biodiversity.

4. Promoting a green environment

- To provide a strategic spatial planning strategy for growth aligned with, and able to secure the regeneration benefits of, planned new and improved strategic and major transport infrastructure;
- To drive investment in rail, roads and cycling infrastructure to improve connectivity and support economic development;
- To encourage cleaner air;
- To promote low carbon living and working;
- To support the delivery of sustainable infrastructure in the emerging growth areas to enable sustainable mixed-use developments; and
- To manage flood risk.

2.5 Table 2.1 below summarises the sustainability effects for the 2018 draft vision and growth objectives in relation to the IIA objectives, and the findings are described below the table.

Table 2.1: IIA findings for the 2018 draft vision and growth objectives

IIA objective	Draft vision	1. Promoting and managing growth	2. Achieving design excellence	3. Enhancing Enfield's assets	4. Promoting a green environment
IIA1: Climate change mitigation	+?/-?	+?/-?	+	0	+?/-?
IIA2: Climate change adaptation	0	0	+	0	0
IIA3: Housing	+?	++	0	0	0
IIA4: Health and wellbeing	+?	+	+	+	0
IIA5: Services and facilities	+?	0	0	0	0
IIA6: Social inclusion	+?	+	0	0	0
IIA7: Crime and community safety	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0
IIA9: Economy	+?	0	+	0	+
IIA10: Town and local centres	0	++	0	0	0
IIA11: Air pollution	+?/-?	+?/-?	0	0	+?/-?
IIA12: Sustainable transport	+?/-?	+?/-?	0	0	+?/-?
IIA13: Biodiversity	0	0	0	+?	0
IIA14: Historic environment	0	+	0	+	0
IIA15: Landscape and townscape	0	0	0	0	0

IIA objective	Draft vision	1. Promoting and managing growth	2. Achieving design excellence	3. Enhancing Enfield's assets	4. Promoting a green environment
IIA16: Efficient use of land and materials	+/-	0	0	0	0
IIA17: Flooding	0	0	0	0	+?
IIA18: Water	0	0	0	0	0

Explanation of IIA findings for the 2018 draft vision and growth objectives

Draft vision

2.6 The draft vision sets out a general ambition for development to take place in a sustainable way, embracing a mix of social, economic and environmental aspirations. This will enable the Borough to be an attractive place to live, work and invest.

2.7 If the draft vision is achieved, it can be expected to lead to minor positive effects against the following IIA objectives. All effects are recorded as minor because the vision is aspirational and specifics are provided on the exact ways in which the vision will be achieved through the supporting growth objectives (see next section).

- **IIA3: Housing**, because the draft vision embraces growth which provides a choice of homes to meet actual need and affordability.
- **IIA4: Health and wellbeing**, because it seeks to improve residents' health and wellbeing and quality of life, in addition to improvements to open spaces. The draft vision also seeks to deliver neighbourhoods that embrace active, resilient and healthy lifestyles.
- **IIA5: Services and facilities**, because the provision of education and skills training, in addition to other services, is specifically mentioned in the draft vision.
- **IIA6: Social inclusion**, because the draft vision seeks to make LBE a diverse and equal place, where prosperity is shared across the Borough.
- **IIA9: Economy**, because the vision embraces growth by securing new economies that bring competitiveness to the Borough's employment areas, to attract regional, national and international investors across all sectors to successfully deliver new jobs and assist in securing the provision of employment training opportunities for local residents.

2.8 The draft vision is also expected to lead to mixed minor positive and minor negative effects against the following IIA objectives:

- **IIA1: Climate change mitigation**, because although new transport infrastructure projects for rail, road and cycling will help minimise CO₂ emissions, improvements to roads may also encourage use of the private car and an associated increase in emissions.
- **IIA11: Air pollution**, because although improvements to roads will reduce congestion and minimise air pollution, the improvements could also promote use of the private car and exacerbate existing air pollution problems.
- **IIA12: Sustainable transport**, because although new transport infrastructure projects for rail, road and cycling will be delivered and encourage more sustainable and active travel choices, improving roads could encourage use of the private car.

2.9 Due to the fact they are not specifically mentioned, the vision's contribution to the achievement of the following objectives is likely to be negligible: IIA2: Climate change adaptation, IIA7: Crime and community safety, IIA8: Road safety, IIA10: Town and local centres, IIA13: Biodiversity, IIA14: Historic environment, IIA15: Landscape and townscape, IIA16: Efficient use of land and materials, IIA17: Flooding and IIA18: Water.

2.10 All of the effects of the draft vision are subject to some uncertainty since their achievement will depend on the details of the Local Plan policies and site allocations which are designed to implement it.

Growth objectives

1. Promoting and managing growth

2.11 Growth objective 1 is expected to have a significant positive effect in relation to **IIA3: Housing** because it seeks to meet locally assessed housing needs across the Borough by providing a diversity of type, size and tenure of housing including affordable homes, in addition to tackling homelessness. For this reason, a minor positive effect is also expected in relation to **IIA6: Social inclusion**. A significant positive effect is expected against **IIA10: Town and local centres** because the objective focuses growth in the Borough's main town centres, whilst also maintaining a mixture of town centre uses in Enfield Town, Angel Edmonton, Edmonton Green, Palmers Green and Southgate, as well as the Borough's local centres and local parades.

2.12 Minor positive effects are expected in relation to **IIA4: Health and wellbeing** because the objective seeks to improve the health and wellbeing of Enfield's population and reduce health inequalities through promoting good growth and spatial planning, supporting healthier lifestyles and access to health facilities. A minor positive effect is expected against **IIA14: Historic environment** because the objective sets out that all development must respect and enhance the character of the Borough's cultural and built heritage. Mixed minor positive and minor negative but uncertain effects are expected in relation to **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** because although this objective supports growth at town centres and areas around stations, which may reduce use of the private car and associated emissions, it also promotes growth along transport corridors, namely Great Cambridge Road (A10) and North Circular Road (A406). Therefore, it may also encourage use of the private car and exacerbate existing air quality issues. Lastly, growth objective 1 is expected to have a mixed minor positive and minor negative effect in relation to **IIA16: Efficient use of land and materials** because although it supports development of previously developed land at town centres and areas around stations, it also supports development in the Green Belt, much of which is undeveloped.

2. Achieving design excellence

2.13 Growth objective 2 promotes sustainably designed buildings and may therefore help to mitigate the effects of climate change through reductions in CO₂ emissions, whilst also adapting to climate change. Therefore, minor positive effects are expected in relation to **IIA1: Climate change mitigation** and **IIA2: Climate change adaptation**. This growth objective also seeks to protect amenity and quality of life, by making LBE an attractive, successful and vibrant place to be. Therefore, minor positive effects are also expected in relation to **IIA4: Health and wellbeing** and **IIA9: Economy**.

3. Enhancing Enfield's assets

2.14 Minor positive effects are expected in relation to **IIA4: Health and wellbeing**, **IIA13: Biodiversity** and **IIA14: Historic environment** because this objective seeks to enhance the historic environment in LBE, whilst also improving access to existing open spaces and managing open space deficiency, in addition to protecting conditions for biodiversity. The effect against IIA14 is recorded as uncertain because the objective does not specify in what ways biodiversity will be protected.

4. Promoting a green environment

2.15 Growth objective 4 supports the delivery of rail, road and cycling infrastructure improvements, which will support economic development. Therefore a minor positive effect is expected in relation to **IIA9: Economy**. However, due to the fact improvements will be made to roads so as to reduce congestion, people may be more inclined to use the car. Therefore, mixed minor positive and minor negative but uncertain effects are expected in relation to **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport**. A minor positive but uncertain effect is expected in relation to **IIA17: Flooding** because the objective seeks to manage flood risk but does not set out in what ways this will be achieved.

2.16 It is noted that none of the growth objectives explicitly address **IIA7: Crime and community safety**, **IIA8: Road safety**, **IIA15: Landscape and townscape** and **IIA18: Water**.

IIA findings for the growth options considered in the 2018 Issues & Options consultation document

2.17 This section presents the IIA findings for the 'growth' (or spatial distribution) options that are set out in the Local Plan Issues & Options consultation document. Seven broad options for where new housing, employment and other land uses should go to meet the growth being planned for at the time (i.e. the draft London Plan target of 1,876 homes a year for the next 10 years from 2018), as follows:

- Option 1: Main town centres and areas around all stations;
- Option 2: Transport corridors;
- Option 3; Existing estate renewal and regeneration programmes;
- Option 4: Eastern corridor and low density industrial areas;
- Option 5: Future Crossrail 2 Growth Corridor;
- Option 6: The New Southgate and Upper Lee Valley Opportunity Areas; and
- Option 7: Strategic plan-led approach to Green Belt.

2.18 It should be noted that these spatial distribution options are not mutually exclusive, and the Issues & Options consultation document recognised that individually they would not be able to deliver the overall growth required for the Borough, therefore choices would need to be made about which elements of these options would form the spatial strategy in the Enfield Local Plan. However, based on the potential development locations associated with each option as shown on the Strategic Growth Options diagram at Figure 2.2 in the Issues & Options consultation document, the IIA has assumed that more development would be able to be delivered under Options 1 and 2 than the remaining five options. In addition, it is noted that Option 5: Future Crossrail 2 Growth Corridor is no longer a reasonable alternative due to the Government's decision in November 2020 and notice to Transport for London to end spending on Crossrail 2. However, it has been appraised and presented for completeness to reflect the point in time at which it was being considered as a growth option for the Enfield Local Plan.

2.19 Given the 'mix and match' nature of these spatial distribution options, there are sustainability pros and cons with each of them, and no one option comes out as performing the 'best' in sustainability terms. However, Option 1: Main town centres and areas around all stations has the most potentially significant positive effects, because it would provide the most opportunities for new residents to reach employment, education, services and facilities via active and/or sustainable transport modes, which has multiple benefits in terms of health, inclusivity, reducing inequalities, reducing car travel and CO₂ emissions and maximising efficient use of land. This option would still have some potential negative effects on the more environmental IIA objectives in particular. Option 7: Strategic plan-led approach to Green Belt has the most potentially significant negative effects as although some are on the same IIA objectives as for Option 1 (e.g. biodiversity and historic environment), unlike Option 1, it would not provide new development in proximity to sustainable transport opportunities or existing services and facilities, resulting in negative effects on health, access to services, reducing car travel, CO₂ emissions and also efficient use of land (due to the necessary reliance on greenfield sites).

Table 2.2: Summary of IIA effects for the growth options considered in the 2018 Issues & Options document

IIA objective	1. Main town centres and areas around all stations	2. Transport corridors	3. Existing estate renewal and regeneration programmes	4. Eastern corridor and low density industrial areas	5. Future Crossrail 2 Growth Corridor	6. New Southgate and Upper Lee Valley Opportunity Areas	7. Strategic planned approach to Green Belt
IIA1: Climate change mitigation	+++	--/+?	+	+?/-	+++	+	--?/+?
IIA2: Climate change adaptation	0	0	0	0	0	0	0
IIA3: Housing	+++/-	+++/-	-	+	+	+	+
IIA4: Health and wellbeing	++/-?	--/+	+/-	+/-	+/-	+/-	--/+
IIA5: Services and facilities	++/-?	+/-?	+	+	+	+	--
IIA6: Social inclusion	+/-	++/-	++	++	++	++	+
IIA7: Crime and community safety	-?	-?	+	-?	-?	-?	-?
IIA8: Road safety	0	0	0	0	0	0	0
IIA9: Economy	++	++/-	+	++/--?	++/--?	+/-?	--?/+?
IIA10: Town and local centres	++	--/+	+	+	+	+	0
IIA11: Air pollution	+++/--	--/+?	+?/-	--/+?	+++/--	+?/-	--/+?
IIA12: Sustainable transport	+++	--/+?	+	+?/-	+++	+	--/+?
IIA13: Biodiversity	--?	--?	--?	--?	--?	--?	--?
IIA14: Historic environment	--?	-?	0?	-?	-?	-?	--?
IIA15: Landscape and townscape	--	--	+	--/+?	--/+?	--/+?	--

Interim IIA findings
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IIA objective	1. Main town centres and areas around all stations	2. Transport corridors	3. Existing estate renewal and regeneration programmes	4. Eastern corridor and low density industrial areas	5. Future Crossrail 2 Growth Corridor	6. New Southgate and Upper Lee Valley Opportunity Areas	7. Strategic planned approach to Green Belt
IIA16: Efficient use of land	++	++	++	++	++	++	-
IIA17: Flooding	-?	-?	-?	-?	-?	-?	-?
IIA18: Water	-?	-?	-?	-?	-?	-?	-?

IIA1: Climate change mitigation

2.20 Options 1: Main town centres and areas around all stations and 5: Future Crossrail 2 Growth Corridor promote development around tube and railway stations, with Option 1 also supporting development at town centres where everyday services and facilities are located within walking distance of one another. The town centres are highly accessible and also contain multiple bus routes, whilst Crossrail 2 would provide a four train per hour service into the new Meridian Water, Ponders End, Brimsdown and Enfield Lock stations from 2028. These two options are therefore likely to reduce use of the private car and associated CO₂ emissions, with significant positive effects expected in relation to IIA1: Climate change mitigation. However, the effects are recorded as uncertain because levels of walking and cycling within the Borough are not very high and in the case of Option 5, which promotes development along the proposed Crossrail 2 route, delivery of this strategic infrastructure project had not been confirmed at the time of the 2018 Issues & Options consultation. It is also unknown whether people will choose public transport in place of the private car, as this will depend on a number of factors such as cost, timing of services and proximity to their final destination. Options 3: Existing estate renewal and regeneration programmes and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have minor positive effects in relation to this objective because the estates proposed for renewal/regeneration and Opportunity Areas are located within close proximity of some tube and railway stations and may therefore encourage use of public transport. These effects are recorded as uncertain because it is unknown whether people will choose public transport as a replacement to the private car, particularly because Census data from 2011 indicates that the majority of residents use a private car to get work instead of public transport.

2.21 Option 2: Transport corridors is expected to have a mixed significant negative and minor positive effect against IIA1 because it supports development along the transport corridors and partially falls within the built-up urban areas where a number of services and facilities are present. People can therefore easily walk to various amenities. However, the transport corridors comprise Great Cambridge Road (A10) and North Circular Road (A406) and this option would therefore support use of the private car, generating associated CO₂ emissions. The positive effect is recorded as uncertain because levels of walking and cycling within the Borough are not very high, in addition to public transport use. Option 7: Strategic plan-led approach to Green Belt is also expected to have a mixed significant negative and minor positive effect in relation to this objective because the Green Belt in LBE is not located within close proximity to public transport, apart from the area around Crews Hill railway station. Therefore, depending on where development is located, this option would be likely to increase reliance on the private car. However, emphasis is placed on the Crews Hill area in the supporting text to this option, which would potentially reduce reliance on the private car and associated CO₂ emissions. The effect is recorded as uncertain because it is unknown whether people would choose public transport in place of the private car and whether some areas within the Green Belt that are not close to the Crews Hill railway stations would be developed or not. Option 4: Eastern Corridor and low density industrial areas is expected to have a mixed minor positive and minor negative effect against IIA1: Climate change mitigation because although it supports development in the eastern corridor, which contains a number of railway stations and would be within close proximity of the proposed Crossrail 2 infrastructure project, it also contains some areas that are not within close proximity of public transport infrastructure, in addition to everyday services and facilities. Conversely, including industrial land in this growth option provides the opportunity for greater variety in employment, housing and density, reducing distances between homes, schools, the workplace, community and town centres. The positive effect for Option 4 is recorded as uncertain because it is unknown whether people will choose public transport in place of the private car.

IIA2: Climate change adaptation

2.22 Given the high-level nature of these seven options, it is not possible to distinguish between them with respect to climate change adaptation. The distribution of development is not likely to influence sustainable design and construction techniques in development or respond to extreme weather effects as a result of climate change, which will be dealt with through other policies in the plan. Flood risk is dealt with separately under IIA objective 17. All growth options are expected to have negligible effects in relation to this objective.

IIA3: Housing

2.23 Options 1: Main town centres and areas around all stations and 2: Transport corridors are expected to deliver the highest amount of growth when compared to the other five options and would include a mix of housing and employment development, in addition to healthcare, schools, open space and social and community infrastructure. Options 1 and 2 would be achieved by increasing densities and building heights of new development. However, this would not provide the range of housing types needed in the Borough and instead deliver a high proportion of flats, studios and 1-bedroom apartments. This could discriminate

against certain groups of people, such as large families or those with specialist housing requirements. For this reason, Options 1 and 2 are both expected to have a mixed significant positive and minor negative effect in relation to this objective. The positive effect is recorded as uncertain because it is unknown what number of new homes would be delivered. Options 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor, 6: New Southgate and Upper Lee Valley Opportunity Areas and 7: Strategic plan-led approach to the Green Belt are expected to have minor positive effects in relation to this objective because although they are not likely to deliver as much growth as Options 1 and 2, they are still expected to deliver a considerable number of new homes. The effects are recorded as uncertain because it is unknown exactly how many new homes will be provided under these four options. The Issues & Options document noted that the Council is currently running a programme of estate renewal and under Option 3: Existing estate renewal and regeneration programmes, would deliver 3,000 new homes in New Southgate, Ponders End and Edmonton. Therefore, although this option would deliver 3,000 new homes, it would not provide the total number of new homes required across the Borough. Option 3 is therefore expected to have a minor negative effect against this objective.

IIA4: Health and wellbeing

2.24 In LBE, there is an east-west divide in terms of inequality and this correlates with health indicators. According to ONS, LBE is the fifth worst Borough in England for obesity, with significantly high levels of obesity in the east when compared to the west. Option 1: Main town centres and areas around all stations focuses growth around tube and railway stations, as well as town centres, where a number of services and facilities are available, including primary healthcare facilities. Therefore, people would be within walking distance of a number of amenities, which may encourage more active travel choices. This would have beneficial effects on people's physical health and mental wellbeing. However, the amount of development that would be delivered under Option 1 would place a significant amount of pressure on existing services, particularly GP surgeries. Further to this, the supporting text to Option 1 states that the amount of development delivered under this option could potentially require a relaxation in standards for open space provision. This is particularly concerning following the COVID-19 pandemic which has highlighted significant inequalities in access to open space. For these reasons, Option 1 is expected to have a mixed significant positive and significant negative effect against this objective. The negative effect is recorded as uncertain because it is unknown whether open space would be lost or not.

2.25 Option 2: Transport corridors supports development along Great Cambridge Road (A10) and North Circular Road (A406), which partially fall within built up urban areas where a number of services and facilities are present. However, both corridors also include areas where a range of services are not available, which may limit access to healthcare and also discourage more active travel choices (i.e. walking and cycling). Locating development along these A roads is also problematic in that residents would be located adjacent to sources of air pollution, which can have adverse effects on people's health, particularly those who suffer from asthma. Therefore, Option 2 is expected to have a mixed significant negative and minor positive effect in relation to this objective. Option 7: Strategic plan-led approach to Green Belt is also expected to have a mixed significant negative and minor positive effect against IIA4: Health and wellbeing. This is due to the fact there are no GP surgeries located within the Green Belt in the north-west of the Borough and therefore residents would not have easy access to healthcare. However, large-scale development under this option offers an opportunity to provide new GP surgeries.

2.26 According to the IIA Scoping Report, there are very few GP surgeries on the estates within LBE. As such, the delivery of 3,000 new homes under Option 3: Existing estate renewal and regeneration programmes could place a considerable amount of pressure on the limited number of surgeries available. Therefore, Option 3 is expected to have a minor negative effect in relation to this objective. However, this is mixed with a minor positive effect because regenerating estates within the Borough offers an opportunity to deliver new healthcare facilities and improve quality of life through improved housing stock. Options 4: Eastern Corridor and low density industrial areas and 5: Future Crossrail 2 Growth Corridor are expected to have mixed minor positive and minor negative effects against this objective because both options contain areas that are located within close proximity of a number of services and facilities (e.g. primary healthcare facilities) and others that are not. Option 6 focuses development in the Opportunity Areas only and may therefore result in an increase in pressure on existing healthcare facilities in those areas, which are likely to experience considerable population growth. However, it is likely that development of these Opportunity Areas will provide an opportunity to deliver new healthcare facilities in order to meet the needs of a growing population. Therefore, Option 6 is expected to have a mixed minor positive and minor negative effect in relation to this objective.

IIA5: Services and facilities

2.27 Option 1 is expected to have a significant positive effect against IIA5: Services and facilities because it supports development in main town centres and around tube and railway stations, which are built up urban areas where a number of existing services and facilities are present. New residents would therefore not be required to travel far to reach these services, as they would be within walking distance of them. For example, there are a number of primary and secondary schools located within close proximity of most of the tube and railway stations. However, the amount of development likely to be delivered under this option would place increasing strain on services, such as schools, although this is uncertain. Therefore, Option 1 is also expected to have a minor negative but uncertain effect against this objective.

2.28 Option 7 is expected to have a significant negative effect in relation to IIA5 because the Green Belt in the north west of the Borough contains a very small number of schools which are located on the very edge of the Green Belt and not within close proximity of the Crews Hill area.

2.29 Options 2: Transport corridors, 3: Existing estate renewal and regeneration programmes, 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have minor positive effects in relation to this objective because although they tend to be located within built up urban areas where services and facilities are present, these options also contain areas that are not within close proximity of services (e.g. schools). For example, all five options propose development near Angel Road, where only one existing primary school is present and no secondary schools. Option 2 is also expected to have a minor negative effect in relation to this objective because the volume of development would place a lot of pressure on existing services, such as primary and secondary school places, although this is uncertain.

IIA6: Social inclusion

2.30 In LBE, there is an east-west divide in terms of inequality and deprivation. The eastern part of the Borough contains ten Lower Super Output Areas that fall within the 10% most deprived nationally. Options 3: Existing estate renewal and regeneration programmes, 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have significant positive effects in relation to IIA6: Social inclusion because they focus growth in the east of the Borough in some of the most deprived areas, including through estate renewal/regeneration and redevelopment of the Upper Lee Valley Opportunity Area. Option 2: Transport corridors is also expected to have a significant positive effect in relation to this objective because one of two transport corridors, Great Cambridge Road (A10), is located in the east of the Borough, and North Circular Road (A406) runs from east to west, also falling within some of the most deprived areas within the Borough. However, the effect is mixed with a minor negative effect because focusing growth along the transport corridors may exclude those who do not have access to a private car. Option 7: Strategic plan-led approach to Green Belt is expected to have a minor positive effect in relation to this objective because it focuses development in the Green Belt located in the north west of the Borough, and therefore does not address the east-west divide. However, this area of Metropolitan Green Belt does fall within the 30% most deprived areas nationally and is therefore still likely to address poverty and social exclusion to some extent. Option 1: Main town centres and areas around all stations is expected to have a mixed minor positive and minor negative effect against IIA6 because it supports development in the town centres and areas surrounding tube and railway stations, but due to the fact the town centres and tube/railway stations are spread fairly evenly across the majority of the Borough, development would not be directed solely into the more deprived areas. Therefore, although this option would, to an extent, help regenerate the more deprived areas of the Borough, it would also enhance the least deprived areas and not specifically address the gap in inequality between the east and west.

IIA7: Crime and community safety

2.31 The spatial distribution of development is not likely to influence levels of crime, anti-social behaviour, fear of crime and perceptions of safety, which will be more influenced by policies which seek to deliver inclusive design. As set out in the IIA Scoping Report, crime is generally concentrated in the east of LBE and at Southgate, Palmers Green and the boundary LBE shares with Haringey Council, in addition to around public transport nodes. Crime levels have been rising in the area, partly due to the fact LBE has the largest youth population in Greater London, with some of the highest levels of crime recorded in the school-transport corridors. Option 3: Existing estate renewal and regeneration programmes supports the renewal and regeneration of existing estates across the Borough and may therefore help reduce levels of crime, anti-social behaviour and fear of crime at these estates. Therefore, Option 3 is expected to have a minor positive but uncertain effect against IIA7: Crime and community safety. Options 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6:

New Southgate and Upper Lee Valley Opportunity Areas focus development in the east of the Borough, with Option 6 also supporting development of the New Southgate Opportunity Area in the south west of the Borough. Option 2: Transport corridors promotes growth along the transport corridors and Option 1: Main town centres and areas around all stations promotes a more even spread of development across the Borough, including around the tube and railway stations of Southgate and Palmers Green, respectively. Option 7: Strategic plan-led approach to Green Belt, on the other hand, focuses development in the Green Belt in the north west of the Borough. These options are expected to have minor negative but uncertain effects in relation to IIA7: Crime and community safety, unless there are policies in place to support high quality development, in addition to a high quality public realm that supports the integration of communities and natural surveillance including through the co-location of shops, services, community centres and green spaces. Options 1 and 2 are expected to provide the largest amount of new development and may therefore have more of an adverse effect than others because the increase in population could result in higher levels of crime.

IIA8: Road safety

2.32 The distribution of development will not affect the achievement of this objective, which relates to healthy streets principles that encourage walking and cycling, and these could be encouraged through design policies. Therefore, all of the spatial distribution/growth options are likely to have negligible effects in relation to IIA8: Road safety.

IIA9: Economy

2.33 Option 1: Main town centres and areas around all stations promotes growth at the town centres within LBE, in addition to the tube and railway stations. The town centres offer job opportunities and locating growth around tube and railway stations ensures that people have good access to job opportunities elsewhere within and outside the Borough. Development under this option would not result in any loss of existing commercial and industrial floorspace and would instead provide more employment floorspace. According to the supporting text to this option, employment uses are often accommodated in single storey structures and with good design, most employment uses can be located alongside or below homes. Therefore, Option 1 is expected to have a significant positive effect in relation to this objective.

2.34 Options 4: Eastern corridor and low density industrial areas and 5: Future Crossrail 2 Growth Corridor support development within the east of the Borough, where most of Enfield's industrial land is located. A large amount of businesses are concentrated on the older low density industrial sites but due to the proximity of these sites to the proposed Crossrail 2 strategic infrastructure project, their future use may need to be reconsidered so as to make the best use of this land. Therefore, development under this option could potentially result in the loss of some industrial land, although this is uncertain. Conversely, the London Plan identifies LBE as a location where strategic demand for industrial logistics and related uses are anticipated to be strongest and a large number of jobs are expected to be provided under these options. As set out in the supporting text to these options, existing industrial land can be used more efficiently through the introduction of mezzanines, basements and smaller infill units. The proposed Crossrail 2 infrastructure project could also accelerate delivery of new development sites which would in turn deliver much-needed new homes, jobs and economic growth, whilst also improving connectivity into Central London. Therefore, both options are expected to have a mixed significant positive and significant negative effect, with uncertainty recorded against the negative effect.

2.35 Under Option 2: Transport corridors, development would be delivered in similar ways to those described under Option 1. There are likely to be opportunities for intensification of large retail and employment uses, as well as highways land. However, not all of the available sites along the transport corridors are within close proximity of public transport. Therefore, people would not have as easy access to employment opportunities elsewhere within the Borough, unless they have access to a car. For this reason, Option 2 is expected to have a mixed significant positive and minor negative effect in relation to this objective.

2.36 Option 7: Strategic plan-led approach to the Green Belt is expected to have a mixed significant negative and minor positive but uncertain effect in relation to this objective because there is only one railway station located in the Green Belt in the north west of the Borough, at Crews Hill. Therefore, depending on where development would be located, residents may not have easy access to employment opportunities elsewhere within the Borough. The north west of the Borough is fairly isolated and not within walking distance of many workplaces. However, some job opportunities may be provided alongside housing development and support the rural economy, although this is uncertain.

2.37 Option 3: Estate renewal and regeneration programmes is expected to have a minor positive but uncertain effect in relation to this objective because the renewal and intensification of housing estates could contribute to new job opportunities, in addition to supporting the local economy by ensuring homes are available to working age people.

2.38 Option 6: New Southgate and Upper Lee Valley Opportunity Areas is expected to have a mixed minor positive and minor negative effect in relation to this objective, with uncertainty recorded against the negative effect. According to the supporting text to this option, the Upper Lee Valley Opportunity Area will require the reconfiguration, relocation, consolidation, intensification and optimisation of Strategic Industrial Land (SIL). Therefore, although not stated, this option could potentially result in some loss of SIL. However, both the Upper Lee Valley and New Southgate and Opportunity Areas are expected to deliver new employment opportunities, in addition to supporting the local economy through the provision of new homes. The Upper Lee Valley Opportunity Area will also be located within close proximity to Crossrail 2, which will drive economic growth.

IIA10: Town and local centres

2.39 Concentrating development at the town centres will increase footfall and enhance the vitality and vibrancy of LBE's Town, District and Local Centres. Option 1: Main town centres and areas around all stations is therefore expected to have a significant positive effect in relation to this objective. Option 3: Existing estate renewal and regeneration programmes is expected to have a minor positive effect against this objective because one of the estates proposed for regeneration is located around the Ponders End Local Centre. Therefore, the development of new homes would increase footfall, enhancing the vitality and vibrancy of this local centre. Options 4: Eastern Corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas focus development in the east of the Borough, with Option 6 also supporting development of the New Southgate Opportunity Area in the south west of the Borough. These three options contain areas that only fall within close proximity of Edmonton Green District Centre and Ponders End Local Centre. Therefore, Options 4, 5 and 6 are expected to have minor positive effects in relation to this objective. Option 2: Transport corridors supports development along Great Cambridge Road (A10) and North Circular Road (A406), and therefore only falls within close proximity of Palmers Green District Centre and Bush Hill Park Local Centre. According to the supporting text to this option, there may be an opportunity to intensify Colosseum Retail Park and Enfield Retail Park. However, this would take business away from the town centres. Therefore, Option 2 is also expected to have a mixed significant negative and minor positive effect in relation to this objective. Option 7: Strategic plan-led approach to Green Belt focuses growth away from the town centres, instead supporting growth in a more rural and isolated area. Therefore, Option 7 is expected to have a negligible effect against this objective.

IIA11: Air pollution

2.40 Options 1: Main town centres and areas around all stations and 5: Future Crossrail 2 Growth Corridor promote development around tube and railway stations, with Option 1 also supporting development at town centres where everyday services and facilities are located within walking distance of one another. The town centres are highly accessible and also contain multiple bus routes, whilst Crossrail 2 would provide a four train per hour service from 2028. These two options are therefore likely to reduce reliance on the private car, which could help minimise air pollution. However, the actual use of more active and sustainable modes of travel will depend on people's behaviour and Crossrail 2 had not been confirmed at the time of the 2018 Issues & Options consultation. The positive effects are therefore recorded as uncertain. Further to this, LBE experiences severe problems with air quality, especially between the east and west of the Borough, with the entire Borough being declared an Air Quality Management Area (AQMA). Therefore, although both options focus development within close proximity to sustainable travel modes, where services and facilities are within walking and cycling distance of one another, the amount of development that would be delivered under both options would have significant adverse effects on air quality through population increase and a higher presence of cars. However, walking and cycling could be encouraged through the design of new development and incorporation of Healthy Streets principles. Overall, both options are expected to have a mixed significant positive and significant negative effect.

2.41 Option 7: Strategic plan-led approach to Green Belt supports development within the Green Belt in the north west of the Borough, where only one railway station is located in the Crews Hill area. Bus services are less frequent and services and facilities are not within easy walking distance of one another. Therefore, new residents would be more reliant on the private car, contributing towards air pollution. The amount of development delivered under this option is also expected to increase the number of cars on the road. However, the supporting text to Option 7 focuses on the Crews Hill area, which is accessible via public transport. Overall, therefore, Option 7 is expected to have a mixed significant negative and minor positive effect against IIA11: Air pollution. Although Option 2: Transport corridors contains some areas that fall within the urban area where everyday

amenities are available and within walking distance of one another, supporting development along Great Cambridge Road (A10) and North Circular Road (A406) would encourage use of the private car and result in an increase in air pollution, particularly if there are more cars on the road as a result of population increase. Option 2 is therefore also expected to have a mixed significant negative and minor positive effect in relation to this objective. Option 4: Eastern corridor and low density industrial areas is expected to have a mixed significant negative and minor positive effect against IIA11 because although it supports development in the eastern corridor where a number of railway stations are located, including the proposed Crossrail 2 infrastructure project, it also includes some areas that are not within close proximity of public transport infrastructure, in addition to everyday facilities. The development delivered under this option would also contribute to the number of cars on the road. All positive effects are recorded as uncertain because the actual use of more active and sustainable modes of travel will depend on people's behaviour.

2.42 Options 3: Existing estate renewal and regeneration programmes is expected to have a mixed minor positive and minor negative effect in relation to this objective because the estates proposed for redevelopment are located within close proximity of some tube and railway stations and may therefore reduce reliance on the private car. However, the provision of 3,000 new homes may increase the number of cars on the road, with adverse effects on air quality. Option 6: New Southgate and Upper Lee Valley Opportunity Areas also supports development in areas within close proximity of tube and railway stations and would also not result in as large amount of development as that proposed by the other options. Therefore, it is also expected to have a mixed minor positive and minor negative effect in relation to this objective. All positive effects are recorded as uncertain because the actual use of more active and sustainable modes of travel will depend on people's behaviour.

IIA12: Sustainable transport

2.43 Options 1: Main town centres and areas around all stations and 5: Future Crossrail 2 Growth Corridor promote development around tube and railway stations, with Option 1 also supporting development at town centres where everyday services and facilities are located within walking distance of one another. The town centres are highly accessible and also contain multiple bus routes, whilst Crossrail 2 would provide a four train per hour service from 2028. These two options are therefore likely to reduce reliance on the private car and increase more sustainable modes of transport. However, the use of more active and sustainable modes of transport will depend on people's behaviour, especially following the COVID-19 pandemic where there has been a significant reduction in people using public transport. The Crossrail 2 strategic infrastructure project had also not been confirmed at the time of the 2018 Issues & Options consultation. These two options are therefore expected to have a significant positive but uncertain effect in relation to this objective.

2.44 Option 2: Transport corridors contains some areas that fall within the urban area where everyday amenities are available and within walking distance of one another. However, it also supports development along Great Cambridge Road (A10) and North Circular Road (A406), which would encourage use of the private car. Option 2 is therefore expected to have a mixed significant negative and minor positive effect in relation to this objective. Option 7: Strategic plan-led approach to Green Belt supports development within the Green Belt in the north west of the Borough, where only one railway station is located in the Crews Hill area. Bus services are less frequent and services and facilities are not within easy walking distance. Therefore, new residents would be more reliant on the private car, which would prevent a modal shift away from the private car. However, the supporting text to Option 7 focuses on the Crews Hill area, which is accessible via public transport. Overall, Option 7 is expected to have a mixed minor positive and minor negative effect against this objective.

2.45 Options 3: Existing estate renewal and regeneration programmes and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have minor positive but uncertain effects in relation to this objective because they are both located within close proximity of some tube and railway stations and may therefore reduce reliance on the private car, although this is dependent on people's travel behaviour. Option 4: Eastern corridor and low density industrial areas is expected to have a mixed minor positive and minor negative effect against IIA12 because although it supports development in the eastern corridor where a number of railway stations are located, including the proposed Crossrail 2 infrastructure project, it also includes some areas that are not within close proximity of public transport infrastructure, in addition to everyday facilities. All positive effects are recorded as uncertain because the actual use of more active and sustainable modes of travel will depend on people's behaviour.

IIA13: Biodiversity

2.46 LBE does not contain a Special Protection Area (SPA), Special Area of Conservation (SAC) or a Ramsar site. However, it is located within close proximity to the Lee Valley SPA and Ramsar site which is located to the north and south of the Borough

in Lee Valley Regional Park, which runs along the eastern edge of LBE. The Epping Forest SAC is also located just outside of the Borough, to its east. The Chingford Reservoir Site of Special Scientific Interest (SSSI) is located within the Borough, along its eastern edge. There is also one Local Nature Reserve (LNR) within the Borough, known as Covert Way, located just south of Hadley Wood in the south west of the Borough. A large number of Sites of Importance in Nature Conservation (SINC) are spread across the Borough.

2.47 Options 4: Eastern corridors and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas promote development within the east of the Borough, where the Chingford Reservoir SSSI is located, in addition to three SINC. Therefore, all three options could potentially result in a significant negative but uncertain effect in relation to IIA13: Biodiversity due to the potential for new development to cause disturbance to species, habitat loss or fragmentation and other effects such as air pollution. Option 3: Existing estate renewal and regeneration programmes also supports development within the east of the Borough, in addition to around Arnos Grove tube station, where some additional SINC are located. For this reason, Option 3 is also expected to have a significant negative but uncertain effect in relation to this objective. As mentioned already, SINC are spread across the Borough and therefore Option 1: Main town centres and areas around all stations, which supports fairly even development across the Borough, is also expected to have a significant negative but uncertain effect. This is particularly due to the fact most SINC contain or are located adjacent to a railway station, where development is supported under this option. The largest proportion of SINC are located in the north west of the Borough, within the Green Belt, whilst the strategic transport corridors about a number of SINC. Options 2: Transport corridors and 7: Strategic plan-led approach to Green Belt and therefore also expected to have significant negative but uncertain effects in relation to this objective.

IIA14: Historic environment

2.48 The northern edge of LBE does not contain a large proportion of heritage assets whereas the remainder of the Borough does, especially the more built-up areas such as Enfield Town. A number of Conservation Areas are located along the periphery of the built-up area within the edge of the Green Belt, the largest being Trent Park which is also a Registered Park and Garden. Option 1: Main town centres and areas around all stations supports development within the main town centres and around tube and railway stations, which tend to be located within close proximity of a large number of Listed Buildings, whilst also falling within or close to Conservation Areas. Therefore, Option 1 is expected to have a significant negative but uncertain effect in relation to IIA14: Historic environment. Option 7: Strategic plan-led approach to Green Belt supports development within the Green Belt in the north west of the Borough, where a number of Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens are present. Option 7 is therefore also expected to have a significant negative but uncertain effect against this objective. Options 2: Transport corridors, 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have minor negative but uncertain effects in relation to this objective because they do not contain as many heritage assets as the other two options, and there are no Scheduled Monuments or Registered Parks and Gardens present. Option 3: Existing estate renewal and regeneration programmes is expected to have a negligible but uncertain effect in relation to this objective because it seeks to regenerate existing estates, with no adverse effects on the historic environment expected. However, the effect is recorded as uncertain because the actual effect will depend on the regeneration of the estate, such as the design, scale and layout of development.

IIA15: Landscape and townscape

2.49 Options 1: Main town centres and areas around all stations and 2: Transport corridors are expected to deliver the highest amount of growth compared to the other five options by increasing density and the building heights of new development, which would significantly alter the character of the urban area. Options 1 and 2 are therefore expected to have a significant negative effect in relation to this objective. Option 7: Strategic plan-led approach to Green Belt supports development within the Green Belt, which could potentially alter the landscape in the north west of the Borough. Therefore, Option 7 is also expected to have a significant negative effect in relation to this objective.

2.50 Options 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas support development within the east of the Borough, with Option 6 also supporting development of the New Southgate Opportunity Area in the south west of the Borough. The east of the Borough contains a lot of Enfield's industrial land, most of which is low density. According to the Issues & Options document, if the Crossrail 2 strategic infrastructure project is confirmed, Enfield would need to provide a further 40,000 plus new homes out of the 200,000 homes to

be realised through land released by Crossrail 2. However, LBE cannot meet this requirement without the strategic reconfiguration of land within the eastern corridor. Therefore, a significant amount of redevelopment would need to take place if Crossrail 2 were to be confirmed. This redevelopment would fundamentally alter the character of the area but could also potentially enhance any disused previously developed land. Options 4, 5 and 6 are therefore expected to have a mixed significant negative and minor positive effect against this objective, with uncertainty recorded against the positive effect.

2.51 Option 3 would deliver 3,000 new homes through the regeneration of existing estates within the Borough, which could potentially enhance the townscape. Therefore, Option 3 is expected to have a minor positive but uncertain effect in relation to this objective. The effect is recorded as uncertain because the actual effect will depend on the final design, scale and layout of development.

IIA16: Efficient use of land

2.52 All options with the exception of one (Option 7) support development on previously developed land that is classified under the best and most versatile agricultural land system as land predominantly in urban use. All six options are therefore expected to have significant positive effects in relation to IIA16: Efficient use of land. Option 7: Strategic plan-led approach to Green Belt promotes development within the Green Belt in the north west of the Borough, which comprises a mixture of both greenfield and brownfield sites, all of which are classified as Grade 3 agricultural land. Therefore, although this option would promote the development of previously developed land, it would also promote the development of greenfield land, which is not an efficient use of land. Therefore, Option 7 is expected to have a minor negative effect in relation to this objective.

IIA17: Flooding

2.53 The River Lee, in addition to King George's Reservoir and William Girling Reservoir located along the eastern edge of LBE create a flood risk. The immediate area surrounding these waterbodies falls within Flood Zones 3a and 3b, as well as Flood Zone 2. The NPPF discourages the development of housing within areas at the highest risk of flooding and major development should incorporate surface water management measures, such as sustainable drainage systems. Option 2: Transport corridors supports development along two transport corridors, one of which is the North Circular Road (A406). However, Pymme's Brook runs along this road, making it an area of high flood risk. Options 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas focus development in the east of the Borough, whilst Option 3: Existing estate renewal and regeneration programmes supports the regeneration of existing estates. Option 7: Strategic plan-led approach to Green Belt supports development of Green Belt land in the north west of the Borough, some of which comprises greenfield land. As such, development would reduce the amount of permeable surface available and potentially contribute to surface water run-off, increasing flood risk. Option 1: Main town centres and areas around all stations promotes development within town centres and at tube and railway stations, some of which are located in the east of the Borough. The aforementioned flood zones also stretch to the west of the Borough along New River (Old Course) and a number of brooks, most of which are located within close proximity to tube and railway stations. Overall, all options are expected to have minor negative but uncertain effects in relation to IIA7: Flooding.

IIA18: Water

2.54 LBE is covered entirely by the London Water Resource Zone, with its potable water and waste water services supplied by Thames Water. Greater London is mostly supplied by surface water resources (80%), with the remainder delivered through groundwater abstractions. Given the high-level nature of these options, it is not possible to distinguish between them with respect to water resources, water quality and wastewater treatment capacity. Water resources is a key issue in LBE, given that the Thames Water Supply is designated as "seriously water stressed" and that climate change may lead to limited water availability in the future, particularly in the summer. The Borough contains a fairly high proportion of land covered by Source Protection Zones 1 and 2¹, and it is therefore unlikely that development would be able to avoid these Source Protection Zones. Development in some locations could therefore contaminate water supplies without mitigation. All options with the exception of one (Option 7) support development in existing built-up areas and therefore any effect on Source Protection Zones is likely to be limited. Due to the fact these options contain land that falls within Source Protection Zones 1 and 2 but already contain built development, minor negative but uncertain effects are expected. Although a large proportion of Green Belt land under Option 7: Strategic plan-led approach to Green Belt does not contain built development, only a very small proportion of Green Belt land

¹ There is no land in LBE covered by Source Protection Zone 3.

falls within Source Protection Zones 1 and 2. For this reason, Option 7 is also expected to have a minor negative but uncertain effect in relation to this objective.

IIA findings for the policy approaches considered in the 2018 Issues & Options document

2.55 This section presents the IIA findings for the reasonable alternative policy approaches that are set out in the 2018 Local Plan Issues & Options consultation document, under the same headings used within the consultation document.

Historic environment policy options

2.56 The likely sustainability effects of the historic environment policy approaches are set out in **Table 2.3** and described below the table.

Table 2.3: IIA results for the 2018 historic environment policy options

IIA objective	HE1: Design quality and local character	HE2: Designated heritage assets, their setting and archaeology	HE3: Locally listed and undesignated heritage assets and cultural practices	HE4: Views
IIA1: Climate change mitigation	0	0	0	0
IIA2: Climate change adaptation	0	0	0	0
IIA3: Housing	0	0	0	0
IIA4: Health and wellbeing	0	0	0	0
IIA5: Services and facilities	0	0	0	0
IIA6: Social inclusion	0	0	0	0
IIA7: Crime and community safety	0	0	0	0
IIA8: Road safety	0	0	0	0
IIA9: Economy	0	0	0	0
IIA10: Town and local centres	0	0	0	0
IIA11: Air pollution	0	0	0	0
IIA12: Sustainable transport	0	0	0	0
IIA13: Biodiversity	0	0	0	0
IIA14: Historic environment	++	++	++	++
IIA15: Landscape and townscape	+	0	+	++
IIA16: Efficient use of land and materials	0	0	0	0
IIA17: Flooding	0	0	0	0

IIA objective	HE1: Design quality and local character	HE2: Designated heritage assets, their setting and archaeology	HE3: Locally listed and undesignated heritage assets and cultural practices	HE4: Views
IIA18: Water	0	0	0	0

2.57 These four policies seek to preserve, protect and enhance the London Borough of Enfield's historic environment. Policy HE1 addresses design quality and local character, Policy HE2 examines designated heritage assets, their setting and archaeology, Policy HE3 promotes locally listed and undesignated heritage assets and cultural practices and Policy HE4 covers views. These policies have a specific focus and as a result are unlikely to affect the majority of IIA objectives.

2.58 All four policies are anticipated to have significant positive effects in relation to **IIA14: Historic environment**. The policies all support the integrity, special interest, character, appearance and historic setting of heritage assets, both designated and non-designated. Policy HE2: Designated heritage assets, their setting and archaeology requires development proposals affecting a designated heritage asset, its setting or a property within a conservation area, to submit a Heritage Statement. Policies HE1: Design quality and local character and HE3: Locally listed and undesignated heritage assets and cultural practices also promote increasing access to and understanding of heritage, both in areas where heritage is underrepresented and with the general public. Furthermore, minor positive effects are anticipated for policies HE1: design quality and local character and HE3: Locally listed and undesignated heritage assets and cultural practices in relation to **IIA15: Landscape and townscape** as they both highlight the role that heritage assets play in forming and reinforcing a sense of local distinctiveness and character in Enfield Borough. A significant positive effect is also expected for Policy HE4: Views in relation to this objective as the policy seeks to protect strategic and local views. This is key as the view to and from natural or built assets enhances local distinctiveness and character.

Design policy options

2.59 The likely sustainability effects of the design Policy approaches are set out in **Table 2.4** and described below the table.

Table 2.4: IIA results for the 2018 design policy options

IIA objective	D1: Achieving design excellence	D2: Character and density	D3: Design for co-location and mixed use development	D4: Designing for a sustainable, safe and inclusive Borough
IIA1: Climate change mitigation	+	0	+	++
IIA2: Climate change adaptation	0	0	0	++
IIA3: Housing	++	0	++	0
IIA4: Health and wellbeing	+	0	+	++

IIA objective	D1: Achieving design excellence	D2: Character and density	D3: Design for co-location and mixed use development	D4: Designing for a sustainable, safe and inclusive Borough
IIA5: Services and facilities	0	0	+	0
IIA6: Social inclusion	+	0	0	0
IIA7: Crime and community safety	+	+	0	+
IIA8: Road safety	0	+	0	0
IIA9: Economy	0	0	0	0
IIA10: Town and local centres	0	0	0	0
IIA11: Air pollution	+	0	+	0
IIA12: Sustainable transport	++	0	++	0
IIA13: Biodiversity	0	0	0	0
IIA14: Historic environment	0	+	0	0
IIA15: Landscape and townscape	++	++	0	0
IIA16: Efficient use of land and materials	+	++	++	++
IIA17: Flooding	0	0	0	+
IIA18: Water	0	0	0	0

2.60 These four policies seek to address good design in new developments. Policy D1 relates to achieving design excellence, Policy D2 covers character and density, Policy D3 addresses design for co-location and mixed use development and Policy D4 promotes design for a sustainable, safe, and inclusive Borough. These policies have a narrow focus and as a result are unlikely to adversely affect the IIA objectives.

2.61 Policy D4: Designing for a safe and inclusive Borough is expected to have significant positive effects in relation to **IIA1: Climate change mitigation** and **IIA2: Climate change adaptation** because it encourages use of the BRE Home Quality Mark, which could help reduce CO₂ emissions associated with residential development, whilst directly promoting sustainable design and resilience to climate change environmental hazards and emergencies.

2.62 Policy D1: Achieving design excellence states that affordable homes must be designed to the same or higher standards as the private housing element of new developments, whilst also advocating the successful integration of different tenure types in new development. A significant positive effect is therefore expected for this policy in relation to **IIA3: Housing**. Further to this, the policy requires developments across the Borough to meet space standards, which will have beneficial effects on people's health and wellbeing. A minor positive effect is therefore expected in relation to **IIA4: Health and wellbeing**. Policy D3: Design for co-location and mixed use development promotes mixed use development and the co-location of different uses, which is an efficient use of space and also enables new homes to be built. A significant positive is therefore also expected for this policy in relation to **IIA3: Housing**. Policy D3: Design for co-location and mixed use development is also expected to have a minor positive effect in relation to **IIA4: Health and wellbeing** because when co-locating residential development or social

infrastructure with industrial uses, consideration will be given to health and residential amenity. With the promotion of mixed use development, Policy D3: Design for co-location and mixed use development is also expected to have a minor positive effect in relation to **IIA5: Services and facilities**.

2.63 A minor positive effect is anticipated for Policy D1: Achieving design excellence in relation to IIA6: Social inclusion. Both the policy and its supporting text seek to improve design quality across all types of development and across all tenures, ensuring that affordable homes are designed to the same or higher standards as the private housing element of new developments. Through improving design quality in the Borough, it is anticipated that living standards will be improved for those in more deprived areas. Further to this, Policy D1: Achieving design excellence promotes pepper potting tenure mixes across housing sites to provide choice and opportunity for all. Policies D1: Achieving design excellence, D2: Character and density and D4: Designing for a safe and inclusive Borough are expected to have minor positive effects in relation to **IIA7: Crime and community safety**. This is because both policies D1 and D4 make reference to the role that design can play in creating sustainable and safe environments, whilst the supporting text to Policy D2 highlights the importance of ensuring tall, high rise buildings are safe from fire risk.

2.64 Significant positive effects are expected in relation to **IIA12: Sustainable transport** because policies D1: Achieving design excellence and D3: Design for co-location promote sustainable modes of transport. Policy D1 states that all developments must facilitate local movement, public access through sites, sustainable transport and easy way-finding, whilst Policy D3 and its supporting text promote mixed use development and co-location, as they can encourage healthier lifestyles through walking and cycling. Furthermore, encouraging more sustainable transport choices will help minimise air pollution and greenhouse gas emissions associated with use of the private car. As such, minor positive effects are expected for policies D1: Achieving design excellence and D3: Design for co-location and mixed use development in relation to **IIA1: Climate change mitigation** and **IIA11: Air pollution**. A minor positive effect is also anticipated with Policy D2: Character and density against **IIA8: Road safety**, as the policy states that the Council will refuse proposals which negatively impact road and pedestrian safety or traffic flow.

2.65 A significant positive is anticipated in relation to policies D1: Achieving design excellence and D2: Character and density in relation to **IIA15: Landscape and townscape** as both enhance the landscape and townscape in Enfield Borough. The supporting text of Policy D1: Achieving design excellence recognises the role that tall buildings play in generating a strong sense of place in the Borough, whilst Policy D2: Character and density states that the Council will seek to protect and build on the existing positive character and individual context of the Borough. Furthermore, Policy D2: Character and density also makes reference to protect Enfield Borough's areas of historic value, therefore a minor positive is also expected in relation to Policy D2: Character and density and to **IIA14: Historic Environment**.

2.66 All four policies are expected to have positive effects in relation to **IIA16: Efficient use of land and materials**. Significant positive effects are expected for policies D2: Character and density, D3: Design for co-location and mixed use development and D4: Designing for a safe and inclusive Borough in relation to this objective, as all three policies promote efficient use of land. Policy D2: Character and density promotes small scale infill and extension developments, whilst Policy D3: Design for co-location and mixed use development promotes mixed use development, as well as the co-location of different uses. Policy D4: Designing for a safe and inclusive Borough encourages sustainable design policies and standards in development proposals, by maximising possibilities for the reuse of materials and minimise waste generated during the construction of development. The supporting text to Policy D1: Achieving design excellence states that brownfield land must be used efficiently through infill and extension development. A minor positive effect is therefore expected for Policy D1: Achieving design excellence in relation to **IIA16: Efficient use of land and materials**.

2.67 Finally, whilst the topic of flooding is not directly referenced in Policy D4: Designing for a safe and inclusive Borough, the promotion of sustainable and resilient design is likely to positively affect **IIA17: Flooding**. A minor positive is therefore expected in relation to this objective.

Housing policy options

2.68 The likely sustainability effects of the housing policy approaches are set out in **Table 2.5** and described below the table.

Table 2.5: IIA results for the 2018 housing policy options

IIA objective	H1: Housing growth and quality	H2: Affordable housing	H3: Small sites	H4: Housing mix	H5: Private rented sector and build-to-rent	H6: Custom and self-build housing	H7: Supported and specialist housing	H8: Gypsy and traveller accommodation
IIA1: Climate change mitigation	+	0	+	0	0	0	+	0
IIA2: Climate change adaptation	0	0	0	0	0	0	0	0
IIA3: Housing	++	++	++	++	++	++	++	++
IIA4: Health and wellbeing	0	0	0	0	0	0	0	0
IIA5: Services and facilities	0	0	0	0	0	0	+	+
IIA6: Social inclusion	0	+	0	0	0	+	+	0
IIA7: Crime and community safety	0	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0	0
IIA9: Economy	+	+	+	+	+	+	+	+
IIA10: Town and local centres	0	0	0	0	0	0	0	0
IIA11: Air pollution	+	0	+	0	0	0	+	0
IIA12: Sustainable transport	+	0	+	0	0	0	+	0
IIA13: Biodiversity	+	0	0	0	0	0	0	0
IIA14: Historic environment	+	0	0	0	0	0	0	0
IIA15: Landscape and townscape	+	0	0	0	0	+?/-?	0	0
IIA16: Efficient use of land and materials	++	0	++	0	0	0	0	0
IIA17: Flooding	0	0	0	0	0	0	0	+
IIA18: Water	0	0	0	0	0	0	0	0

2.69 All housing policy options will contribute to a sufficient supply of homes in the Borough and seek to ensure that the mixed demands of a growing population are met by a variety of housing sizes, types, tenures, and specialist accommodation. These policies would directly address the identified key sustainability issues of a deficiency in housing supply and availability of affordable housing across LBE and, therefore, significant positive effects are expected in relation to **IIA3: Housing**. These policies will also support the local economy by ensuring that opportunities for housing development and therefore commerce and employment are secured. Therefore, minor positive effects are expected in relation to **IIA9: Economy**.

2.70 Policy H7: Supported and specialist housing will ensure that development contributes to the creation of inclusive and sustainable neighbourhoods and offers easy access to community facilities, public transport, and other services and facilities. Therefore, minor positive effects are expected against **IIA5: Services and facilities** and **IIA6: Social inclusion** in relation to

this policy. A minor positive effect is also expected against **IIA6: Social inclusion** in relation to Policy H2: Affordable housing, as the policy is likely to improve social inclusion through mixed residential schemes that include both market and affordable housing. The provision of affordable housing will also help to address inequalities between different groups of people in the Borough, particularly in regard to the divide between the east and west of the Borough, which has been identified as a key sustainability issue. Policy H6: Custom and self-build housing is expected to have a minor positive effect in relation to **IIA6: Social inclusion** because it enables people to design a home to suit their needs, which may include specialist needs.

2.71 Policy H8: Gypsy and traveller accommodation will ensure that the development of new or existing gypsy and traveller accommodation has good access to services and facilities and supports development of these sites within Flood Zone 1, thereby reducing the risk of damage to people and property, resulting in minor positive effects against **II5: Services and facilities** and **IIA17: Flooding**.

2.72 Policy H1: Housing growth and quality seeks to prioritise the delivery of new homes around the emerging growth and investment areas outlined in Chapter 2 of the Issues & Options Local Plan. Therefore, the policy promotes more compact development where people will be located closer to other development including employment centres and may be able to walk or cycle to local services/facilities and workplaces. Policy H3: Small sites will encourage housing delivery and intensification on small sites with good accessibility to public transport and the Borough's town centres. In addition, Policy H7: Supported and specialist housing sets out the Council's approach to meeting the specialist needs of more vulnerable people such as the elderly. The policy seeks to ensure that development proposals are accessible to public transport, workplaces, shops, and other services and facilities. This is likely to reduce the reliance on private vehicles and encourage the use of public transport. These policies would therefore promote and facilitate the use of more sustainable modes of transport, including walking, cycling, and public transport, and reduce vehicular emissions in the Borough. As such, minor positive effects are expected against **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** in relation to these policies.

2.73 Individuals wishing to self/custom build their home rather than buy it from a traditional housebuilder are likely to be motivated by a desire to have greater influence on the design and layout, and to have the ability to create a home to suit their individual needs and aspirations. In seeking to provide the flexibility for this to happen, there is a risk that Policy H6: Custom and self-build housing, which facilitates provision of new homes via self and custom build, could result in inappropriate design and layout (e.g. inconsistent with surrounding landscape and townscape) with potential minor negative effects in relation to **IIA15: Landscape and townscape**. On the other hand, the variations in design may enhance the landscape and townscape. It is noted that these developments would also be subject to the requirements of the Design policies, which seek to avoid adverse impacts. Therefore, the effect is mixed with a minor positive effect and recorded as uncertain.

2.74 Policy H1: Housing growth and quality seeks to promote higher density development in suitable, accessible locations as well as ensure that vacant and new homes are occupied, while Policy H3: Small sites will encourage infill development on vacant or underused sites as well as the redevelopment of flats and non-residential buildings in order to deliver additional housing. As such, significant positive effects are expected against **IIA16: Efficient use of land and materials**.

Economy policy options

2.75 The likely sustainability effects of the economy policy approaches are set out in **Table 2.6** and described below the table.

Table 2.6: IIA results for the 2018 economy policy options

IIA objective	E1: Business and job growth	E2: Approach to employment land	E3: Office	E4: Supporting small business	E5: Skills and access to employment	E6: Digital infrastructure	E7: Creative Enterprise Zone
IIA1: Climate change mitigation	+/-?	+/-?	+	+	0	+	0

IIA objective	E1: Business and job growth	E2: Approach to employment land	E3: Office	E4: Supporting small business	E5: Skills and access to employment	E6: Digital infrastructure	E7: Creative Enterprise Zone
IIA2: Climate change adaptation	0	0	0	0	0	0	0
IIA3: Housing	0	+	0	0	0	0	0
IIA4: Health and wellbeing	0	0	0	0	0	0	0
IIA5: Services and facilities	0	0	0	0	++	0	0
IIA6: Social inclusion	0	0	0	0	+	+	0
IIA7: Crime and community safety	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0
IIA9: Economy	++	++	++	++	++	++	++
IIA10: Town and local centres	+	+	+	+	0	0	+
IIA11: Air pollution	+	+/-?	+	+	0	+	0
IIA12: Sustainable transport	+	+/-?	+	+	0	+	0
IIA13: Biodiversity	0	0	0	0	0	0	0
IIA14: Historic environment	0	0	0	0	0	0	+
IIA15: Landscape and townscape	0	0	0	0	0	0	0
IIA16: Efficient use of land and materials	++	++/-	++/-	++	0	0	++
IIA17: Flooding	0	0	0	0	0	0	0
IIA18: Water	0	0	0	0	0	0	0

2.76 All economy policy options will contribute to the protection and enhancement of the local economy by aiming to attract and retain investment from existing and emerging growth sectors in order to ensure that opportunities for commerce and employment within the Borough of Enfield are secured. Policy E1: Business and job growth in particular, seeks to promote employment, industry and logistics. All policy options are therefore expected to have significant positive effects in relation to **IIA9: Economy**.

2.77 Policies E1: Business and job growth, E2: Approach to employment land and E3: Office will ensure that employment growth is focused on emerging growth and investment areas including town centres, as well as intensified at Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS) in order to support economic growth and a higher job density and to achieve more efficient use of employment land. In addition, Policy E4: Supporting small business will support existing and new businesses in the Borough through the provision of new business floorspace in mixed use or commercial schemes with particular consideration for development within town centres, and Policy E7: Creative Enterprise Zone will encourage the temporary use of vacant buildings and sites for creative workspace and industries. These policies would therefore promote more

compact development patterns and encourage the efficient use of land within the Borough, including within the town centres. As such, minor positive effects are expected against **IIA10: Town and local centres** and significant positive effects are expected against **IIA16: Efficient use of land and materials**. By supporting more compact development and proposals for mixed-use development, policies E1 to E4 would also reduce the need to travel within the Borough and are therefore likely to result in minor positive effects in relation to **IIA1: Climate change mitigation** and **IIA11: Air pollution**, as well as **IIA12: Sustainable transport**.

2.78 Policies E2: Approach to employment land and E3: Office state that they will support floorspace for new purpose built office and business accommodation throughout the Borough. Although this will be focused within growth and investment areas and other land previously identified for employment purposes, these policies may result in the use of previously unused land. As such, minor negative effects are expected in relation to **IIA16: Efficient use of land and materials**, resulting in mixed significant positive and minor negative effects for policies E2: Approach to employment land and E3: Office.

2.79 Policy E2: Approach to employment will support mixed-use, employment-led schemes which include housing, as long as the uses are compatible. As such, a minor positive effect is expected against **IIA3: Housing** in relation to this policy.

2.80 Policy E5: Skills and access to employment will seek to enhance the employability and long-term employment prospects for all residents, regardless of health or disability. The policy states that it will provide support for improvements to skills and educational attainment, as well as childcare and training provision. The policy also seeks to increase the proportion of under-represented groups within the construction industry workforce. In addition, the policy supports the development of educational facilities and the provision of new training opportunities, skills development and apprenticeships. Therefore, this policy is likely to provide a higher number of residents with access to services in the District, with a significant positive effect is expected against **IIA5: Services and facilities** in relation to this policy. In addition, Policy E6: Digital infrastructure sets out the approach of the Council to promote the development of high quality communications infrastructure in order to support economic growth and more accessible and inclusive communities. The policy is therefore likely to reduce social exclusion in the Borough, resulting in minor positive effects in relation to **IIA6: Social inclusion**.

2.81 In addition, Policy E5: Skills and access to employment states that the Council will work with their partners to enhance the employability and long-term employment prospects for all residents within Enfield, regardless of health or disability status. As such, a minor positive effect is expected against **IIA6: Social inclusion** in relation to this policy.

2.82 Policy E2: Approach to employment land states that the Council will support further development of Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS), as well as development at new locations that are accessible to the strategic road network. This could result in increased pressure on the transport system and potential traffic congestion, as well as potential impacts on air pollution which has been identified as a key sustainability issue in the Borough. As such, minor negative effects are expected against **IIA1: Climate change mitigation**, **IIA11: Air pollution**, and **IIA12: Sustainable transport**. However, the policy will also seek to ensure that impacts on the transport network as a result of development within LSIS are mitigated. As such, these effects are uncertain as the potential negative impacts are dependent on the implementation of mitigation measures. As a result, uncertain mixed minor positive and minor negative effects are expected against **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** in relation to Policy E2: Approach to employment land.

2.83 In addition, Policy E6: Digital infrastructure sets out the Council's approach to promoting the development of high quality communications infrastructure and will improve digital connectivity. The policy is therefore likely to encourage people to work from home, reducing the need to travel and the use of private vehicles. As such, minor positive effects are expected in relation to **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport**.

2.84 Policy E7: Creative Enterprise Zone outlines how the Council will promote Meridian Water as a creative enterprise zone, which will build upon the heritage of the area. The policy will therefore help to foster heritage-led regeneration within the Borough and is likely to have a minor positive effect in relation to **IIA14: Historic environment**.

Town centre policy options

2.85 The likely sustainability effects of the town centre policy approaches are set out in **Table 2.7** and described below the table.

Table 2.7: IIA results for the 2018 town centre policy options

IIA objective	TC1: Town centres	TC2: Successful town centres	TC3: Meanwhile uses	TC4: Evening and night time economy
IIA1: Climate change mitigation	+	+	0	0
IIA2: Climate change adaptation	0	0	0	0
IIA3: Housing	0	+	0	0
IIA4: Health and wellbeing	0	+	0	+/-
IIA5: Services and facilities	+	+	+	+
IIA6: Social inclusion	0	+	0	+
IIA7: Crime and community safety	0	+	0	0
IIA8: Road safety	0	0	0	0
IIA9: Economy	++	++	+	++
IIA10: Town and local centres	++	++	++	++
IIA11: Air pollution	+	+	0	0
IIA12: Sustainable transport	+	+	0	0
IIA13: Biodiversity	0	0	0	0
IIA14: Historic environment	0	0	0	0
IIA15: Landscape and townscape	0	+	+	0
IIA16: Efficient use of land and materials	0	+	0	0
IIA17: Flooding	0	+	0	0
IIA18: Water	0	0	0	0

2.86 All town centre policy options will contribute to the maintenance, enhancement and regeneration of the vitality and viability of the town and local centres in the Borough of Enfield's town centre hierarchy through appropriate development, and would therefore all have significant positive effects against **IIA10: Town and local centres**. By encouraging and focusing development within town centre locations, all of these policies are likely to increase the provision of and improve access to, services and facilities within the Borough. As such, minor positive effects are expected against **IIA5: Services and facilities**.

2.87 These policies will also support the local economy by ensuring that opportunities for town and local centre development and therefore commerce and employment are secured. Therefore, significant positive effects are expected in relation to **IIA9: Economy** in relation to policies TC1: Town centres, TC2: Successful town centres and TC4: Evening and night time economy,

while the effect is likely to be less significant in relation to Policy TC3: Meanwhile uses and so a minor positive effect is expected.

2.88 In order to support and avoid significant impacts to the role and function of town centres in the Borough, Policy TC1: Town centres will support proposals for town centre uses within the emerging growth and investment areas identified in the Issues & Options Local Plan. Policy TC2: Successful town centres also seeks to ensure that the Council works with key stakeholders to support improvements to public transport and access to transport, services and facilities. This is likely to reduce the need to travel as well as promote and facilitate the use of more sustainable modes of transport, including walking and cycling. Therefore, these policies are expected to have minor positive effects against **IIA1: Climate change mitigation** and **IIA12: Sustainable transport**. By supporting development within existing town and local centres, these policies avoid the creation of new air pollution hotspots and help to address the identified key issues relating to air quality in the Borough. Therefore, minor positive effects are also expected against **IIA11: Air pollution** in relation to these policies.

2.89 Policy TC2: Successful town centres will encourage the redevelopment of underused space in the Borough's centres, including car parks, for residential use, in order to promote a better use of available land. This policy would directly address the key sustainability issue of a housing supply deficiency and ensure the efficient use of land. As such, minor positive effects are expected against **IIA3: Housing** and **IIA16: Efficient use of land and materials**.

2.90 Policies TC2: Successful town centres and TC4: Evening and night time economy will also seek to ensure that public and residential amenity in the Borough's centres is protected, for example by requiring that development proposals provide appropriate attenuation measures in locations with high levels of noise. In addition, Policy TC2: Successful town centres states that the Council will support uses in town centres that have a positive impact on health and well-being and would therefore help to address the identified key sustainability issue of health deficiencies in Enfield. Therefore, minor positive effects are expected for both policies against **IIA4: Health and wellbeing**.

2.91 Policy TC4: Evening and night time economy outlines the Council's approach to food and drink establishments, as well as arts, culture and leisure uses. It will support improvements to green spaces in the Borough, specifically to the west of Church Street/Windmill Hill and the entrances to the town centre in order to create attractive public areas and will also promote the use of empty shop units as community use hubs. This will result in the provision of, and improved access to, open spaces and community facilities within town centres in the Borough, as well as contribute to an attractive and safe public realm. Therefore, minor positive effects are expected against **IIA5: Services and facilities** and **IIA6: Social inclusion** in relation to this policy. However, as the policy supports the provision of developments including fast food establishments, public houses and nightclubs, this may encourage residents and visitors to lead unhealthy lifestyles. As such, the effect expected against **IIA4: Health and wellbeing** is mixed with a minor negative effect.

2.92 Policy TC2: Successful town centres will seek to review town centre boundaries and ensure that travel routes and nodes across the Borough are convenient, attractive, and safe. Therefore, this policy is likely to increase the perception of safety from crime and reduce the fear of crime, as well as promote the public realm as a safe and attractive place to use by pedestrians. As such, minor positive effects are expected against **IIA6: Social inclusion** and **IIA7: Crime and community safety**.

2.93 Policy TC2: Successful town centres will seek to protect the role and character of centres in the Borough and so will contribute to the conservation of local distinctiveness and sense of place. In addition, this policy will aim to prevent development in areas that are at risk of flooding. As such, minor positive effects are expected in relation to **IIA15: Landscape and townscape** and **IIA17: Flooding**. In addition, Policy TC3: Meanwhile uses will ensure that proposals for meanwhile uses will be supported where they contribute to the regeneration and enhancement of the area's character. As such, a minor positive effect is expected against **IIA15: Landscape and townscape** in relation to this policy.

Social infrastructure policy options

2.94 The likely sustainability effects of the social infrastructure policy approaches are set out in **Table 2.8** and described below the table.

Table 2.8: IIA results for the 2018 social infrastructure policy options

IIA objective	SI1: Social and community infrastructure	SI2: Health and wellbeing	SI3: Arts and cultural facilities
IIA1: Climate change mitigation	+	+	0
IIA2: Climate change adaptation	0	0	0
IIA3: Housing	+	+	0
IIA4: Health and wellbeing	++	++	0
IIA5: Services and facilities	++	++	++
IIA6: Social inclusion	+	++	+
IIA7: Crime and community safety	0	++	0
IIA8: Road safety	0	++	0
IIA9: Economy	+	+	+
IIA10: Town and local centres	++	0	+
IIA11: Air pollution	+	++	0
IIA12: Sustainable transport	++	+	0
IIA13: Biodiversity	0	+	0
IIA14: Historic environment	0	0	0
IIA15: Landscape and townscape	+	0	0
IIA16: Efficient use of land and materials	+	0	0
IIA17: Flooding	0	0	0
IIA18: Water	0	0	0

2.95 These three policies seek to increase the provision of social infrastructure in the Borough. Policy SI1 relates to social and community infrastructure, Policy SI2 covers health and wellbeing and Policy SI3 addresses arts and cultural facilities.

2.96 Policies SI1: Social and community infrastructure and SI2: Health and wellbeing are expected to have minor positive effects in relation to **IIA3: Housing**. This is because Policy SI1 encourages mixed use development, including housing to support viability, security and efficient land use, whilst Policy SI2 states that future development proposals must include measures to improve housing quality. Whilst this is in the context of improving health outcomes, it is thought that this policy will improve the general condition of housing stock in the Borough.

2.97 Policies SI1: Social and community infrastructure and SI2: Health and wellbeing are expected to have significant positive effects in relation to **IIA4: Health and wellbeing**. Policy SI1 seeks to prioritise the provision of community health facilities and

services, whilst Policy SI2 states that development proposals must incorporate measures to improve public health i.e. promote healthy eating and create new/improved health facilities. Significant positive effects are also expected in relation to policies SI1: Social and community infrastructure, SI2: Health and wellbeing and SI3: Arts and cultural facilities in relation to **IIA5: Services and facilities**, as all three policies support improved access to services, facilities and wider community infrastructure. Policy SI1: Social and community infrastructure encourages development and modernisation of new and existing social infrastructure in the Borough, including educational facilities, as well as supporting the investment plans of educational bodies to expand and enhance their operations within the Borough. Policy SI2: Health and wellbeing highlights the key role that development proposals must play in recognising and promoting access to community facilities. Policy SI3: Arts and cultural facilities seeks to enhance existing arts, cultural, entertainment, leisure, recreation and sport uses in venues across the Borough.

2.98 A minor positive effect is anticipated for policies SI1: Social and community infrastructure and SI3: Arts and cultural facilities in relation to **IIA6: Social inclusion**, as they both promote the need for community facilities to be accessible, welcoming, inclusive and open and available to all members of the local community. Policy SI2: Health and wellbeing is also expected to have a significant positive effect in relation to this objective because it requires development proposals to directly respond to issues surrounding poverty and inequality in the Borough. The policy also references the need for new or improved, or access to inclusive open space for local communities. Policy SI2: Health and wellbeing is also expected to have a significant positive in relation to **IIA7: Crime and community safety** because it highlights the role that development proposals must have in responding to issues surrounding crime through better urban design and housing mix.

2.99 Policy SI1: Social and community infrastructure and its supporting text highlight the need for community facilities to be located in places that are or will be accessible by a range of sustainable means of transport, including walking and cycling. They also promote the co-location of facilities and services, encouraging journeys to be undertaken by sustainable modes of transport. A significant positive effect is therefore expected in relation to **IIA12: Sustainable transport**. Similarly, Policy SI2: Health and wellbeing states that development proposals must recognise the importance of facilitating and promoting walking and cycling in future developments. As this policy promotes sustainable modes of transport in new developments, a minor positive effect is also expected in relation to **IIA12: Sustainable transport**. Furthermore, encouraging more sustainable transport choices will help minimise air pollution and greenhouse gas emissions associated with use of the private car. As such, minor positive effects can be expected for both policies in relation to **IIA1: Climate change mitigation** and for Policy SI1: Social and community infrastructure in relation to **IIA11: Air quality**. Policy SI2: Health and wellbeing is anticipated to have a significant positive effect in relation to **IIA11: Air quality** as the policy also includes reference to improving Enfield Borough's air quality and reducing exposure to airborne pollutants.

2.100 Minor positive effects are anticipated for all policies in relation to **IIA9: Economy**. Policy SI1: Social and community infrastructure promotes the development and retention of educational community facilities, which will help produce a skilled workforce with greater access to employment opportunities. Likewise, Policy SI2: Health and wellbeing states that development proposals must respond to issues surrounding improving employment in the Borough. This may subsequently result in the generation of new local employment. Further to this, Policy SI1: Social and community infrastructure states that town centres and areas with good accessibility will be prioritised for the location of community facilities, where they will help to promote access to services across the Borough. A significant positive effect is therefore expected for Policy SI1: Social and community infrastructure in relation to **IIA10: Town and local centres**. Policy SI3: Arts and cultural facilities also directly supports the development of arts, cultural, entertainment, leisure and sport uses in the Borough, which could have beneficial effects on the economy by attracting more visitors to the area. For this reason, a minor positive effect is expected in relation to **IIA10: Town and local centres**, as the policy promotes the protection and enhancement of locations for cultural activities in the Borough, which tend to be located within the town and local centres.

2.101 Whilst in the context of improving health outcomes, Policy SI2: Health and wellbeing encourages access to food growing and blue and green spaces in the Borough. The provision of such spaces would increase and strengthen LBE's ecological/green infrastructure networks. A minor positive is therefore expected in relation to **IIA13: Biodiversity**.

2.102 Policy SI1: Social and community infrastructure states that development proposals must be outwardly looking, address the street and neighbourhood in their design. A minor positive effect is therefore expected in relation to **IIA15: Landscape and townscape**, as the policy seeks to enhance the landscape and townscape of the Borough through appropriate layout and design. Finally, a minor positive effect is anticipated in relation to Policy SI1: Social and community infrastructure and **IIA16: Efficient use of land and materials**, as it supports the co-location of facilities and services in the Borough and encourages mixed use formats to support the viability, security and efficient use of land.

Green infrastructure policy options

2.103The likely sustainability effects of the green infrastructure policy approaches are set out in **Table 2.9** and described below the table.

Table 2.9: IIA results for the 2018 green infrastructure policy options

IIA objective	GI1: Green and blue spaces	GI2: Green Belt and Metropolitan Open Land	GI3: Greening the Borough	GI4: Biodiversity and Sites of Importance for Nature Conservation	GI5: Blue Ribbon Network	GI6: Burial space and crematorium
IIA1: Climate change mitigation	0	0	+	+	0	0
IIA2: Climate change adaptation	0	0	+	0	0	0
IIA3: Housing	0	0	0	0	0	0
IIA4: Health and wellbeing	++	++	+	+	++	0
IIA5: Services and facilities	++	++	0	0	0	+
IIA6: Social inclusion	+	0	+	0	0	0
IIA7: Crime and community safety	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0
IIA9: Economy	0	0	0	0	0	0
IIA10: Town and local centres	0	0	0	0	0	0
IIA11: Air pollution	0	0	+	+	0	0
IIA12: Sustainable transport	0	0	+	0	+	0
IIA13: Biodiversity	+	-	++	++	++	+
IIA14: Historic environment	0	0	0	0	0	0
IIA15: Landscape and townscape	+	+/-	0	0	0	+
IIA16: Efficient use of land and materials	0	0	0	0	0	0
IIA17: Flooding	0	0	+	0	++	0
IIA18: Water	0	0	0	0	0	+

2.104The green infrastructure policy options set out the Council's approach to the network of green, blue and open spaces within Enfield Borough and the provision of this infrastructure to ensure that it is sufficient to meet the identified growth and demand in the Borough. Policies GI1: Green and blue spaces and GI2: Green Belt and Metropolitan Open Land seek to protect and enhance the quality and quantity of green infrastructure such as open space in the Borough and improve access to these spaces for the Borough's residents in order to meet the needs of future and existing residents, particularly within areas of identified deficiency, as well as emerging growth and investment areas. In addition, policies GI1: Green and blue spaces and

GI2: Green Belt and Metropolitan Open Land will seek to promote the multifunctional and shared use of open space and the provision of new outdoor leisure facilities, whilst also supporting development that improves access to the Green Belt for beneficial uses including outdoor sport and recreation. These policies would therefore promote sports, active recreation and more healthy lifestyles, and would enable development in the Borough to address identified key sustainability issues including the imbalance of green space availability between the east and west of the Borough and health issues relating to access to green spaces and obesity. As a result, these policies are expected to have significant positive effects against **IIA4: Health and wellbeing** and **IIA5: Services and facilities**. Policy GI1: Green and blue spaces also has the potential to increase spontaneous social interaction between members of the public in areas of public open space, with a minor positive effect expected against **IIA6: Social inclusion**.

2.105 Policies GI3: Greening the borough and GI4: Biodiversity and Sites of Importance for Nature Conservation outline the Council's approach to the protection and enhancement of the Borough's natural environment and will seek to enhance biodiversity through the retention and provision of trees, greening of the public realm, as well as improvements to access, connectivity and creation of new habitats. An increase in the quality and quantity of green infrastructure and vegetation would contribute to the improvement of local air quality in the Borough, bringing both physical and mental health benefits to residents. As such, minor positive effects are expected against **IIA1: Climate change mitigation**, **IIA4: Health and wellbeing** and **IIA11: Air pollution**, while significant positive effects are expected against **IIA13: Biodiversity** in relation to these policies. Policy GI1: Green and blue spaces is also expected to have a significant positive effect in relation to **IIA13: Biodiversity** because it seeks to enhance the quality of open space, which includes green open space. Policy GI2: Green Belt and Metropolitan Open Land, on the other hand, may have a minor negative effect in relation to **IIA13: Biodiversity** because supporting development which improves access to Green Belt areas could result in adverse effects on biodiversity as a result of increased recreational activity. The provision of green infrastructure such as trees, particularly at the roadside as set out within Policy GI3: Greening the borough, would contribute to the creation of attractive streets that encourage residents to walk and cycle. The supporting text to Policy GI3: Greening the borough also makes reference to softer landscaping and states that increasing the number of trees can help to reduce the impact of higher summer temperatures and reduce rainfall run-off rates, which will contribute to reducing the risk of surface water flooding. This policy will also maximise the provision of gardens and garden space, with the supporting text making a particular reference to community gardens and allotments, which play an important role in social cohesion. Therefore, minor positive effects are expected against **IIA2: Climate change adaptation**, **IIA6: Social inclusion**, **IIA12: Sustainable transport** and **IIA17: Flooding** in relation to Policy GI3: Greening the borough.

2.106 The Council's approach to the protection and enhancement of the Boroughs 'Blue Ribbon Network' is set out within Policy GI5: Blue Ribbon Network, which recognises the importance of the multi-functional role that rivers and waterways play and contribute to the Borough. The policy will seek to promote the enhancement of waterways and improve access to them through the provision of infrastructure that supports walking, cycling, leisure and recreation, as well as river-based transport, providing alternative modes of transport that may contribute to the alleviation of road traffic congestion. This policy is therefore likely to have a significant positive effect in relation to **IIA4: Health and wellbeing** and a minor positive effect in relation to **IIA12: Sustainable transport**. Policy GI5: Blue Ribbon Network recognises the role that the Blue Ribbon Network of waterbodies in the Borough plays in flood and surface water management by seeking to safeguard access to flood defences and promoting the use of sustainable drainage systems in new developments. The policy also recognises the importance of the network to biodiversity and will ensure that habitats in the network are protected and that adverse impacts on waterside environments and waterbodies in the Borough. As such, significant positive effects are expected in relation to **IIA13: Biodiversity** and **IIA17: Flooding**.

2.107 Policy GI6: Burial space and crematorium will seek to identify and meet the requirements of religious groups in regard to burial provision and ensure that burial space shortages are addressed where they are identified. The supporting text highlights the importance of these spaces in providing green, quiet areas for people, and in contributing to biodiversity within the Borough. Through the protection of existing land and the provision of new land for burial grounds and crematoriums, this policy will maintain and improve access to key facilities and religious places as well as provide opportunities for biodiversity enhancement in LBE. Therefore, minor positive effects are expected against **IIA5: Services and facilities** and **IIA13: Biodiversity**. A minor positive effect is also expected in relation to **IIA15: Landscapes and townscapes** because the policy seeks to maintain the landscape when providing new burial space.

2.108 Policy GI1: Green and blue spaces is expected to have a minor positive effect in relation to **IIA15: Landscape and townscape** because protecting existing open spaces from development would protect the landscape/townscape. As Policy GI2: Green Belt and Metropolitan Open Land would support particular development of land within the Green Belt, the policy may

result in the fragmentation of valued landscapes in the Borough. As such, a minor negative effect is expected against **IIA15: Landscapes and townscapes**. However, this is mixed with a minor positive effect because the policy also resists development in the Green Belt, which would help protect the landscape.

2.109Policy GI5: Blue Ribbon Network states that the Council will work with the Environment Agency and other partners in order to promote the improvement of water quality within the Blue Ribbon Network. The policy also seeks to ensure that where a development proposal is likely to have a significant adverse impact, assessment of the impact of the proposal on the status of the waterbody is provided. The policy will therefore contribute to the improvement of water quality in Enfield and help to address the water quality issues that impact the Borough. As such, a minor positive effect is expected against **IIA18: Water**.

Transport policy options

2.110The likely sustainability effects of the transport policy approaches are set out in **Table 2.10** and described below the table.

Table 2.10: IIA results for the 2018 transport policy options

IIA objective	T1: Making the public transport more accessible and the natural choice for longer trips	T2: Reducing the impact of private vehicles on our streets	T3: Making active travel the natural choice	T4: Making more school trips safe, sustainable and healthy
IIA1: Climate change mitigation	++/-	++	++	++
IIA2: Climate change adaptation	0	+	0	0
IIA3: Housing	0	0	0	0
IIA4: Health and wellbeing	++/-	++	++	++
IIA5: Services and facilities	+	+	+	+
IIA6: Social inclusion	+	+	+	+
IIA7: Crime and community safety	0	0	0	0
IIA8: Road safety	++	++	++	++
IIA9: Economy	+	0	0	0
IIA10: Town and local centres	0	0	0	0
IIA11: Air pollution	++/-	++	++	++
IIA12: Sustainable transport	++/-	++	++	++
IIA13: Biodiversity	0	0	0	0
IIA14: Historic environment	0	0	0	0
IIA15: Landscape and townscape	-	0	0	0
IIA16: Efficient use of land and materials	0	0	0	0

IIA objective	T1: Making the public transport more accessible and the natural choice for longer trips	T2: Reducing the impact of private vehicles on our streets	T3: Making active travel the natural choice	T4: Making more school trips safe, sustainable and healthy
IIA17: Flooding	0	+	0	0
IIA18: Water	0	0	0	0

2.111All transport policy options will contribute to the improvement of access and movement in the Borough, particularly in regard to sustainable transport modes. As the reliance on private vehicles has been identified as a key sustainability issue in the Borough, the support of improvements to transport infrastructure and the promotion of more sustainable modes of transport set out within these policies will directly address this issue. In particular, Policy T1: Making the public transport more accessible and the natural choice for longer trips will support improvements to public transport infrastructure and the road network in order to reduce traffic congestion and improve connectivity between the east and west of the Borough. This will help to address the transport severance between these areas.

2.112All of these policy options seek to directly address the use of more active and sustainable modes of transport including walking and cycling. Policies T1: Making the public transport more accessible and the natural choice for longer trips and T2: Reducing the impact of private vehicles on our streets both seek to promote and maximise opportunities for cycling and walking by creating well connected, high-quality and convenient, safe cycle and walking routes to support alternative, more sustainable modes of transport for access to employment, education and services. Policy T3: Making active travel the natural choice sets out the Council's approach to encouraging more sustainable and active modes of transport, including the facilitation of walking and increasing the use of bicycles. The policy seeks to enable and encourage more active modes of transport by requiring that developments protect and enhance existing footpaths and cycleways and make provision for the provision of new routes which are accessible, inclusive, safe, and linked to town centres, public transport infrastructure and green spaces. Policy T4: Making more school trips safe, sustainable and healthy seeks to ensure that new residential development includes the provision of convenient, safe and well connected cycle and walking routes that link to local schools in order to provide safe, sustainable and healthy school trips. Policies T1 and T2 will also seek to promote the use of public transport in the Borough through the enhancement and development of transport infrastructure that is accessible and well-connected, particularly between the eastern and western areas of the Borough. As a result, these policies are likely to reduce the use of private vehicles via the promotion of alternative transport methods that are more sustainable, active and safe, thereby reducing traffic congestion and associated emissions and contributing to the improvement of air quality, as well as physical and mental health in the Borough. Therefore, significant positive effects are expected against **IIA1: Climate change mitigation, IIA4: Health and wellbeing, IIA8: Road safety, IIA11: Air pollution and IIA12: Sustainable transport** in relation to these policies. Due to the fact Policy T1 will promote the development of strategic and major road network enhancements as well as localised improvements to the highway network, the policy may encourage the use of private cars. The effects against **IIA1: Climate change mitigation, IIA4: Health and wellbeing, IIA11: Air pollution and IIA12: Sustainable transport** are therefore mixed with minor negative effects. In addition, accessibility within the Borough of Enfield is likely to be improved through these policies by the development of transport routes that are well connected to local services and facilities. As such, minor positive effects are expected against **IIA5: Services and facilities and IIA6: Social inclusion.**

2.113In addition to outlining the Council's approach to tackling climate change, Policy T2: Reducing the impact of private vehicles on our streets also sets out measures to mitigate and adapt to climate change in the Borough. Although the construction of transport infrastructure, which is supported by several policies, could result in a larger area of land covered in impermeable surfaces, Policy T2 seeks to ensure that development proposals within Enfield are sensitively designed to reduce the impact of expected changes in climate, including permeable surfaces that reduce surface water runoff. As such, minor positive effects are expected against **IIA2: Climate change adaptation and IIA17: Flooding.**

2.114An improved transport system, including enhanced access throughout the Borough may improve accessibility to employment opportunities, and as such Policy T1: Making the public transport more accessible and the natural choice for longer trips may have a minor positive effect in relation to **IIA9: Employment opportunities**. The development of new transport infrastructure associated with these improvements may also result in the fragmentation of landscapes within the Borough. Therefore, a minor negative effect is expected against **IIA15: Landscapes and townscapes**. However, this depends on the location and extent of improvements and so the effect is uncertain.

Sustainable infrastructure policy options

2.115The likely sustainability effects of the sustainable infrastructure policy approaches are set out in **Table 2.11** and described below the table.

Table 2.11: IIA results for the 2018 sustainable infrastructure policy options

IIA objective	SUS1: Sustainable building	SUS2: Sustainable living and working	SUS3: Sustainable infrastructure	SUS4: Minimising flood risk	SUS5: Surface water management
IIA1: Climate change mitigation	+	++	++	0	0
IIA2: Climate change adaptation	++	0	++	++	++
IIA3: Housing	0	0	0	0	0
IIA4: Health and wellbeing	0	+	0	0	+
IIA5: Services and facilities	0	0	0	0	0
IIA6: Social inclusion	0	0	+	0	0
IIA7: Crime and community safety	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0
IIA9: Economy	0	0	++	0	0
IIA10: Town and local centres	0	0	0	0	0
IIA11: Air pollution	0	++	+	0	+
IIA12: Sustainable transport	0	++	++	0	0
IIA13: Biodiversity	++	+	0	+	+
IIA14: Historic environment	0	0	0	0	0
IIA15: Landscape and townscape	0	0	0	0	0
IIA16: Efficient use of land and materials	+	0	0	0	0
IIA17: Flooding	0	0	0	++	++

IIA objective	SUS1: Sustainable building	SUS2: Sustainable living and working	SUS3: Sustainable infrastructure	SUS4: Minimising flood risk	SUS5: Surface water management
IIA18: Water	++	++	++	0	++

2.116 These five policies seek to implement sustainable infrastructure networks in the Borough. Policy SUS1 relates to sustainable building, Policy SUS2 covers sustainable living and working, Policy SUS3 addresses sustainable infrastructure, Policy SUS4 covers minimising flood risk and policy SUS5 looks at surface water management.

2.117 Policy SUS1: Sustainable building promotes the use of existing and emerging standards and assessment methods such as BREEAM, Home Quality Mark One (HQM1) and Environmental Impact Assessments in climate change mitigation, which are expected to help reduce emissions associated with built development. As such, a minor positive effect is expected in relation to **IIA1: Climate change mitigation**. Policy SUS2: Sustainable living and working seeks to minimise energy demand and carbon emissions in new and refurbished buildings, with reference made to BREEAM, while Policy SUS3: Sustainable infrastructure promotes sustainable and reduced resource consumption relating to energy. A significant positive effect is therefore likely for both policies against **IIA1: Climate change mitigation**. Significant positive effects are largely expected against **IIA2: Climate change adaptation** in relation to policies SUS1: Sustainable building, SUS3: Sustainable infrastructure, SUS4: Minimising flood risk and SUS5: Surface water management. Policy SUS1: Sustainable building directly commits to higher standards of environmental sustainability in building practices, by minimising construction and operations waste, sourcing sustainable new materials and maximising reuse of recovered materials in line with circular economy principals. Policy SUS3: Sustainable infrastructure similarly promotes sustainable and reduced resource consumption in the Borough. Policy SUS4: Minimising flood risk requires developments to minimise current and future risk of flooding to people and property, whilst Policy SUS5: Surface water management states that development should be designed in a way that minimises flood risk and incorporates surface water drainage measures. All policies therefore promote the incorporation of sustainable design and construction techniques in development.

2.118 Minor positive effects are anticipated for both SUS2: Sustainable living and working and SUS5: Surface water management in relation to **IIA4: Health and wellbeing**. The supporting text of SUS2: Sustainable living and working outlines the crucial role that sustainable transport (i.e. walking and cycling) plays in increasing health and wellbeing in the Borough. Additionally, the policy seeks to reduce air pollution, which would have beneficial effects on people's health. Likewise, the supporting text to Policy SUS5: Surface water management promotes the use of Sustainable Drainage Systems (SuDS) in relation to the improved health and wellbeing of residents. The policy states that SuDS improve air quality, increase amenity space and create aesthetic improvements to the public realm, subsequently contributing to an increased quality of life for residents in the Borough. A minor positive effect can therefore be expected in relation to **IIA4: Health and wellbeing**.

2.119 A significant positive effect is also expected in relation to SUS3: Sustainable infrastructure against **IIA9: Economy** as the policy states that with respect to waste management facilities, development proposals will be expected to provide job creation and social value benefits, including skills, training and apprenticeship opportunities. This will subsequently promote socio-economic growth in Borough. The policy also notes that in areas of high deprivation, employers must match or exceed the London Living Wage. This will have a subsequent minor positive effect in relation to **IIA6: Social inclusion**, as it would work to reduce poverty and social exclusion in deprived areas.

2.120 Policy SUS2: Sustainable living and working seeks to address issues of air quality by monitoring and improving air quality and reducing congestion, with a focus on enabling use of sustainable, particularly active, modes of transport such as walking and cycling. A significant positive effect is therefore likely in relation to **IIA11: Air pollution**. As per above, the supporting text to Policy SUS5: Surface water management supports the incorporation of living roofs into new development, which would help improve air quality. This is therefore anticipated to result in a minor positive effect in relation to **IIA11: Air pollution**.

2.121 Policies SUS2: Sustainable living and working and SUS3: Sustainable infrastructure are anticipated to have a significant positive effect in relation to **IIA12: Sustainable transport**. This is because Policy SUS2: Sustainable living and working promotes the use of sustainable and particularly active modes of transport, whilst Policy SUS3 states that development proposals must provide access to high quality digital connectivity services from a range of providers. This would therefore reduce the need to travel and support smart city concepts. Policy SUS3 also states that development proposals must be supported by and connected to sufficient, up to date and distributed sustainable infrastructure for transport. For this reason, a minor positive effect is expected in relation to **IIA11: Air pollution** because supporting smart city concepts and promoting sustainable travel choices will help minimise air pollution.

2.122 Policy SUS1: Sustainable building states that development proposals must result in net gain to, or at minimum level no net loss of local environmental quality. Therefore, it is expected to have a significant positive effect in relation to **IIA13: Biodiversity**. Policy SUS2: Sustainable living and working on the other hand promotes the provision of and improvements in supply of green infrastructure, with a minor positive effect expected in relation to **IIA13: Biodiversity**. A minor positive is also anticipated for policies SUS4: Minimising flood risk and SUS5: Surface water management in relation to this objective; Policy SUS4: Minimising flood risk makes reference to improving the ecological functioning of river corridors, whilst SUS5: Surface water management promotes the use of SuDS which would result in increased urban greening in the Borough. With SuDS significantly reducing flood risk, this policy would be likely to have a significant positive effect in relation to **IIA17: Flooding**. Similarly, Policy SUS4: Minimising flood risk states that the Council will require developments to minimise current and future risk of flooding to people and property, taking into account climate change, without increasing flood risk elsewhere. A significant positive is also therefore anticipated for SUS4: Minimising flood risk and **IIA17: Flooding**. Policy SUS1: Sustainable building is expected to have a minor positive effect in relation to **IIA16: Efficient use of land and materials** because the policy states that development proposals are expected to assess, protect and improve soil quality.

2.123 Finally, significant positive effects are likely for policies SUS1: Sustainable building, SUS2: Sustainable living and working, SUS3: Sustainable infrastructure and SUS5: Surface water management in relation to **IIA18: Water**, as they address issues surrounding water quality. Policy SUS1: Sustainable building states that development proposals must assess, protect and improve groundwater quality, particularly where it occurs within an Inner Source Protection Zone or on sites where historic contamination is likely to present a significant risk to groundwater, whilst Policy SUS2: Sustainable living and working promotes the restriction of mains water to 105 litres per head per day or less. Policy SUS3: Sustainable infrastructure states that development proposals must deliver or improve sustainable water supply, drainage and sewerage infrastructure, while Policy SUS5: Surface water management encourages all major developments to implement SuDS.

Chapter 3

IIA findings for the Regulation 18 Local Plan (2021)

Introduction

3.1 This chapter sets out the IIA findings for the elements of the 2021 Regulation 18 Draft Local Plan that have been appraised to date, as follows:

- Spatial options included in Chapter 2 (and reasonable alternatives considered by LBE).
- Site options for allocation included in Policy SP H1: Housing development sites in Chapter 8 and Policy SP E1: Options for employment and growth in Chapter 9.
- Draft policies included in Chapters 4, 5, 8, 9 and 10.

IIA findings for the spatial options considered in 2021

3.2 This section presents the IIA findings for the spatial options that have been considered by LBE during preparation of the 2021 Regulation 18 Local Plan, as shown in **Table 3.1**. The findings are illustrated in **Table 3.2** and described below the table, by IIA objective.

Table 3.1: Reasonable alternative spatial options considered during preparation of the Regulation 18 Enfield Local Plan

Option as described in Enfield Draft Plan (Chapter 2) v3 (received 21/5/21)	Appraise as reasonable alternative and include in IIA Report?
Option 1A: Baseline growth Baseline growth in the urban area	Yes
Option 1A: Baseline growth Baseline growth in the urban area and employment areas	Yes
Option 2A: Medium growth Medium growth in the urban area and employment areas	Yes
Option 2B: Medium growth Medium growth in the urban area, employment areas and some release of Green Belt	Yes
Option 2C: Medium growth Medium growth in the urban area and Green Belt	Yes (still to be appraised)
Option 2D: Medium growth Medium growth in the urban area only	Yes
Option 3A: High growth Focused in the urban area only	Yes
Option 3B: High growth Focused in the urban area and employment areas	Yes

Option as described in Enfield Draft Plan (Chapter 2) v3 (received 21/5/21)	Appraise as reasonable alternative and include in IIA Report?
Option 3C: High growth Widespread growth across the Borough including the urban area, employment areas and the Green Belt	Yes
Option 3D: High growth Focused in the urban area and Green Belt	Yes (still to be appraised)
Option 4: seeking to accommodate most growth outside the borough	No – not a reasonable alternative in IIA terms as it is outside the geographical scope of the Local Plan
Option 5: seeking to accommodate most of the development to the east of the A10	Yes (still to be appraised)
Option 6: seeking to accommodate majority of development west of the A10	Yes (still to be appraised)

Table 3.2: Summary of IIA effects for the spatial options

IIA objective	Option 1: Baseline growth		Option 2: Medium growth				Option 3: High growth				Option 5	Option 6
	1A: Focused in the urban area only	1B: Focused in the urban area and employment areas	2A: Focused in the urban area and employment areas	2B: Growth in the urban area, employment areas and some release of Green Belt	2C: Focused in the urban area and Green Belt	2D: Focused in the urban area only	3A: Focused in the urban area only	3B: Focused in the urban area and employment areas	3C: Growth across the Borough including the urban area, employment areas and the Green Belt	3D: Focused in the urban area and Green Belt	5: Focus growth in the urban area east of the A10	6: Focus growth in the urban area west of the A10
IIA1: Climate change mitigation	+	+/-	+	+/-	TBC	+	+	+	+/-	TBC	TBC	TBC
IIA2: Climate change adaptation	0	0	0	0	TBC	0	0	0	0	TBC	TBC	TBC
IIA3: Housing	+?/-	+?	++?	++?	TBC	++?/-	++/--	++	++	TBC	TBC	TBC
IIA4: Health and wellbeing	++	++	++/-?	++/-?	TBC	++/-?	++/--?	++/--?	++/--?	TBC	TBC	TBC
IIA5: Services and facilities	++	++	++/-?	++/-?	TBC	++/-?	++/-?	++/-?	++/-?	TBC	TBC	TBC

IIA objective	Option 1: Baseline growth		Option 2: Medium growth				Option 3: High growth				Option 5	Option 6
	1A: Focused in the urban area only	1B: Focused in the urban area and employment areas	2A: Focused in the urban area and employment areas	2B: Growth in the urban area, employment areas and some release of Green Belt	2C: Focused in the urban area and Green Belt	2D: Focused in the urban area only	3A: Focused in the urban area only	3B: Focused in the urban area and employment areas	3C: Growth across the Borough including the urban area, employment areas and the Green Belt	3D: Focused in the urban area and Green Belt	5: Focus growth in the urban area east of the A10	6: Focus growth in the urban area west of the A10
IIA6: Social inclusion	+?/-?	+?/-?	+	+	TBC	+/-	+/-	+/-	+/-	TBC	TBC	TBC
IIA7: Crime and community safety	-?	-?	-?	-?	TBC	-?	-?	-?	-?	TBC	TBC	TBC
IIA8: Road safety	0	0	0	0	TBC	0	0	0	0	TBC	TBC	TBC
IIA9: Economy	++	++/-?	++/-?	++/-?	TBC	++	++	++/-?	++/-?	TBC	TBC	TBC
IIA10: Town and local centres	++	++	++	++	TBC	++	++	++	++	TBC	TBC	TBC
IIA11: Air pollution	++/--	++/--	++/--	++/--	TBC	++/--	++/--	++/--	++/--	TBC	TBC	TBC

IIA objective	Option 1: Baseline growth		Option 2: Medium growth				Option 3: High growth				Option 5	Option 6
	1A: Focused in the urban area only	1B: Focused in the urban area and employment areas	2A: Focused in the urban area and employment areas	2B: Growth in the urban area, employment areas and some release of Green Belt	2C: Focused in the urban area and Green Belt	2D: Focused in the urban area only	3A: Focused in the urban area only	3B: Focused in the urban area and employment areas	3C: Growth across the Borough including the urban area, employment areas and the Green Belt	3D: Focused in the urban area and Green Belt	5: Focus growth in the urban area east of the A10	6: Focus growth in the urban area west of the A10
IIA12: Sustainable transport	++?	++?/-	++?	++?/-	TBC	++?	++?	++?	++?/-	TBC	TBC	TBC
IIA13: Biodiversity	--?	--?	--?	--?	TBC	--?	--?	--?	--?	TBC	TBC	TBC
IIA14: Historic environment	-?	-?	-?	-?	TBC	--?	--	--	--	TBC	TBC	TBC
IIA15: Landscape and townscape	-?	-?	-?	-?	TBC	--?	--	--	--?	TBC	TBC	TBC
IIA16: Efficient use of land	++	++/-	++	++/-	TBC	++	++	++	++/-	TBC	TBC	TBC
IIA17: Flooding	-?	-?	-?	-?	TBC	-?	-?	-?	-?	TBC	TBC	TBC

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IIA objective	Option 1: Baseline growth		Option 2: Medium growth				Option 3: High growth				Option 5	Option 6
	1A: Focused in the urban area only	1B: Focused in the urban area and employment areas	2A: Focused in the urban area and employment areas	2B: Growth in the urban area, employment areas and some release of Green Belt	2C: Focused in the urban area and Green Belt	2D: Focused in the urban area only	3A: Focused in the urban area only	3B: Focused in the urban area and employment areas	3C: Growth across the Borough including the urban area, employment areas and the Green Belt	3D: Focused in the urban area and Green Belt	5: Focus growth in the urban area east of the A10	6: Focus growth in the urban area west of the A10
IIA18: Water	-?	-?	-?	-?	TBC	-?	-?	-?	-?	TBC	TBC	TBC

IIA1: Climate change mitigation

3.3 All options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where frequent bus services are also present, in addition to everyday services and facilities, including employment opportunities – all of which are within walking distance of one another. This element of all options is therefore likely to reduce use of the private car and associated CO₂ emissions, with minor positive effects expected in relation to IIA1: Climate change mitigation. However, these effects are recorded as uncertain because levels of walking and cycling within the Borough are not currently very high. For example, 95% of LBE's population is not physically active enough to maximise benefits to their health (see baseline information). Additionally, the sheer scale of developed proposed by these options would result in significant population growth, as well as an increase in the presence of cars. Options 2B and 3C also support development of Green Belt land in the north west of the Borough, where very few railway stations are located (there are no tube stations), bus services are less frequent and services and facilities are not within easy walking distance of one another. Therefore, it is very likely that new residents in these locations would have to drive to their workplace, as well as everyday services and amenities, which would increase greenhouse gas emissions associated with transport. Options 1B, 2B and 3C are therefore also expected to result in minor negative effects in relation to this objective. The incorporation of energy efficient design in new developments could also help reduce greenhouse gas emissions, but this would be influenced by other policies in the Local Plan and determined at planning application stage.

IIA2: Climate change adaptation

3.4 Given the high-level nature of these spatial options, it is not possible to distinguish between them with respect to climate change adaptation. The spatial distribution of development is not likely to influence sustainable design and construction techniques in development or respond to extreme weather effects as a result of climate change. Flood risk is dealt with separately under IIA objective 17. All options are expected to have negligible effects in relation to this objective.

IIA3: Housing

3.5 The high growth options (3A to 3C) seek to meet the housing requirement identified in the London Plan for the first ten years² and then apply the government's standard methodology for calculating housing need in the remaining period up to 2039. All three options would therefore deliver the number of new homes identified under the high growth scenario. As such, they are expected to have significant positive effects in relation to IIA3: Housing. Option 3A would result in a significant increase in the density of development around the transport nodes, involving the development of significantly taller buildings which would result in a very high proportion of flats, studios and 1-bedroom dwellings. Development would therefore not provide the range of housing types needed in the Borough, which could potentially discriminate against certain groups of people, such as larger families or those with specialist housing requirements. For this reason, Option 3A is also expected to have a significant negative effect in relation to this objective. Option 3C, on the other hand, supports development in employment areas and the Green Belt, in addition to transport nodes, which may help in the delivery of a greater mix of housing types.

3.6 The baseline growth options (1A and 1B) seek to meet the housing requirement identified in the London Plan for the first ten years in full and then deliver a significantly lower number of homes in the remaining Local Plan period. Therefore, although Options 1A and 1B would deliver the number of new homes identified under this baseline growth scenario, they may not meet future housing needs in full, although this is uncertain. Both options are therefore expected to have minor positive but uncertain effects in relation to this objective. Option 1A would result in an increase in the density of development around the transport nodes only but because it is not providing as much growth as Option 3A, it is expected to have a minor negative effect in relation to this objective in terms of meeting the Borough's need for a range of housing sizes and types.

3.7 The medium growth options (2A, 2B and 2D) seek to meet the housing requirement identified in the London Plan and carry this same annual requirement forward, beyond the first ten years of the London Plan period. All three options would deliver the number of new homes identified under the medium growth scenario and are therefore expected to have significant positive effects in relation to this objective. The effects are recorded as uncertain because LBE has had to predict what their housing targets might be beyond the first ten years of the London Plan period. As was the case with Options 1A and 3A, Option 2D focuses development at the transport nodes only and is therefore expected to result in an increase in the density of development in these areas, which could potentially limit the availability of housing types in the Borough. Therefore, Option 2D

² The London Plan covers the period up to 2041 but only provides housing targets for the first ten years of the London Plan period.

is also expected to have a minor negative effect in relation to this objective. Option 2A, on the other hand, supports development in employment areas and the Green Belt, in addition to transport nodes, which may help in the delivery of a greater mix of housing types.

IIA4: Health and wellbeing

3.8 As set out in the baseline information in the IIA Scoping Report produced by AECOM, there is an east-west divide in terms of inequality in LBE, and this correlates with health indicators. For example, LBE is the fifth worst Borough in England for obesity, with significantly higher levels of obesity in the east when compared to the west. All eight options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where existing primary healthcare facilities are available. New residents would also be located within very close proximity to other services and facilities, which may encourage them to walk or cycle to reach these services, with beneficial effects on their physical health. All options are therefore expected to have significant positive effects in relation to IIA4: Health and wellbeing. However, as set out in the baseline information, there are very few GP surgeries on the estates within LBE and where GP surgeries are present, they are often outdated with inadequate facilities. Development does, however, offer an opportunity for new development to provide new GP surgeries and improve the design of existing GP surgeries, in the areas that need them the most. The volume of development proposed by the high and medium growth options would undoubtedly place a lot of pressure on existing services, particularly GP surgeries, whilst also potentially resulting in the loss of Metropolitan Open Land to make room for housing. Furthermore, higher density development can contribute to social isolation and poorer health. Indeed, there is growing evidence of the link between high density development and the negative public health impacts this has. Therefore, Options 3A, 3B and 3C are also expected to have significant negative but uncertain effects in relation to this objective, whilst Options 2A, 2B and 2D are expected to have minor negative but uncertain effects. Options 3C and 2B support more widespread growth across the Borough than the other options, supporting development within the Green Belt, but there are no GP surgeries located in the Green Belt to the north west of the Borough. The services and facilities that are present within the Green Belt are not close to potential development locations and would therefore discourage active travel choices (e.g. walking and cycling).

IIA5: Services and facilities

3.9 All options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where a number of existing services and facilities are present. New residents would therefore not be required to travel far to reach the services, as they would be within walking distance of them. For example, there are a number of primary schools located within close proximity of the transport nodes, in addition to secondary schools. Options 2B and 3C also support development of Green Belt land in the north west of the Borough. However, the majority of these Green Belt sites are not located within close proximity of a primary or secondary school. Despite this, all options are expected to have significant positive effects in relation to this objective. The volume of development proposed by the high and medium growth scenario options would be likely to place a lot of pressure on existing services, such as primary and secondary school places, although this is uncertain. Therefore, Options 2A, 2B, 2D, 3A, 3B and 3C are also expected to have minor negative but uncertain effects in relation to this objective.

IIA6: Social inclusion

3.10 LBE is characterised by an east-west divide in terms of inequality and deprivation, with the eastern part of the Borough containing ten Lower Super Output Areas that fall within the 10% most deprived nationally. All eight options support development around the transport nodes, which are spread across the Borough but not towards the north west, which comprises Green Belt land. Development is expected to help regenerate the areas surrounding the transport nodes but due to the fact the transport nodes are spread fairly evenly across the majority of the Borough, development would not only be directed into the more deprived areas. Therefore, although these options would, to an extent, help regenerate the more deprived areas of the Borough, they would also enhance the less deprived areas and not specifically address the gap in inequality between the east and west. Moreover, the level of development proposed by the high growth options, particularly Option 3C, would result in a significant increase in the density of development around the transport nodes in LBE. As a result, there would be a significant increase in the height of existing tall buildings and new high-rise buildings, which would limit the mix of housing types available and potentially discriminate against certain groups of people such as those with specialist housing requirements. Open space may also be lost to new housing, contributing to inequalities in access to open space. This is particularly important following the Covid-19 pandemic, which has highlighted the importance of public open space, particularly if people do not have access to a

private garden. Therefore, the high growth options (3A to 3C) are expected to have mixed minor positive and minor negative effects in relation to this objective. Option 2D (medium growth) is also expected to have a mixed minor positive and minor negative effect because like Option 3A, it seeks to intensify land around transport nodes only and may therefore result in an over reliance on flats and a subsequent decrease in housing mix. The baseline growth options support the lowest number of new homes and would therefore contribute a lower amount of affordable housing than the medium and high growth options. Therefore, Options 1A and 1B are expected to have mixed minor positive and minor negative but uncertain effects in relation to this objective. The remaining options (2A and 2B) are expected to have minor positive effects in relation to IIA6: Social inclusion because they would provide more development than the baseline growth options, as well as a greater range of housing types due to more widespread growth.

IIA7: Crime and community safety

3.11 The spatial distribution of development is not likely to influence levels of crime, anti-social behaviour, fear of crime and perceptions of safety, which will be more influenced by policies which seek to deliver inclusive design. As set out in the IIA Scoping Report, crime is generally concentrated in the east of LBE at Southgate, Palmers Green and the boundary LBE shares with Haringey Council, in addition to around transport nodes. Crime levels have been rising in the area, partly due to the fact LBE has the largest youth population in Greater London, with some of the highest levels of crime recorded in the school-transport corridors. All options concentrate growth at the transport nodes, whilst Options 1B, 2A and 3B also support development at SIL and LSIS sites, located in the east of the Borough. Overall, all options are expected to have minor negative effects in relation to IIA7: Crime and community safety, unless there are policies in place to support high quality developments, improvements to estates that suffer from poor quality housing and a high quality public realm that supports the integration of communities and natural surveillance including through the co-location of shops, services, community centres and green spaces. The higher growth options may have more of an adverse effect than the other options because the exceptionally high level of growth proposed under this scenario could result in higher levels of crime.

IIA8: Road safety

3.12 The spatial distribution of development will not affect the achievement of this objective, which relates to healthy streets principles that encourage walking and cycling. Therefore, all options are likely to have negligible effects in relation to IIA8: Road safety.

IIA9: Economy

3.13 Concentrating development at the transport nodes in LBE which are very central and well-connected, is expected to encourage the retention and expansion of town and local centre commercial and retail uses. The transport nodes in LBE contain a range of services and facilities, and therefore offer job opportunities. Options 1A, 2D and 3A seek to focus development at the transport nodes only. Concentrating new residential development in these central and well-connected areas would help boost the economy by increasing the available workforce and attracting investment to the area, whilst also helping improve these local economies. These three options (1A, 2D and 3A) are therefore expected to have significant positive effects in relation to this objective. An even larger proportion of job opportunities are provided at the SIL and LSIS sites and with Options 1B, 2A and 3B concentrating future residential development in these areas, as well as at the transport nodes, there would be a loss in SIL and LSIS land. Options 1B, 2A and 3B are therefore expected to have mixed significant positive and minor negative effects in relation to IIA9: Economy. The minor negative effects are recorded as uncertain because although there may be a loss in employment land, residential development may be provided as part of mixed-use schemes at the SIL and LSIS sites. Options 2B and 3C spread development more evenly across the Borough, including on Green Belt land. However, the areas of Green Belt land where intensification is proposed, are not located within the main urban centres of the Borough, where more job opportunities are available. Conversely, supporting development in these areas may have positive effects on the rural economy and jobs. Option 3C is therefore expected to have a mixed significant positive and significant negative effect in relation to this objective, whilst Option 2B is expected to have a mixed significant positive and minor negative effect, because although both options may support the rural economy, they could also result in the loss of SIL and LSIS land. This is particularly the case for Option 3C, which proposes the highest number of new homes out of all options. The negative effects are recorded as uncertain because residential development may be provided as part of mixed-use schemes at the SIL and LSIS sites.

IIA10: Town and local centres

3.14 Concentrating development at the transport nodes in LBE which are very central and well-connected, is expected to encourage the retention and expansion of town and local centre commercial and retail uses. Options 1A, 2D and 3A are therefore expected to enhance the vitality and vibrancy of the town and local centres in LBE, resulting in significant positive effects against IIA10: Town and local centres. The remaining options support development at the transport nodes in LBE, but also support the development of SIL and LSIS sites (Options 1B, 2A, 2B, 3B and 3C) and intensification within the Green Belt (Options 2BC and 3C). Although the SIL, LSIS and Green Belt sites are located on the edge and/or outside of the town and local centres and development under these options may not directly revitalise the town and local centres, these options still support development around the transport nodes, where the town and local centres are located. All remaining options are therefore also expected to have significant positive effects in relation to this objective.

IIA11: Air pollution

3.15 All options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where frequent bus services are also present, in addition to everyday services and facilities that are within walking distance of one another. All options are therefore likely to reduce reliance on the private car, which would help minimise air pollution. However, the actual use of more active and sustainable modes of travel will depend on people's behaviour. Further to this, LBE experiences severe problems with air quality, especially between the east and west of the Borough, with the entire Borough being declared an Air Quality Management Area (AQMA). Therefore, although all options focus development within close proximity to sustainable travel modes, where services and facilities are within easy walking and cycling distance of one another, the amount of development proposed by all eight options is expected to have significant adverse effects on air quality through population increase and a higher presence of cars. Having said that, walking and cycling could be encouraged through the design of new development and incorporation of Healthy Streets principles. Options 2B and 3C also support development of Green Belt land in the north west of the Borough, where very few railway stations are located (there are no tube stations), bus services are less frequent and services and facilities are not within easy walking distance of one another. Therefore, new residents in these locations would be more reliant on the private car, contributing towards air pollution. Overall, all options are expected to have mixed significant positive and significant negative effects in relation to IIA11: Air pollution.

IIA12: Sustainable transport

3.16 All options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where frequent bus services are present, in addition to everyday services and facilities that are within walking distance of one another. These options are therefore likely to reduce reliance on the private car and increase more sustainable modes of transport. However, the use of more sustainable modes of transport will depend on people's behaviour, especially following the Covid-19 pandemic where there has been a significant reduction in people using public transport. Indeed, the majority of residents in LBE use a private car to get to work instead of public transport. All eight options are therefore expected to have significant positive but uncertain effects in relation to IIA12: Sustainable transport. However, Options 2B and 3C also support development of Green Belt land in the north west of the Borough, where very few railway stations are located (there are no tube stations), bus services are less frequent and services and facilities are not within easy walking distance of one another. Therefore, residents in these locations are expected to be more reliant on the private car, particularly because they are within close proximity of the M25 which borders the northern edge of LBE. These two options are therefore also likely to result in minor negative effects in relation to this objective.

IIA13: Biodiversity

3.17 LBE does not contain a Special Protection Area (SPA), Special Area of Conservation (SAC) or a Ramsar site. However, it is located within close proximity to the Lee Valley SPA and Ramsar site which is located to the north and south of the Borough in Lee Valley Regional Park, which runs along the eastern edge of LBE. The Epping Forest SAC is also located just outside of the Borough, to its east. The Chingford Reservoir Site of Special Scientific Interest (SSSI) is located within the Borough, along its eastern edge. There is also one Local Nature Reserve (LNR) within the Borough, known as Covert Way, located just south of Hadley Wood. A large number of Sites of Importance in Nature Conservation (SINC) are spread across the Borough.

3.18 All options would intensify development at transport nodes in the urban areas of the Borough, where no internationally designated biodiversity assets are present. Although there is one SSSI and one NNR present within the Borough, neither are

located within close proximity to where development is proposed under all eight options. However, the potential for indirect effects due to general population increase and pressure on nature conservation sites from recreation and increased air pollution for example could still occur. The SINCs are spread relatively evenly across the Borough, with most containing a railway station. All options would therefore include land that falls within a SINC. Options 2B and 3C also promote development in the Green Belt in areas that comprise a mixture of both greenfield and brownfield sites. Greenfield and brownfield sites can have biodiversity interest which would be lost as a result of development. Overall, all options are expected to have significant negative effects in relation to IIA13: Biodiversity. The effects are recorded as uncertain because there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

IIA14: Historic environment

3.19 The northern edge of LBE does not contain a large proportion of heritage assets whereas the remainder of the Borough does, especially the more built-up areas such as Enfield Town. A number of Conservation areas are located along the periphery of the built-up area within the edge of the Green Belt, the largest being Trent Park which is also a Registered Park and Garden. All options seek to intensify the areas surrounding the railway and tube stations within the Borough, which tend to be located within close proximity to a large number of Listed Buildings, whilst also falling within or close to Conservation Areas. The high growth options would provide the highest number of new homes at around 36,000. This is significantly higher than the remaining options and considering the fact that Option 3A seeks to concentrate development within the urban area only, effects on the historic environment would be substantial. All high growth options are expected to have significant negative effects in relation to IIA14: Historic environment due to the scale of development proposed.

3.20 Options 1A and 1B would support the lowest number of new homes in the Borough. Option 1A supports intensification around travel nodes in the urban area only, whereas Option 1B supports intensification of existing SIL and LSIS sites, in addition to travel nodes in the urban area. The SIL and LSIS sites identified for potential development contain very few heritage assets with some containing none at all, and therefore development within them is unlikely to result in adverse effects on the historic environment. Overall, Options 1A and 1B are expected to have minor negative but uncertain effects in relation to this objective. Option 2D is expected to have a significant negative effect in relation to this objective because it supports a medium number of new homes in the urban area only, where most historic assets are located. Options 2A and 2B on the other hand, are expected to have minor negative effects in relation to this objective because although they do not propose the lowest number of new homes when compared to the other growth scenarios, they do not solely focus development in the urban area and instead spread growth more widely across the Borough. These effects are recorded as uncertain because development could potentially reduce adverse impacts on the historic environment through mitigation and the design, scale and layout of development.

IIA15: Landscape and townscape

3.21 Options 3A and 3B would result in a significant increase in the density of development in LBE around the transport nodes, as well as in SIL and LSIS sites under Option 3B. There would need to be a significant increase in the height of existing tall buildings, in addition to new high-rise buildings, both of which would fundamentally alter the character of the urban area and Borough as a whole. Options 3A and 3B are therefore expected to have significant negative effects in relation to IIA15: Landscape and townscape. Option 3C would deliver a similar number of new homes to Options 3A and 3B but would spread this development more evenly across the Borough, including areas that fall within the Green Belt. However, the intensification of areas within the Green Belt under the high growth scenario could potentially alter the landscape in the north west of the Borough. Option 3C is therefore expected to have a significant negative effect in relation to this objective. However, the effect is recorded as uncertain because development within the Green Belt could be designed in a way that helps mitigate any adverse impacts on the character of the area.

3.22 Options 1A and 1B would support the lowest number of new homes in the Borough. Option 1A supports intensification around travel nodes in the urban area and would therefore result in an increase in density within the urban area, whilst Option 1B would result in an increase in density within SIL and LSIS sites, as well as the urban area. However, this increase in density would not be comparable to that under the high growth scenario options. Overall, Options 1A and 1B are expected to have minor negative but uncertain effects in relation to this objective. The effects are recorded as uncertain as the actual effects would depend on the final design, scale and layout of development. Options 2A, 2B and 2D support a higher number of new homes than Options 1A and 1B and could therefore potentially result in more adverse effects on landscape character, particularly Option 2D which focuses development in the urban area only. Overall, Option 2D is expected to have a significant

negative but uncertain effect against this objective, whilst Options 2A and 2B are expected to have minor negative but uncertain effects.

IIA16: Efficient use of land

3.23 All options would result in intensification around transport nodes within LBE, which fall on previously developed land that is classified as land predominantly in urban use. All eight options are therefore expected to have significant positive effects in relation to IIA16: Efficient use of land. However, Options 2B and 3C also promote development in the Green Belt in areas that comprise a mixture of both greenfield and brownfield sites, all of which are classified as Grade 3 agricultural land. Therefore, although these two options would promote the development of previously developed land, they would also promote the development of greenfield sites, which is not an efficient use of land. Therefore, Options 2B and 3C are also expected to have minor negative effects in relation to this objective.

IIA17: Flooding

3.24 The River Lee, in addition to King George's Reservoir and William Girling Reservoir located along the eastern edge of LBE create a flood risk. The immediate area surrounding these waterbodies falls within Flood Zones 3a and 3b, as well as Flood Zone 2. All eight options promote development around transport nodes within LBE, a number of which are located in the east of the Borough. The above mentioned flood zones also stretch to the west of the Borough along New River (Old Course) and a number of brooks, most of which are also located within close proximity to transport nodes. The NPPF discourages the development of housing within areas at the highest risk of flooding. However, development may be able to incorporate surface water management measures, such as sustainable drainage systems to address the existing flood risk, as well as that generated by development. It is also likely that under Options 1A, 1B, 2A, 2D, 3A and 3B, housing would be delivered through an increase in height of existing buildings and would therefore not cause a reduction in permeable surfaces. Options 2B and 3C support development of Green Belt land in the north west of the Borough, some of which comprises greenfield land. As such, development would reduce the amount of permeable surface available and potentially contribute to surface water run-off, increasing flood risk. Overall, all options are expected to have minor negative but uncertain effects in relation to IIA17: Flooding.

IIA18: Water

3.25 LBE is covered entirely by the London Water Resource Zone, with its potable water and waste water services supplied by Thames Water. Greater London is mostly supplied by surface water resources (80%), with the remainder delivered through groundwater abstractions. Given the high-level nature of these spatial options, it is not possible to distinguish between them with respect to water resources, water quality and wastewater treatment capacity. Water resources is a key issue in LBE, given that the Thames Water Supply is designated as "seriously water stressed" and that climate change may lead to limited water availability in the future, particularly in the summer. The Borough contains a fairly high proportion of land covered by Source Protection Zones 1 and 2³, and it is therefore unlikely that development would be able to avoid these Source Protection Zones. Development in some locations could therefore contaminate water supplies without mitigation. However, all options support development in existing built-up areas and therefore any effect on Source Protection Zones is likely to be limited. Due to the fact all options contain land that falls within Source Protection Zones 1 and 2 but already contain built development, minor negative but uncertain effects are expected.

³ There is no land in LBE covered by Source Protection Zone 3.

IIA findings for the site options

3.26 This section presents the IIA findings for the site options allocated in Policy SP H1: Housing development sites in Chapter 8 of the Local Plan and Policy SP E1: Options for employment and growth in Chapter 9 of the Local Plan. Overall, there are 44 housing sites, nine industrial sites and 20 mixed use sites. **Table 3.3** contains a summary of the effects the site options received in relation to the IIA objectives, with the findings summarised below the table.

Table 3.3: Summary of IIA effects for site options

Site	Size	Yield	IIA1: Climate change mitigation	IIA2: Climate change adaptation	IIA3: Housing	IIA4: Health and wellbeing	IIA5: Services and facilities	IIA6: Social inclusion	IIA7: Crime and community safety	IIA8: Road safety	IIA9: Economy	IIA10: Town and local centres	IIA11: Air pollution	IIA12: Sustainable transport	IIA13: Biodiversity	IIA14: Historic environment	IIA15: Landscape and townscape	IIA16: Efficient use of land and materials	IIA17: Flooding	IIA18: Water
Housing sites																				
CHC1/LP031: Warmerdams Nursery, Cattlegate Road	3.04	345	0	0	++	++/-	-?	0	0	0	-	0	0	++/-	--?	-?	++?	++	0	0
CHC10/LP179: Site at Oak Farm and Homestead Nursery, Cattlegate Road	2.62	340	0	0	++	+/-	-?	0	0	0	-	0	0	--/+	--?	-?	-?	+	-	0
CHC11/LP472 – Parcel 1: Land to the rear of Jesus Christ Church, Parcel 1	1.70	160	0	0	++	++/-	++?	0	0	0	-	0	0	--/+	--?	--?	-?	+	-	--?
CHC12/LP472 – Parcel 2: Land to the south of Forty Hill Church of England School, Forty Hill, Parcel 2	2.15	399	0	0	++	++/-	++?	0	0	0	-	0	0	++/-	--?	--?	-?	+	-	--?
CHC14/LP637: Land north of Goat Lane	0.46	60	0	0	+	++/-	++?	0	0	0	-	0	0	-	--?	-?	-?	+	-	--?
CHC17/LP645: Towneley Nurseries, Theobalds Park	1.70	113	0	0	++	++/-	-?	0	0	0	-	0	0	++/-	--?	-?	++?	+	0	--?
CHC18/LP649: Brown's Garden Village, Theobalds Park Road	0.94	62	0	0	+	+/-	-?	0	0	0	-	0	0	++/-	-?	-?	++?	+	-	0
CHC2/LP056: Wolden Garden Centre, Cattlegate Road	1.19	135	0	0	++	+/-	-?	0	0	0	-	0	0	++/-	--?	-?	++?	+	0	0
CHC3/LP107: Burton Farm Ride	2.47	97	0	0	+	+/-	-?	0	0	0	-	0	0	++/-	-?	--?	-?	--?	-	--?
CHC5/LP1138: Land opposite Enfield Crematorium (aka The Dell), Great Cambridge Road	4.07	270	0	0	++	++/-?	++?	0	0	0	-	0	0	++/-	--?	--?	--?	--?	-	--?
COC8/LP465: Land between Camlet Way and Crescent Way, Hadley	11.05	160	0	0	++	++/-	++?	0	0	0	-	+	0	++/-	--?	--?	--?	--?	-	--?
COC9a, COC9b/LP608_1: Cockfosters Station Car Park, Cockfosters Road, Barnet	1.15	316	0	0	++	++	++?	0	0	0	-	+	0	++	--?	--?	-?	+	-	0
COP10 (20/03200/PRJ): Blackhorse Tower, Holbrook House and Churchwood House, 116 Cockfosters Road	1.25	200	0	0	++	++	++?	0	0	0	-	+	0	++	--?	--?	++?	+	-	0
GRC1/LP1105, LP652, CFS040, CFS060: St Anne's Catholic High School for Girls	1.76	236	0	0	++	++	++?	0	0	0	-	+	0	++	--?	--?	++?	+	-	--?
GRC12/LP603, CFS197: Palace Gardens Shopping Centre	3.73	350	0	0	++	++	++?	0	0	0	-	+	0	++	--?	--?	++?	++	-	--?
GRC3/LP1117: 100 Church Street	0.28	56	0	0	+	++	++?	0	0	0	-	+	0	++	--?	--?	++?	+	0	--?
HIC10/LP642: Land opposite Jolly Farmers	1.70	89	0	0	+	++	++?	0	0	0	-	0	0	++	--?	0?	++?	+	-	--?
HIC11/LP707: Chase Park	59.74	3000	0	0	++	++	++?	0	0	0	-	+	0	++	--?	-?	--?	--?	-	--?
HIC6/LP1153: Bramley Road	5.63	268	0	0	++	+	-?	0	0	0	-	+	0	++	--?	--?	--?	--?	-	0
HIC9/LP623: Land south of Enfield Road	13.28	494	0	0	++	++	++?	0	0	0	-	0	0	++/-	--?	-?	++?	--?	-	0
LOC1/LP1108: Chiswick Road Estate (Oswald and Newdales)	2.37	272	0	0	++	++/-?	++?	+	0	0	-	+	0	++	0	--?	++?	+	-	0
POC6/LP1196: Land at former Wessex Hall Building	0.38	110	0	0	++	--?/+	++?	+	0	0	++	0	0	++	--?	0?	--	+	-	--?
SBC2/LP1107: Main Avenue Site	4.49	82	0	0	+	++/-?	++?	+	0	0	-	+	0	++	-?	-?	++?	++	0	0

Site	Size	Yield	IIA1: Climate change mitigation	IIA2: Climate change adaptation	IIA3: Housing	IIA4: Health and wellbeing	IIA5: Services and facilities	IIA6: Social inclusion	IIA7: Crime and community safety	IIA8: Road safety	IIA9: Economy	IIA10: Town and local centres	IIA11: Air pollution	IIA12: Sustainable transport	IIA13: Biodiversity	IIA14: Historic environment	IIA15: Landscape and townscape	IIA16: Efficient use of land and materials	IIA17: Flooding	IIA18: Water
SGC1/LP1145: Site between North Circular Road and Station Road	1.13	230	0	0	++	++	+?	+	0	0	++	0	0	++/-	--?	-?	+?	+	-	0
SGC4/LP608_2: Arnos Grove Station Car Park	1.08	162	0	0	++	++/-?	++?	0	0	0	-	+	0	++	--?	--?	--	+	-	0
SGP13 (18/00388/OUT): 188-200 Bowes Road	0.48	86	0	0	+	++	++?	0	0	0	-	+	0	++	-?	-?	+?	+	-	--?
SGS14/17100370: Station Road, New Southgate	1.37	203	0	0	++	++	+?	+	0	0	++	0	0	++/-	--?	0?	+?	+	-	0
CFS162_A: Land to the Rear of Arnold House (West)	0.90	36	0	0	+	+	-?	0	0	0	-	0	0	++/-	--?	0?	-?	--?	-	0
CFS162_B: Land to the Rear of Arnold House (East)	0.75	36	0	0	+	++/-	-?	0	0	0	-	0	0	++/-	--?	0?	-?	-	-	0
CFS162_C: Arnold House	0.60	36	0	0	+	++/-	-?	0	0	0	-	0	0	++/-	--?	0?	-?	+	-	0
UPM1: Joyce Avenue and Snells Park Estate	9.94	1217	0	0	++	++/-?	+?	0	0	0	++	+	0	++	--?	--?	--	++	-	--?
UPP9 (18/00760/FUL): Public House, 50-56 Fore Street	0.19	68	0	0	+	++	+?	+	0	0	-	+	0	++	-?	--?	+?	+	-	--?
UPS21/17100372: Upton Road and Raynham Road	1.92	198	0	0	++	++/-?	+?	+	0	0	-	+	0	++	-?	--?	+?	+	-	--?
CFS150, CFS189: Alan Pullinger Centre and Minchenden Car Park	0.11	48	0	0	+	++/-	+?	0	0	0	-	+	0	++	--?	-?	+?	+	-	0
CFS159: Wyevale Garden Centre, Cattlegate Road	2.00	260	0	0	++	++/-	-?	0	0	0	-	0	0	++/-	--?	-?	+?	+	0	0
CFS165: South east corner of North Middlesex University Hospital Trust of Sterling Way	1.35	400	0	0	++	++	+?	0	0	0	++	0	0	++	--?	-?	+?	+	0	0
CFS169: Kings Oak Equestrian Centre (Part)	4.23	127	0	0	++	++/-	+?	0	0	0	-	0	0	++/-	--?	-?	-?	++	-	0
CFS178: Oak House, 43 Baker Street	0.26	55	0	0	+	++	++?	0	0	0	-	+	0	++	--?	--?	+?	+	0	--?
CFS183: Enfield Town Station and Former Enfield Arms, Genotin Road	0.07	6	0	0	+	++	++?	0	0	0	-	+	0	++	--?	--?	+?	+	0	--?
CFS207: Albany Leisure Centre and Car Park, 55 Albany Road	0.63	30	0	0	+	++	+?	+	0	0	-	+	0	++	0	-?	+?	+	-	--?
CFS210: Southgate Library, High Street, Southgate	0.15	9	0	0	+	++/-	+?	0	0	0	-	+	0	++	-?	-?	+?	+	-	0
CFS223: Fords Grove Car Park	0.24	24	0	0	+	++	++?	0	0	0	-	+	0	++	--?	-?	+?	+	0	--?
CFS226: Lodge Drive Car Park (incl. Depot)	0.66	18	0	0	+	++	+?	0	0	0	-	+	0	++	--?	-?	+?	+	-	--?
CFS253: Southbury Leisure Park	2.95	450	0	0	++	++/-	++?	+	0	0	-	0	0	++	-?	0?	+?	+	0	0
Industrial sites																				
ELC3/LP606: Ramney Marsh Mollison Avenue	12.01	70,200 sqm	0	0	0	0	0	0	0	0	++	0	0	++/-	--?	--?	+?	++	-	--?
POC5/LP694/CFS135: Car Park Site, Wharf Road	0.79	5,115 sqm	0	0	0	0	0	+	0	0	+	0	0	++/-	--?	--?	-?	+	-	--?

Site	Size	Yield	IIA1: Climate change mitigation	IIA2: Climate change adaptation	IIA3: Housing	IIA4: Health and wellbeing	IIA5: Services and facilities	IIA6: Social inclusion	IIA7: Crime and community safety	IIA8: Road safety	IIA9: Economy	IIA10: Town and local centres	IIA11: Air pollution	IIA12: Sustainable transport	IIA13: Biodiversity	IIA14: Historic environment	IIA15: Landscape and townscape	IIA16: Efficient use of land and materials	IIA17: Flooding	IIA18: Water
CFS132: Land at 135 Theobalds Park Road, Crews Hill	1.64	3,251 sqm	0	0	0	0	0	0	0	0	+	0	0	++/-	--?	-?	+?	+	-	0
CFS136: 6 Morson Road	0.83	2,600 sqm	0	0	0	0	0	+	0	0	+	0	0	++/-	--?	-?	-?	+	-	--?
CFS148: Land to North West of Innova Park	3.46	16,445 sqm	0	0	0	0	0	0	0	0	+	0	0	++/-	--?	0?	+?	++	-	--?
CFS151: Crown Road Lorry Park, Crown Road	0.71	4,530 sqm	0	0	0	0	0	+	0	0	+	0	0	++	0	-?	+?	+	0	0
CFS153: Montagu Ind Estate, Montagu Road, Edmonton	5.68	6,613 sqm	0	0	0	0	0	+	0	0	+	0	0	++	--?	--?	+?	++	--	--?
CFS155: Junction 24 (Part New Cottage and Holly Hill Farm)	5.16	30,000 sqm	0	0	0	0	0	0	0	0	+	0	0	--/+	--?	0?	--?	--?	-	--?
NA001: Ravenside Retail Park	3.99	21,645 sqm	0	0	0	0	0	+	0	0	+	0	0	++/-	--?	-?	+?	++	-	--?
Mixed use sites																				
EDC2/LP1137: Edmonton Green Town Centre	10.00	1173	0	0	++	++/-?	+?	++	0	0	+?/-	+	0	++	-?	--?	+?	++	-	--?
EHP34 (18/04935/FUL): 241 Green Street	0.45	92	0	0	+	++/-	+?	+	0	0	++?	+	0	++	-?	0?	+?	+	-	--?
PA39/LP654: Sainsburys Green Lanes	2.20	299	0	0	++	++/-?	++?	0	0	0	+?/-	+	0	++	--?	--?	+?	+	0	--?
PAC8/LP656: Travis Perkins Palmers Green, Bridge Drive, Bloomfield Lane	0.62	76	0	0	+	++/-?	+?	0	0	0	+?/-	+	0	++	--?	--?	+?	+	-	--?
SBC35/LP653: Sainsburys Crown Road	3.21	1041	0	0	++	++	++?	+	0	0	++?	0	0	++/-	0	0?	+?	++	0	0
SBC36/LP1104: Morrisons, Southbury Road	2.75	892	0	0	++	++	++?	0	0	0	++?	0	0	++	0	-?	+?	+	0	0
SBC4/LP1131: Southbury Road Superstore Area	1.74	291	0	0	++	++	++?	0	0	0	+?/-	+	0	++	--?	--?	+?	+	0	--?
SBC7/LP659: Colosseum Retail Park	4.35	1587	0	0	++	++	++?	+	0	0	++?	0	0	++	0	-?	+?	++	0	0
SGC2/LP1159: Land at Ritz Parade	0.65	79	0	0	+	++	++?	0	0	0	+?/-	+	0	++	-?	-?	+?	+	-	--?
SOP35 (19/01941/FUL): Southgate Office Village, 286 Chase Road	0.55	125	0	0	++	++/-	+?	0	0	0	+?/-	+	0	++	-?	--?	+?	+	-	0
UPP24 (19/02718/RE3): Meridian Water Orbital Business Park (and adjoining land including Land South of Argon Road and Land Known as IKEA Clear and Gas Holder Leaside Road), 5 Argon Road	11.90	2300	0	0	++	--?	-?	+	0	0	++?	0	0	++/-	--?	0?	--?	++	--	--?
UPP32 (16/01197/RE3): Meridian Water, Willoughby Lane and Meridian Way	8.13	725	0	0	++	++	+?	+	0	0	++?	+	0	++	--?	0?	+?	++	-	--?
UPC2/LP1130: Tesco Extra, 1 Glover Drive	4.24	661	0	0	++	++/-	-?	+	0	0	++?	0	0	++	-?	0?	+?	++	0	--?
UPC1/LP1111: IKEA Meridian Water	8.43	854	0	0	++	++/-	-?	+	0	0	++?	0	0	++	--?	0?	+?	++	0	--?

Site	Size	Yield	IIA1: Climate change mitigation	IIA2: Climate change adaptation	IIA3: Housing	IIA4: Health and wellbeing	IIA5: Services and facilities	IIA6: Social inclusion	IIA7: Crime and community safety	IIA8: Road safety	IIA9: Economy	IIA10: Town and local centres	IIA11: Air pollution	IIA12: Sustainable transport	IIA13: Biodiversity	IIA14: Historic environment	IIA15: Landscape and townscape	IIA16: Efficient use of land and materials	IIA17: Flooding	IIA18: Water
CFS152: Claverings, Centre Way	2.41	587	0	0	++	++	++?	+	0	0	++?	0	0	+	-?	0?	-?	++	-	--?
SOS11: M&S Food	0.45	150	0	0	++	++/-	+?	0	0	0	+?/-	+	0	++	--?	--?	+?	+	-	0
CFS166: Tesco, Ponders End, 288 High Street	2.77	350	0	0	++	++	+?	+	0	0	++?	+	0	++	0	-?	+?	+	-	--?
CFS191: Civic Centre	1.41	150	0	0	++	++	++?	0	0	0	+?/-	+	0	++	--?	--?	-?	+	-	--?
CFS209: Asda Southgate, 130 Chase Side, Southgate	1.65	165	0	0	++	--?	+?	0	0	0	+?/-	+	0	++	-?	--?	+?	+	-	0
CFS217: Land known as Brimsdown Sports Ground	8.08	50	0	0	+	--?/+	+?	+	0	0	+?/-	+	0	++	-?	-?	+?	--	-	0
Other sites																				
LOC2/LP675: Land at Picketts Lock	6.50	N/A	0	0	0	++	0	+	0	0	0	0	0	+	--?	0?	--?	--	-	0
CFS161: Whitewebbs Golf Course, Beggar's Hollow	41.34	N/A	0	0	0	0	0	0	0	0	0	0	0	0	++	0	+	0	-	0
CFS167: Alma Road Open Space	2.68	N/A	0	0	0	--?	0	0	0	0	0	0	0	++/-	--?	0	0	0	-	--?
CFS168: Firs Farm Recreation Ground (Part)	3.67	N/A	0	0	0	--?	0	0	0	0	0	0	0	+	--?	0?	--	--	-	--?
CFS171: Sloemans Farm	47.32	N/A	0	0	0	0	0	0	0	0	0	0	0	++/-	--?	0	0	0	-	--?
CFS230: Church Street Recreation Ground	5.54	N/A	0	0	0	--?	0	0	0	0	0	0	0	+	--?	0?	--	--	-	--?
CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground	42.25	N/A	0	0	0	++	0	0	0	0	0	0	0	+/-	--?	-?	-?	--?	-	0

IIA1: Climate change mitigation

Housing sites

3.27 All housing sites are expected to have negligible effects in relation to this objective. This is because the location of housing sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Industrial sites

3.28 All industrial sites are expected to have negligible effects in relation to this objective. This is because the location of industrial sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Mixed use sites

3.29 All mixed use sites are expected to have negligible effects in relation to this objective. This is because the location of mixed use sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

IIA2: Climate change adaptation

Housing sites

3.30 All housing sites are expected to have negligible effects in relation to this objective. This is because the location of housing sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Industrial sites

3.31 All industrial sites are expected to have negligible effects in relation to this objective. This is because the location of industrial sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Mixed use sites

3.32 All mixed use sites are expected to have negligible effects in relation to this objective. This is because the location of mixed use sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

IIA3: Housing

Housing sites

3.33 Around two thirds of the housing site options are expected to have significant positive effects against this objective because they have the capacity to deliver more than 100 housing units. Therefore, they will contribute significantly to the total housing need. The remaining housing site options are expected to have minor positive effects in relation to this objective because they have capacity to deliver fewer than 100 housing units.

Industrial sites

3.34 The location of industrial sites is not considered likely to affect this objective; therefore the effects of all industrial site options are negligible.

Mixed use sites

3.35 Most of the mixed use sites are expected to have significant positive effects against this objective because they have capacity to deliver more than 100 housing units as part of the mixed use development. Therefore, they will contribute significantly to the total housing need. The remaining sites are anticipated to have minor positive effects in relation to this objective because they have capacity to deliver fewer than 100 housing units.

IIA4: Health and wellbeing

Housing sites

3.36 Around 40% of the housing sites are expected to have significant positive effects in relation to this objective because they are all located within 800m of an area of open space, with some of them also located within 400m of a GP surgery. Some of the sites are also within 400m of a walking or cycle path. Development of these sites is therefore expected to help improve people's physical health and mental well-being because they will have access to open space and/or easy access to primary healthcare facilities (i.e. GP surgeries). Access to open space is particularly important in LBE as there is an identified imbalance in open space between the east and west and the COVID-19 pandemic has highlighted the importance of access to open space.

3.37 Just under one third of the housing sites are expected to have a mixed significant positive and minor negative effect in relation to this objective because although they are within 800m of an area of open space, they are not within 800m of a GP surgery. Six of the sites are expected to have a mixed significant positive and significant negative effect in relation to this objective because although they are within 800m of an area of open space and some are also within 400m of a GP surgery, they contain a walking or cycle path which could be lost as a result of development, although this is uncertain. Two of these sites also contain an area of open space, which could be lost as a result of development: (1) Arnos Park Metropolitan Open Land which is within site SGC4/LP608_2: Arnos Grove Station Car Park; and (2) a number of areas of Amenity Green Space within site UPM1: Joyce Avenue and Snells Park Estate.

3.38 One of the site options, POC6/LP1196: Land at former Wessex Hall Building, is expected to have a mixed significant negative and minor positive effect against this objective because although it is within 400-800m of a GP surgery, it partially overlaps Durants Park Metropolitan Open Land and so this area could be lost to new development, although this is uncertain. Two sites are expected to have minor positive effects in relation to this objective because they are within 400-800m of a GP surgery and 800m of an area of open space but are not within 400m of a walking or cycling path. Four sites are expected to have a mixed minor positive and minor negative effect because they are either within 800m of open space or within 400m of a walking or cycle path, but are not within 800m of a GP surgery.

Industrial sites

3.39 The location of industrial sites is not considered likely to affect this objective; therefore the effects for all industrial site options are negligible.

Mixed use sites

3.40 Just under half of the mixed use sites are expected to have significant positive effects in relation to this objective because they are all located within 800m of an area of open space, with some of them also located within 400m of a GP surgery, and a walking or cycle path. Development of these sites is therefore expected to help improve people's physical health and mental well-being because they will have access to open space and/or easy access to primary healthcare facilities. One quarter of the sites are expected to have mixed significant positive and minor negative effects in relation to this objective because they are within 800m of an area of open space but are not within 800m of a GP surgery. Just one site, CFS217: Land known as Brimsdown Sports Ground, has a potential but uncertain mixed significant negative and minor positive effect against this objective because it contains a walking path that could be lost as a result of new development. However, the site is located within 400-800m of a GP surgery.

3.41 Three of the mixed use sites have potential but uncertain mixed significant positive and significant negative effects in relation to this objective: (1) EDC2/LP1137: Edmonton Green Town Centre; (2) PA39/LP654: Sainsburys Green Lanes; and (3) PAC8/LP656: Travis Palmers Green. One of these sites (EDC2/LP1137: Edmonton Green Town Centre) contains a walking path that could be lost as a result of development, whilst the other two contain cycling paths that could be lost as a result of development. These effects are recorded as uncertain because it is unknown whether these walking and cycling paths will

definitely be lost as a result of development or not. Just two mixed use sites have potential but uncertain significant negative effects against this objective because they contain a walking or cycle path: (1) UPP24 (19/02718/RE3): Meridan Water Orbital Business Park; and (2) CFS209: Asda Southgate.

IIA5: Services and facilities

Housing sites

3.42 Around two fifths of the housing site options could have significant positive effects in relation to this objective (although these are uncertain) because they are within 800m of an existing primary school and an existing secondary school. Development of these sites is therefore expected to improve people's access to education facilities which will support raising attainment and the development of a skilled workforce within the Borough. A similar number of the housing site options could have minor positive effects in relation to this objective (although these effects are again uncertain) because they are within 800m of either one existing primary school or one existing secondary school, but not both. All effects are recorded as uncertain because it is unknown whether the schools in question will have capacity to accommodate new pupils or not. The remaining housing site options may have minor negative effects in relation to this objective as they do not fall within 800m of a primary school or a secondary school. These effects are also recorded as uncertain because new residential development could potentially stimulate the provision of new schools/school places.

Industrial Sites

3.43 The location of industrial sites is not considered likely to affect this objective; therefore the effects for all industrial site options are negligible.

Mixed use sites

3.44 Around two fifths of the mixed use site options could have significant positive effects in relation to this objective because they are within 800m of an existing primary school and an existing secondary school. Development of these sites is therefore expected to improve people's access to education facilities which will support raising attainment and the development of a skilled workforce within the Borough. Just under half of the mixed use site options could have minor positive effects in relation to this objective because they are within 800m of either one existing primary school or one existing secondary school, but not both. As with the housing site options, all effects are recorded as uncertain because it is unknown whether the schools in question will have capacity to accommodate new pupils or not. The remaining mixed use site options could have minor negative effects in relation to this objective as they do not fall within 800m of a primary school or a secondary school. These effects are recorded as uncertain because new residential development as part of mixed use sites could potentially stimulate the provision of new schools/school places.

IIA6: Social inclusion

Housing sites

3.45 Only nine housing site options are expected to have minor positive effects in relation to this objective because they partially or entirely fall within one of the 20% most deprived areas in England. Although LBE contains ten Lower-Layer Super Output Areas (LSOAs) that fall within the 10% most deprived areas in England, none of the housing site options fall within them. Site options that fall within the most deprived areas of the Borough could help regenerate those areas through development and the delivery of supporting infrastructure. The remaining site options are expected to have negligible effects in relation to this objective as they do not fall within the 10% or 20% most deprived areas in England.

Industrial sites

3.46 Over half of the industrial sites are expected to have minor positive effects in relation to this objective because they are partially or entirely located within one of the 20% most deprived areas in England. Development of these sites would help to regenerate the surrounding areas through the delivery of supporting infrastructure. Although LBE contains ten Lower-Layer Super Output Areas (LSOAs) that fall within the 10% most deprived areas in England, none of the industrial site options fall within them. The remaining industrial site options are expected to have negligible effects in relation to this objective as they do not fall within the 10% or 20% most deprived areas in England.

Mixed use sites

3.47 Just one mixed use site, EDC2/LP1137: Edmonton Green Town Centre, is expected to have a significant positive effect in relation to this objective because it is entirely located within one of the 10% most deprived areas in the Borough. Site options that fall within the most deprived areas of the Borough will help regenerate those areas through development and the delivery of supporting infrastructure. Half of the mixed use site options are expected to have minor positive effects in relation to this objective because they are partially or entirely located within one of the 20% most deprived areas within the Borough. The remaining sites are expected to have negligible effects in relation to this objective as they do not fall within the 10% or 20% most deprived areas in the England.

IIA7: Crime and community safety

Housing sites

3.48 All of the housing site options are expected to have negligible effects in relation to this objective. This is because the location of housing sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Industrial sites

3.49 All of the industrial site options are expected to have negligible effects in relation to this objective. This is because the location of industrial sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Mixed use sites

3.50 All of the mixed use site options are expected to have negligible effects in relation to this objective. This is because the location of mixed use sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

IIA8: Road safety

Housing sites

3.51 All of the housing site options are expected to have negligible effects in relation to this objective. This is because the location of housing sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Industrial sites

3.52 All of the industrial site options are expected to have negligible effects in relation to this objective. This is because the location of industrial sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Mixed use sites

3.53 All of the mixed use site options are expected to have negligible effects in relation to this objective. This is because the location of mixed use sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

IIA9: Economy

Housing sites

3.54 Five of the housing site options are anticipated to have significant positive effects in relation to this objective as they are adjacent or close to (i.e. within 100m of) at least one Locally Significant Industrial Site. Therefore, these five sites provide easy access to job opportunities. The remaining site options are expected to have minor negative effects in relation to this objective because they are not adjacent or close to Strategic Industrial Locations or Locally Significant Industrial Sites. Development of these sites would therefore not provide good access to employment opportunities for local people, which could slow LBE's economic recovery from the COVID-19 pandemic.

Industrial sites

3.55 One of the industrial sites, ELC3/LP606: Ramney Marsh Mollison Avenue, is expected to have a significant positive effect in relation to this objective because it falls into the 'large sites' category (sites that are 10ha or larger). Development of this site would result in the creation of a significant number of new job opportunities, which would support the population growth that is being planned for within the Local Plan. The remaining industrial sites are expected to have minor positive effects in relation to the objective because they fall into the 'small sites' category (sites that are under 10ha) and so would provide a smaller number of new jobs.

Mixed use sites

3.56 Half of the mixed use site options could have significant positive effects in relation to this objective because they are next to Strategic Industrial Locations and/or Locally Significant Infrastructure Sites and would therefore provide easy access to employment opportunities. One of these sites, UPC1/LP1111: IKEA Meridian Water, is also over 10ha in size and would therefore contribute significantly towards new employment opportunities. All effects are recorded as uncertain because it is unknown what proportion of each mixed use site would comprise employment development. The remaining sites are expected to have mixed minor positive and minor negative effects in relation to this objective because they will contribute towards employment development (although are under 10ha in size), but are not located adjacent or close to Strategic Industrial Locations or Locally Significant Industrial Sites. The positive effect is again recorded as uncertain because it is unknown what proportion of each mixed use site will comprise employment development.

IIA10: Town and local centres

Housing sites

3.57 Around half of the housing site options are anticipated to have minor positive effects in relation to this objective as they are within or adjacent to a Major, District or Local Centre. New development located within or next to these centres will contribute to their vitality through an increase in footfall, whilst also encouraging the retention and expansion of town and local centre commercial and retail uses. The remaining site options are expected to have negligible effects in relation to the objective because they are not within or adjacent to a Major, District or Local Centre.

Industrial sites

3.58 All of the industrial site options are expected to have negligible effects in relation to this objective because they are not within or adjacent to a Major, District or Local Centre.

Mixed use sites

3.59 Over half of the mixed use site options are expected to have minor positive effects in relation to this objective as they are within or adjacent to a Major, District or Local Centre. New development located within these centres will contribute to their vitality through an increase in footfall, whilst also encouraging the retention and expansion of town and local centre commercial and retail uses. The remaining mixed use site options are expected to have negligible effects in relation to this objective because they are not within or adjacent to a Major, District or Local Centre.

IIA11: Air pollution

Housing sites

3.60 IIA awaiting data from WSP.

Industrial sites

3.61 IIA awaiting data from WSP.

Mixed use sites

3.62 IIA awaiting data from WSP.

IIA12: Sustainable transport

Housing sites

3.63 Just over half of the housing site options are expected to have significant positive effects in relation to this objective because they are within 1km of a railway/tube station and 350m of at least one bus stop, and some of them fall within 200m of a Major, District or Local Centre. Development of these sites that are near to sustainable transport links will therefore help support a modal shift away from the private car. Just under one third of the housing site options are expected to have mixed significant positive and significant negative effects in relation to this objective, because although they are within 1km of a railway/tube station and 350m of a bus stop, they are more than 800m from a Major, District or Local Centre.

3.64 Four of the housing site options are anticipated to have mixed significant positive and minor negative effects in relation to this objective because, although they are all within 1km of a railway/tube station and 350m of at least one bus stop, they are within 401-800m of a Major, District or Local Centre. A further two housing site options are anticipated to have mixed significant negative and minor positive effects against this objective because they are more than 800m from a Major, District or Local Centre but are within 1km of a railway station. Finally, one site, CHC14/LP637: Land north of Goat Lane, is expected to have a minor negative effect in relation to this objective because it is within 401-800m of a Local Centre, more than 1km from a railway/tube station and 350m from a bus stop with no existing cycle route passing the site.

Industrial sites

3.65 Just two industrial site options, CFS151: Crown Road Lorry Park and CFS153: Montagu Ind Estate are expected to have significant positive effects in relation to this objective as they are within 1km of a railway/tube station and 350m of a bus stop. Site CFS151 is also within 200m of a Local Centre. Development of these sites near sustainable transport links will therefore help support a modal shift away from the private car. Over half of the industrial site options are expected to have mixed significant positive and minor negative effects in relation to this objective because they are located within 1km of a railway station and 350m of at least one bus stop, but are only within 401-800m of a Major, District or Local Centre. Just one site, CFS155: Junction 24, will have a mixed significant negative and minor positive effect as the site is more than 800m from a Major, District and Local Centre, but is within 350m of at least one bus stop. One site, CFS132: Land at 135 Theobalds Park Road, is expected to have a mixed significant positive and significant negative effect in relation to this objective because it is within 1km of a railway station and 350m of at least one bus stop, but is more than 800m from a Major, District and Local Centre.

Mixed Use

3.66 Over 80% of the mixed use site options are expected to have significant positive effects in relation to IIA12: Sustainable transport because they are within 1km of a railway/tube station and 350m of at least one bus stop. Development of these sites near to sustainable transport links will therefore help support a modal shift away from the private car. Just one site option, CFS152: Claverings, Centre Way, is expected to have a minor positive effect in relation to this objective because it is within 350m of a bus stop and 201-400m of a Local Centre. Similarly, just one site, SBC35/LP653: Sainsbury's Crown Road is expected to have a mixed significant positive and minor negative effect as it is within 1km of a railway station and 350m of a bus stop but is only within 401-800m of a Local Centre. Finally, one site, UPP24 (19/02718/RE3): Meridian Water Orbital Business Park, is anticipated to have a mixed significant positive and significant negative effect in relation to this objective because it is

within 1km of a railway station and 350m of at least one bus stop, but is more than 800m from a Major, District and Local Centre.

IIA13: Biodiversity

Housing sites

3.67 Over three quarters of the housing site options could have significant negative effects against this objective because they fall within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 100m of a Priority Habitat or Ancient Woodland. Five of the residential site options contain a Priority Habitat: (1); COC9a, COC9b/LP608_1: Cockfosters Station Car Park (2); HIC10/LP642: Land opposite Jolly Farmers; (3) HIC11/LP707: Chase Park; (4) CFS162_B: Land to the Rear of Arnold House (East); and (5) CFS162_C: Arnold House. Development of these sites will therefore place increased stress on the designated and non-designated biodiversity assets within the Borough which are already experiencing pressure from recreational use, as well as poor air quality. Eight of the housing site options could have minor negative effects against this objective, as they fall within 250-750m of a Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 750m of a Local Nature Reserve, as well as 100-250m from a Priority Habitat or Ancient Woodland. All effects are recorded as uncertain because appropriate mitigation may avoid adverse effects and may even result in beneficial effects. The remaining site options are expected to have negligible effects in relation to this objective because they do not fall within 750m of any of these biodiversity assets.

Industrial sites

3.68 Almost all of the industrial site options could have significant negative effects in relation to this objective because they fall within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 100m of a Priority Habitat or Ancient Woodland. One of the industrial sites, ELC3/LP606: Ramney Marsh Mollison Avenue, contains a Priority Habitat. Development of these sites will therefore place increased stress on the designated and non-designated biodiversity assets within the Borough which are already experiencing pressure from recreational use, as well as poor air quality. The effects are uncertain because appropriate mitigation may avoid adverse effects and may even result in beneficial effects. The remaining site is expected to have a negligible effect in relation to this objective because it does not fall within close proximity of a biodiversity asset.

Mixed use sites

3.69 Around two fifths of mixed use site options could have significant negative effects in relation to this objective because they fall within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 100m of a Priority Habitat or Ancient Woodland. Two of the mixed use sites contain a Priority Habitat: (1) PA39/LP654: Sainsburys Green Lanes; and (2) UPP32 (16/01197/RE3): Meridian Water. A further eight mixed use site options could have minor negative effects in relation to this objective because they fall within 250-750m of a Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 750m of a Local Nature Reserve, as well as 100-250m from a Priority Habitat or Ancient Woodland. Development of these sites will therefore place increased stress on the designated and non-designated biodiversity assets within the Borough which are already experiencing pressure from recreational use, as well as poor air quality. The remaining four sites are expected to have negligible effects in relation to this objective because they do not fall within 750m of any of these biodiversity assets.

IIA14: Historic environment

Housing sites

3.70 Just over two fifths of the housing site options could have significant negative effects against this objective because they have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated. Development of these sites will therefore place increased pressure on the LBE's rich variety of designated heritage assets which are already under stress from inappropriate development and activity affecting their setting and context. Another two fifths of housing site options could have minor negative effects against this objective because they have the potential to cause harm to heritage assets, but this harm could potentially be mitigated. The remaining housing site options could have negligible effects in relation

to this objective as they are more than 500m from the nearest designated heritage asset but there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases.

Industrial sites

3.71 Three industrial site options, ELC3/LP606: Ramney Marsh Mollison Avenue, POC5/LP694/CFS135: Car Park Site and CFS153: Montagu Industrial Estate could have significant negative effects against this objective because they have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated. Less than half of the industrial site options could have minor negative effects in relation to this objective as they have the potential to cause harm to heritage assets, but this harm can potentially be mitigated. Development of these sites would therefore place increased pressure on the LBE's rich variety of designated heritage assets which are already under stress from inappropriate development and activity affecting their setting and context. The remaining site options could have negligible but uncertain effects in relation to this objective as they are more than 500m from the nearest designated heritage asset but there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases.

Mixed use sites

3.72 Two fifths of mixed use site options could have significant negative effects in relation to this objective because they have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated. Development of these sites will therefore place increased pressure on the LBE's rich variety of designated heritage assets which are already under stress from inappropriate development and activity affecting their setting and context. Approximately one quarter of site options could have minor negative effects in relation to this objective because they have the potential to cause harm to heritage assets, but this harm could potentially be mitigated. The remaining sites could have negligible effects in relation to this objective as they are more than 500m from the nearest designated heritage asset but there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases.

IIA15: Landscape and townscape

Housing sites

3.73 Just under two thirds of the housing site options could have minor positive effects in relation to this objective because they are located within a settlement and contain built development. Development of these sites is therefore expected to help improve the quality of the landscape and/or townscape within LBE, including designated landscapes and extensive semi-rural landscape character areas, all of which need to be protected. Just over one fifth of the housing site options could have minor negative effects in relation to this objective because they are either located within a settlement but do not contain built development, are not large in scale (i.e. <3ha), located on the edge of a settlement or within a relatively undeveloped area. Four of the housing site options could have significant negative effects in relation to this objective because they are large in scale (i.e. >=3ha), located on the edge of a settlement or within a relatively undeveloped area. Three site options could have significant negative effects against this objective because they contain open space, including Metropolitan Open Land and/or Green Chains: (1) Durants Park Metropolitan Open Land in site POC6/LP1196: Land at former Wessex Hall Building; (2) Arnos Park Metropolitan Open Land in site SGC4/LP608_2: Arnos Grove Station Car Park; and (3) a number of areas of Amenity Green Space within site UPM1: Joye Avenue and Snells Park Estate.

Industrial sites

3.74 Around two thirds of industrial site options could have minor positive effects in relation to this objective because they are located within a settlement and contain built development. Two industrial site options, POC5/LP694/CFS135: Car Park Site, Wharf Road and CFS136: 6 Morson Road, could have minor negative effects against this objective because although they are not large in scale (i.e. <3ha), they are located on the edge of Ponders End. The remaining site option, CFS155: Junction 24 (Part New Cottage and Holly Hill Farm), is expected to have a significant negative effect against this objective because it is large in scale (>=3ha) and located in an undeveloped area.

Mixed use sites

3.75 Just under 90% of the mixed use site options could have minor positive effects in relation to this objective because they are located within a settlement and contain built development. Development of these sites is therefore expected to help improve

the quality of the landscape and/or townscape within LBE, including designated landscapes and extensive semi-rural landscape character areas, all of which need to be protected. Just one site option could have a significant negative effect in relation to this objective: UPP24 (19/02718/RE3): Meridian Water Orbital Business Park, 5 Argon Road. This is because the site is large in scale (i.e. ≥ 3 ha) and located on the edge of Upper Edmonton. The two remaining sites, CFS152: Claverings, Centre Way and CFS191: Civic Centre, are expected to have minor negative but uncertain effects in relation to this objective because they are not large in scale but located on the edge of settlements.

IIA16: Efficient use of land

Housing sites

3.76 Five of the housing site options are expected to have significant positive effects in relation to this objective because they are relatively large in size (i.e. ≥ 3 ha) and on brownfield land. Just under three quarters of the housing site options are anticipated to have minor positive effects in relation to the objective because they are relatively small in size (i.e. < 3 ha) and on brownfield land. Therefore, development of these sites would be an efficient use of previously developed land. However, seven housing site options are anticipated to have significant negative effects in relation to this objective as they are relatively large in size (i.e. ≥ 3 ha) and on greenfield land, which is not an efficient use of land. The effects are recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land (Grade 3a is considered to be high quality, while Grade 3b is not). Just one housing site option, CFS162_B: Land to the Rear of Arnold House (East), is expected to have a minor positive effect as it is relatively small in size (i.e. < 3 ha) but is on greenfield land.

Industrial sites

3.77 Less than half of the industrial site options are expected to have significant positive effects in relation to this objective because they are relatively large in size (i.e. ≥ 3 ha) and on brownfield land. Four of the industrial site options are expected to have minor positive effects in relation to this objective because they are relatively small in size (i.e. < 3 ha) and on brownfield land; therefore development of these sites would be an efficient use of previously developed land. Just one industrial site option, CFS155: Junction 24 (Part New Cottage and Holly Hill Farm), is expected to have a significant negative effect against this objective because it is on greenfield land classed as Grade 3. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land (Grade 3a is considered to be high quality, while Grade 3b is not).

Mixed use sites

3.78 Two fifths of the mixed use site options are expected to have significant positive effects in relation to this objective because they are relatively large in size (i.e. ≥ 3 ha) and on brownfield land. Over half of the sites are expected to have minor positive effects against this objective because they are relatively small in size (i.e. < 3 ha) and on brownfield land. However, one site, CFS217: Land known as Brimsdown Sports Ground, is expected to have a significant negative effect in relation to this objective as it is relatively large in size (i.e. ≥ 3 ha) and on greenfield land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land (Grade 3a is considered to be high quality, while Grade 3b is not).

IIA17: Flooding

Housing sites

3.79 Approximately three quarters of the housing site options are expected to have minor negative effects in relation to this objective because they partially fall within Flood Zones 3a or 3b, are entirely or mainly within Flood Zone 2, and/or are at risk of groundwater flooding. Development of these sites may therefore exacerbate flood risk within LBE, particularly in the east of the Borough along the River Lee or by King George's Reservoir or William Girling Reservoir. None of the housing site options were found to contain a risk of surface water flooding. The remaining housing site options are expected to have negligible effects in relation to this objective as they are outside of Flood Zones 3a, 3b or partially within Flood Zone 2, and not at risk of groundwater or surface water flooding.

Industrial sites

3.80 Just over three quarters of the industrial site options are expected to have minor negative effects in relation to this objective as they partially fall (i.e. <25%) within Flood Zones 3a or 3b and/or are at risk of groundwater flooding. Development of these sites may therefore increase the risk of flooding in those areas. None of the industrial site options were found to contain a risk of surface water flooding. One site, CFS153: Montagu Industrial Estate, Edmonton, is expected to have a significant negative effect in relation to this objective as it mainly falls within Flood Zone 3a, in addition to being at risk of groundwater flooding. The remaining site is expected to have a negligible effect in relation to this objective as it is outside of Flood Zones 3a and 3b, and not at risk of groundwater or surface water flooding.

Mixed use sites

3.81 Over half of the mixed use site options are expected to have minor negative effects in relation to this objective because they partially fall within Flood Zones 3a or 3b, are entirely or mainly within Flood Zone 2, and/or at risk of groundwater flooding. None of the sites contain a risk of surface water flooding. Just one site, UPP24 (19/02718/RE3): Meridan Water Orbital Business Park, is expected to have a significant negative effect in relation to this objective as it is mainly falls within Flood Zone 3a. Development of these sites may therefore exacerbate flood risk within LBE, particularly in the east of the Borough along the River Lee or by King George's Reservoir or William Girling Reservoir. The remaining sites are expected to have negligible effects in relation to this objective as they are outside of Flood Zones 3a, 3b or partially within Flood Zone 2, and not at risk of groundwater or surface water flooding.

IIA18: Water

Housing sites

3.82 Approximately half of the housing site options could have significant negative effects in relation to this objective because they contain a watercourse, water body or fall within Source Protection Zones 1 or 2⁴. Development of these sites may therefore exacerbate water quality issues that currently impact the Borough, such as not meeting the Water Framework Directive (WFD) required ecological status of 'Good'. The remaining site options are expected to have negligible effects in relation to this objective as they do not contain a watercourse, water body or fall within a Source Protection Zone.

Industrial sites

3.83 Just over three quarters of the industrial site options could have significant negative effects in relation to this objective because they contain a watercourse, water body or fall within Source Protection Zones 1 or 2. Development of these sites may therefore exacerbate water quality issues that currently impact the Borough, such as not meeting the Water Framework Directive (WFD) required ecological status of 'Good'. The remaining sites are expected to have negligible effects in relation to this objective as they do not contain a watercourse, water body or fall within a Source Protection Zone.

Mixed use sites

3.84 Just under three quarters of the mixed use site options could have significant negative effects in relation to this objective because they contain a watercourse, water body or fall within Source Protection Zones 1 or 2. Development of these sites may therefore exacerbate water quality issues that currently impact the Borough, such as not meeting the Water Framework Directive (WFD) required ecological status of 'Good'. The remaining site options are expected to have negligible effects in relation to this objective as they do not contain a watercourse, water body or fall within a Source Protection Zone.

Other sites

3.85 There are seven 'Other' sites and their uses are as follows:

- **LOC2/LP675: Land at Picketts Lock:** leisure uses site.
- **CFS161: Whitewebbs Golf Course, Beggar's Hollow:** nature recovery site.

⁴ Source Protection Zone 3 is present within LBE.

- **CFS167: Alma Road Open Space:** cemetery.
- **CFS168: Firs Farm Recreation Ground (Part):** crematorium.
- **CFS171: Sloemans Farm:** natural burial site.
- **CFS230: Church Street Recreation Ground:** crematorium.
- **CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground:** sport and recreation site.

3.86 Two of these sites, LOC2/LP675: Land at Picketts Lock and CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, are expected to have significant positive effects in relation to **IIA4: Health and wellbeing** because the development of a leisure uses and sport and recreation site, respectively, would have beneficial effects on people's health and wellbeing. Three of the sites are expected to have significant negative effects in relation to this objective as they contain an area of open space that could be lost to the proposed site use: (1) Durants Park Metropolitan Open Land at site CFS167: Alma Road Open Space; (2) Firs Farm & Clowes Sportsgrounds Metropolitan Open Land at site CFS168: Firs Farm Recreation Ground (Part); and (3) Church Street Recreation Ground Metropolitan Open Land at site CFS230: Church Street Recreation Ground.

3.87 Site LOC2/LP675: Land at Picketts Lock is expected to have a minor positive effect against **IIA6: Social inclusion** because it falls within the 20% most deprived area within England. The development of a leisure uses site will benefit people living within this area of the Borough.

3.88 Site CFS171: Sloemans Farm is expected to have a mixed significant positive and significant negative effect in relation to **IIA12: Sustainable transport** because although it is within 1km of a railway station and 350m of at least one bus stop, it is more than 800m from a Major, District and Local Centre. Site CFS167: Alma Road Open Space is expected to have a mixed significant positive and minor negative effect against this objective because it is located within 1km of a railway station and 350m of at least one bus stop but is only within 401-800m of a Local Centre. Site CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground is expected to have a mixed minor positive and minor negative effect in relation to this objective because it is within 1km of a railway station but not within 350m of a bus stop and only within 401-800m of a Local Centre. Three of the sites are expected to have minor positive effects in relation to IIA12 because they are all within 350m of at least one bus stop and 201-400m of a Local Centre.

3.89 All but one of the sites could have significant negative effects in relation to **IIA13: Biodiversity** because they are within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or less than 100m from a Priority Habitat or Ancient Woodland. Three of the sites contain a Priority Habitat: (1) CFS171: Sloemans Farm; (2) CFS230: Church Street Recreation Ground; and (3) CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground. The effects are recorded as uncertain because appropriate mitigation may avoid any adverse effects and may even result in beneficial effects. Site CFS161: Whitewebbs Golf Course is expected to have a significant positive effect in relation to this objective because it is proposed as a nature recovery site and would therefore have beneficial effects on biodiversity.

3.90 Site CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground could have a minor negative but uncertain effect in relation to **IIA14: Historic environment** because over half of the site falls within Forty Hill Conservation Area, which contains a number of listed buildings, as well as Myddelton House Registered Park and Garden which falls partially within the site. Due to the fact this site is allocated as a sport and recreation site, future development could potentially take place with an adverse effect on the historic environment. Three of the remaining sites could have negligible but uncertain effects in relation to this objective because although they are more than 500m from a designated heritage asset, they may have some potential for impacts on non-designated heritage features and effects may extend beyond the 500m distance threshold.

3.91 Two of the sites are expected to have significant negative effects against **IIA15: Landscape and townscape**, whilst one of the sites could have a significant negative effect but this is uncertain. The two sites that are expected to have significant negative effects against this objective contain an area of open space, that could be lost as a result of development: (1) Firs Farm & Clowes Sportsgrounds Metropolitan Open Land at site CFS168: Firs Farm Recreation Ground (Part); and (2) Church Street Recreation Ground Metropolitan Open Land at site CFS230: Church Street Recreation Ground. Although site CFS167: Alma Road Open Space also contains an open space, the development of a cemetery is not considered to have an adverse

effect on the landscape. Site LOC2/LP675: Land at Picketts Lock is expected to have a significant negative but uncertain effect against this objective because it is large in scale and located on the edge of Lower Edmonton. Therefore, the potential future development of this site could result in an adverse effect on the landscape. Site CFS161: Whitwebbs Golf Course is expected to have a minor positive effect in relation to this objective because the development of a nature recovery site is expected to have beneficial effects on the landscape. Site CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground is expected to have a minor negative but uncertain effect in relation to this objective because it is large in scale and located in a relatively undeveloped area. Due to the fact the site is allocated as a sport and recreation site which could contain built development in the future, its development could affect the landscape.

3.92 Three of the sites are expected to have significant negative effects in relation to **IIA16: Efficient use of land and materials** because they are relatively large and on greenfield land, classed as Urban land. Therefore, if development were to take place on these sites, it would not be an efficient use of previously developed land. One of the sites could have a significant negative effect in relation to this objective because it is relatively large and on greenfield land which is classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.

3.93 All of these site options are expected to have minor negative effects in relation to **IIA17: Flooding** because they partially fall within Flood Zones 3a or 3b, are at risk of groundwater flooding and/or are located on greenfield land. None of the sites contain a risk of surface water flooding. Four of the sites could have significant negative effects in relation to **IIA18: Water** because they contain a watercourse, water body or fall within Source Protection Zones 1 or 2.

3.94 All eight sites are expected to have negligible effects against the remaining IIA objectives.

IIA findings for the policies

4. Sustainable Enfield

3.95 The likely sustainability effects of the Sustainable Enfield policies are set out in **Table 3.4** and described below the table.

Table 3.4: IIA results for the Sustainable Enfield policies

IIA objective	SP SE1: Responding to the climate emergency	DM SE2: Sustainable design and construction	DM SE3: Whole-life carbon and circular economy	DM SE4: Reducing energy demand	DM SE5: Greenhouse gas emissions and low carbon energy supply	DM SE6: Renewable energy development	DM SE7: Climate change adaptation and managing heat risk	DM SE8: Managing flood risk	DM SE9: Sustainable drainage systems
IIA1: Climate change mitigation	++	+	+	++	++	++	0	0	0
IIA2: Climate change adaptation	++	+	0	0	0	0	++	+	+
IIA3: Housing	0	0	0	0	0	0	0	0	0
IIA4: Health and wellbeing	+	0	0	0	0	+	0	0	+
IIA5: Services and facilities	0	0	0	0	0	0	0	0	0
IIA6: Social inclusion	0	0	0	0	0	0	0	0	0
IIA7: Crime and community safety	0	0	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0	0	0
IIA9: Economy	0	0	0	0	0	0	0	0	0
IIA10: Town and local centres	0	0	0	0	0	0	0	0	0
IIA11: Air pollution	++	0	0	0	+	0	0	0	0
IIA12: Sustainable transport	+	0	0	0	0	0	0	0	0
IIA13: Biodiversity	0	0	0	0	0	0	+	+	+
IIA14: Historic environment	0	0	0	0	0	0	0	0	0
IIA15: Landscape and townscape	0	0	0	0	0	+	0	0	0
IIA16: Efficient use of land	+	0	++	0	0	+	0	0	0
IIA17: Flooding	+	0	0	0	0	0	0	++	++
IIA18: Water	+	0	0	0	0	0	0	+	+

3.96 Policy SP SE1: Responding to the climate emergency sets out the Council's approach to tackling climate change and meeting the 2040 net zero carbon target set out in the Climate Action Plan, whilst Policies DM SE4: Reducing energy demand, DM SE5: Greenhouse gas emissions and low carbon energy supply and DM SE6: Renewable energy development outline in detail what measures will be taken to minimise greenhouse gas emissions. Policy DM SE4 contains targets for heating and energy use with reference made to a Passivhaus equivalent certification, while Policy DM DE5 requires provision of an Energy

Statement setting out how emissions savings have been maximised and carbon reduced, in addition to a requirement for major developments to be net-zero carbon. The policy also supports the installation of low carbon heating and hot water, no onsite combustion of fossil fuels and connecting developments to decentralised energy networks. Policy DM SE6 promotes development that incorporates renewable and low carbon energy. Therefore, all four policies are expected to have a significant positive effect in relation to **IIA1: Climate change mitigation**. Policies DM SE2: Sustainable design and construction and DM SE3: Whole-life carbon and circular economy are expected to have minor positive effects in relation to this objective for the reasons outlined below. Policy DM SE2 seeks to ensure that the design and construction of development is sustainable through the submission of a Sustainable Design and Construction Statement, in addition to tracking credits in line with the Home Quality Mark and BREEAM, whilst Policy DM SE3 requires the submission of a Circular Economy Statement, which sets out how circular economy principles have been taken into consideration.

3.97 A number of policies aim to ensure that the Borough is resilient to the effects of climate change. Policy SP SE1: Responding to the climate emergency seeks to reduce flood risk (SuDS) and promote sustainable infrastructure, while Policy DM SE7: Climate change adaptation and managing heat risk will seek to avoid exacerbation of the urban heat island effect, which has been identified as a key sustainability issue in the Borough and will require development to provide adequate mitigation measures to minimise the risk of overheating, taking into account future climate change. As such, these policies will encourage development proposals to incorporate sustainable design and construction techniques which are likely to ensure that development within Enfield is resilient to the effects of climate change and so are expected to have significant positive effects against **IIA2: Climate change adaption**. Policies DM SE8: Managing flood risk and DM SE9: Sustainable drainage systems will seek to reduce flood risk and alleviate the effects of flooding. In addition, Policy DM SE2: Sustainable design and construction states that it will require a Sustainable Design and Construction Statement with development proposals, which sets out how sustainable design principles have been integrated into the construction and operational phases of the development. Therefore, these policies will also contribute towards building a Borough that is resilient to climate change. As such, minor positive effects are expected against IIA2 in relation to these policies.

3.98 Policy SP SE1: Responding to the climate emergency states that the Council will ensure that all development manages nuisances such as noise, vibration, artificial light, odour fumes and dust pollution as a result of development through appropriate mitigation, while Policy DM SE5: Renewable energy development only supports development involving renewable and low carbon energy where it protects local amenity and includes appropriate stand-off distances between technologies (e.g. wind turbines) and sensitive uses. Policy DM SE9: Sustainable drainage systems states that measures should be incorporated to maximise opportunities to improve recreation value, and is therefore likely to provide opportunities for, and improve access to, recreation for the resident population. It also makes reference to improving local amenity and will therefore benefit communities within the Borough. Therefore, all three policies are expected to have minor positive effects in relation to **IIA4: Health and wellbeing**.

3.99 Policies SP SE1: Responding to the climate emergency states that the Council will improve the Borough's air quality in line with the Council's Air Quality Management Plan, including by promoting sustainable transport and green infrastructure interventions. Therefore, Policy SP SE1 is expected to have a significant positive effect in relation to **IIA11: Air pollution** and a minor positive effect in relation **IIA12: Sustainable transport**. Policy DM SE5: Greenhouse gas emissions and low carbon energy supply is expected to have a minor positive effect in relation to **IIA11: Air pollution** because it states that no onsite combustion of fossil fuels should take place, which would help minimise air pollution.

3.100 Policy DM SE7: Climate change adaptation and managing heat risk includes measures such as landscaping, tree planting and the use of blue-green infrastructure in order to mitigate the urban heat island effect, whilst Policy DM SE9: Sustainable drainage systems requires that developments include measures to maximise opportunities to improve biodiversity. Similarly, Policy DM SE8: Managing flood risk requires development adjoining a watercourse or containing a watercourse, to enhance the environment of the watercourse. These policies are therefore likely to contribute towards biodiversity enhancement. As such, these policies are likely to result in minor positive effects against **IIA13: Biodiversity**.

3.101 Policy DM SE6: Renewable energy development states that the Council will support development involving renewable and low carbon energy that has regard to sensitive receptors, including high quality landscapes such as river valleys, reservoirs and regional parks, parts of the urban fringe, areas of special character and areas of Metropolitan Open Land. As such, a minor positive effect is expected against **IIA15: Landscape and townscape** in relation to this policy.

3.102 Policies SP SE1: Responding to the climate emergency and DM SE3: Whole-life carbon and circular economy will seek to minimise the production of waste, promote the use of sustainable materials and ensure that new development applies circular

economy principles to the reuse of building components, energy, water and waste infrastructure. Policy DM SE3 specifically prioritises the reuse and retrofitting of existing buildings. In addition, Policy DM SE6: Renewable energy development will seek to enable the reuse and regeneration of land in the Borough. Overall, therefore, Policy DM SE3 is expected to have a significant positive effect in relation to **IIA16: Efficient use of land and materials**, whilst Policies SP SE1 and DM SE6 are expected to have minor positive effects in relation to this objective.

3.103 Policy DM SE8: Managing flood risk seeks to ensure that new development includes measures to avoid and reduce the risk of flooding, as well as not increase flood risk elsewhere while Policy DM SE9: Sustainable drainage systems will contribute to reducing flood risk in the Borough through the use of Sustainable Drainage Systems (SuDS). Therefore, significant positive effects are expected against **IIA17: Flooding** in relation to these policies. Policy SP SE1: Responding to the climate emergency will also seek to ensure that development incorporates SuDS and is therefore also expected to have a minor positive effect against IIA17. Policy SP SE1 also seeks to improve wastewater infrastructure in line with the Council's Infrastructure Delivery Plan. Policies DM SE8 and DM SE9 will help development to manage surface water and reduce runoff using sustainable drainage systems and preventing the loss of permeable surfaces. These policies are therefore also likely to protect surface water quality, with minor positive effects expected against **IIA18: Water**.

5. Addressing equality and improving health and wellbeing

3.104 The likely sustainability effects of the addressing equality and improving health and wellbeing policies are set out in **Table 3.5** and described below the table.

Table 3.5: IIA results for the addressing equality and improving health and wellbeing policies

IIA objective	SP SC1: Improving health and wellbeing of Enfield's diverse communities	SP SC2: Protecting and enhancing social and community infrastructure
IIA1: Climate change mitigation	+	+
IIA2: Climate change adaptation	0	0
IIA3: Housing	0	0
IIA4: Health and wellbeing	++	+
IIA5: Services and facilities	++	++
IIA6: Social inclusion	++	++
IIA7: Crime and community safety	0	+
IIA8: Road safety	+	0
IIA9: Economy	0	0
IIA10: Town and local centres	0	+
IIA11: Air pollution	+	+
IIA12: Sustainable transport	+	+

IIA objective	SP SC1: Improving health and wellbeing of Enfield's diverse communities	SP SC2: Protecting and enhancing social and community infrastructure
IIA13: Biodiversity	++	0
IIA14: Historic environment	0	0
IIA15: Landscape and townscape	0	0
IIA16: Efficient use of land	0	0
IIA17: Flooding	0	0
IIA18: Water	0	0

3.105 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is expected to have a minor positive effect in relation to **IIA1: Climate change mitigation** because it states that development proposals will be expected to make provision for sustainable modes of travel, including safe cycling routes, attractive walking routes and easy access to public transport. This would reduce reliance on the private car and minimise CO₂ emissions. The policy also supports the provision of green infrastructure, which will help absorb CO₂ emissions. Policy SP SC2: Protecting and enhancing social and community infrastructure is also expected to have a minor positive effect in relation to this objective because it states that new or improved community facilities should be located within the Borough's designated town centres, where a number of services and facilities are within walking distance of one another. This policy is therefore expected to promote more active and sustainable travel choices.

3.106 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is expected to have a significant positive effect in relation to **IIA4: Health and wellbeing** because it requires development proposals to demonstrate how they will improve the health and well-being of the Borough. It states that development proposals must contribute to healthy and active lifestyles, whilst also seeking to improve access to local healthy food opportunities, allotments and food growing spaces. Further to this, the policy promotes leisure, recreation and play facilities to encourage physical activity. Policy SP SC2: Protecting and enhancing social and community infrastructure is expected to have a minor positive effect in relation to this objective because it promotes the development of social and community facilities in town centres or waling distance of public transport, pedestrian and cycling routes. Therefore, it will encourage more walking and cycling, with beneficial effects on people's health.

3.107 Policies SP SC1: Improving health and wellbeing of Enfield's diverse communities and SP SC2: Protecting and enhancing social and community infrastructure are expected to have significant positive effects in relation to **IIA5: Services and facilities** because they make provision for social and community infrastructure, including the development of education, health, leisure and community facilities.

3.108 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is also expected to have a significant positive effect in relation to **IIA6: Social Inclusion** because it requires developments to have an inclusive layout with a public realm that considers the needs of all, including the older population and disabled people. A significant positive is also expected for Policy SP SC2: Protecting and enhancing social and community infrastructure as it requires community infrastructure to be welcoming, safe, affordable and inclusive.

3.109 Policy SP SC2: Protecting and enhancing social and community infrastructure is expected to have a minor positive effect in relation to **IIA7: Crime and community** because it promotes the increased provision of community infrastructure, which may help reduce crime levels, in addition to requiring a strong active frontage which will enable passive surveillance. Policy SP SC1:

Improving health and wellbeing of Enfield's diverse communities is expected to have a minor positive effect in relation to **IIA8: Road Safety** because it promotes safe cycle routes.

3.110 Policy SP SC2: Protecting and enhancing social and community infrastructure is expected to have a minor positive effect in relation to **IIA10: Town and local centres** because it requires new or improved community facilities to be located within or adjacent to the Borough's designated town centres, which will increase footfall within the town centres and enhance their vitality.

3.111 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is expected to have a minor positive effect in relation to **IIA12: Sustainable transport** because it promotes access to sustainable modes of travel, including safe cycling routes, attractive walking routes and easy access to public transport. A minor positive is also expected for Policy SP SC2: Protecting and enhancing social and community infrastructure as it states that community centres must be within walking distance of public transport, pedestrian and cycling routes. For this reason, a minor positive effect is also expected for both policies in relation to **IIA11: Air pollution** as they both promote sustainable transport options which will contribute to reducing air pollution associated with use of the private car.

3.112 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is expected to have a minor positive effect in relation to **IIA13: Biodiversity** because it promotes access to green infrastructure, including blue corridors and open spaces within the Borough.

8. Homes for all

3.113 The likely sustainability effects of the homes for all policies are set out in **Table 3.6** and described below the table.

Table 3.6: IIA results for the homes for all policies

IIA objective	SP H1: Options for housing growth	SP H2: Affordable housing	DM H3: Housing mix and type	DM H4: Small sites and small housing development	DM H5: Supported and specialist housing	DM H6: Community led housing	DM H7: Build to rent	DM H8: Large scale purpose built shared housing	DM H9: Student accommodation	DM H10: Option for accommodating gyps and traveller accommodation
IIA1: Climate change mitigation	+?/-?	0	0	+	0	0	0	+	+	+
IIA2: Climate change adaptation	0	0	0	0	0	0	0	0	0	0
IIA3: Housing	++	++	++	++	++	++	++	++	++	++
IIA4: Health and wellbeing	++/--?	+	+	+	+	+	0	0	+	0
IIA5: Services and facilities	++/-?	0	0	+	+	0	0	+	+	+
IIA6: Social inclusion	+	++	++	0	++	++	+	0	+	+
IIA7: Crime and community safety	0	0	0	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0	0	0	0
IIA9: Economy	+	+	+	+	+	+	+	+	+	+
IIA10: Town and local centres	++	0	0	+	0	0	0	0	+	0
IIA11: Air pollution	+?/-?	0	0	+	0	0	0	+	+	+

IIA objective	SP H1: Options for housing growth	SP H2: Affordable housing	DM H3: Housing mix and type	DM H4: Small sites and small housing development	DM H5: Supported and specialist housing	DM H6: Community led housing	DM H7: Build to rent	DM H8: Large scale purpose built shared housing	DM H9: Student accommodation	DM H10: Option for accommodating gyps and traveller accommodation
IIA12: Sustainable transport	++?/- -?	0	0	+	0	0	0	+	+	+
IIA13: Biodiversity	--?	0	0	0	0	0	0	0	0	+
IIA14: Historic environment	-?	0	0	0	0	0	0	0	0	+
IIA15: Landscape and townscape	-?	0	+	+	0	0	0	0	0	+
IIA16: Efficient use of land	++/-- ?	0	0	++	0	0	0	0	0	0
IIA17: Flooding	-?	0	0	0	0	0	0	0	0	0
IIA18: Water	-?	0	0	0	0	0	0	0	0	0

3.114All housing policies will contribute to a sufficient supply of homes in the Borough. These policies would directly address the identified key sustainability issues of a deficiency in housing supply and availability of affordable housing across LBE. In particular, Policy SP H1: Options for housing growth supports the delivery of housing through the allocation of sites for housing development and Policy SP H2: Affordable housing would seek to secure 50% of all new homes across the Plan period as genuinely affordable. Policy DM H6: Community led housing will also seek to ensure that proposals for community-led housing optimise the use of land for residential development in contributing to the delivery of Enfield's strategic housing target as well as make provision for affordable housing. The remaining housing policies support a mix of housing types, including specialist housing and accommodation for students and gypsies and travellers. Therefore, significant positive effects are expected for these policies in relation to **IIA3: Housing**. All of these policies will also support the local economy by ensuring that opportunities for housing development and therefore commerce and employment are secured. Therefore, minor positive effects are expected in relation to **IIA9: Economy**.

3.115A number of policies seek to protect the amenity of the Borough's residents, in addition to open space provision. Policy SP H2: Affordable housing requires development involving the provision of affordable housing to provide private outdoor space, whilst Policy DM H6: Community led housing supports proposals for community led housing that integrate amenity space. Policy DM H4: Small sites and small housing development seeks to secure useable external amenity space and the retention of existing features of amenity value and Policy DM H9: Student accommodation seeks to ensure that proposals provide an acceptable level of amenity, with Policies DM H3: Housing mix and type and SM H5: Supported and specialist housing also seeking to protect amenity. Therefore, minor positive effects are expected against **IIA4: Health and wellbeing** in relation to these policies. Policy SP H1: Options for housing growth is also expected to have a significant positive effect in relation to this objective because it includes site allocations for residential development, a number of which are located within close proximity to an area of open space, walking paths and/or cycle paths, and is therefore likely to encourage recreational activity and more active modes of travel, providing both physical and mental health benefits to residents. However, some of the allocated sites may also result in a loss of open space, walking paths and/or cycle paths, and therefore this effect is mixed with a significant negative but uncertain effect.

3.116Policies DM H5: Supported and specialist housing and DM H10: Option for accommodating gypsy and traveller accommodation will ensure that development offers easy or safe access to community facilities, public transport and other services. Additionally, Policies DM H4: Small sites and small housing development, DM H8: Large scale purpose built shared

housing and DM H9: Student accommodation seek to ensure that development is directed towards locations that are well-connected to local services, infrastructure and employment, such as the edge of town centres, local centres or other locations in proximity to services and facilities. Therefore, minor positive effects are expected against **IIA5: Services and facilities** in relation to these policies. Policy SP H1: Options for housing growth includes site allocations for residential development, a number of which are located within close proximity to educational facilities such as primary schools or secondary schools and would therefore ensure that residents have access to these facilities. As such, a significant positive effect is expected against IIA5. However, several sites do not fall within close proximity to a primary or secondary school, and therefore the effect is mixed with a minor negative effect. The effect is recorded as uncertain because it is unknown whether the schools will have capacity to accommodate new residents in the area and if an allocated site is not within close proximity to an existing school, its development could stimulate the provision of new educational facilities.

3.117Policy SP H1: Options for housing growth includes site allocations for residential development, several of which are located within the 20% most deprived areas in England. Therefore, these site allocations would help regenerate these areas through development and the delivery of supporting infrastructure. A number of policies seek to ensure that the mixed demands of a growing population are met with a variety of housing sizes, types, tenures, and specialist accommodation. Policy SP H2: Affordable housing is likely to improve social inclusion through mixed residential schemes that include both market and affordable housing, while Policy DM H6: Community led housing will seek to ensure that provision for affordable housing is made through community led housing development, at the same time as encouraging interaction amongst residents and community groups. The provision of affordable housing will also help to address inequalities between different groups of people in the Borough, particularly in regard to the divide between the east and west of the Borough. Policies DM H5: Supported and specialist housing, DM H9: Student accommodation and DM H10: Option for accommodating gypsy and traveller accommodation will support the provision of appropriate housing to meet the specialist needs of local people, including Gypsies and Travellers, disabled and vulnerable people, students, and the elderly, and will ensure that development contributes to the creation of inclusive and sustainable neighbourhoods. In particular, Policy DM H5 will provide options at a range of costs to suit resident's different financial circumstances, contributing to a mixed, balanced, inclusive and sustainable neighbourhood. Policy DM H3: Housing mix and type seeks to deliver a mix of homes that would meet a variety of people's needs, such as those of disabled and elderly people, and would reduce social exclusion. The policy also sets out that 10% and 90% of new dwellings should be built to M4(3) and M4(2) accessible dwelling standards, respectively. Policy DM H7: Build to rent will support the provision of rented accommodation that is affordable and is therefore likely to benefit people on a lower income who may not be able to afford their own home. Overall, Policies SP H2, DM H3, DM H5 and DM H6 are expected to have significant positive effects in relation to **IIA6: Social inclusion**, with the remaining policies expected to have minor positive effects in relation to this objective.

3.118Several policies are likely to contribute to the reduction of the use of private vehicles and encourage the use of more sustainable modes of transport, which will help minimise CO₂ emissions associated with the private car, as well as air pollution. Policies DM H10: Option for accommodating gypsy and traveller accommodation, DM H4: Small sites and small housing development, DM H8: Large scale purpose built shared housing and DM H9: Student accommodation will seek to encourage and ensure that development is directed towards locations that are well-connected to local services and employment by walking and cycling, as well as having good public transport accessibility. In addition, Policy DM H8 will ensure that the design of purpose built shared living development does not contribute to car dependency and Policies DM H4 and DM H9 will require that development proposals provide adequate cycle parking facilities. As such, minor positive effects are expected against **IIA1: Climate change mitigation, IIA11: Air pollution and IIA12: Sustainable transport** in relation to these policies. Policy SP H1: Options for housing growth includes site allocations for residential development, a number of which are located within close proximity to a railway station and at least one bus stop or are located in proximity to a Local, District or Major Centre such as Enfield Town. As such, this policy is likely to encourage the use of more sustainable modes of travel such as public transport, walking and cycling, resulting in a significant positive effect against **IIA12: Sustainable transport**. As a result, minor positive effects are also expected against IIA1 and IIA11 in relation to this policy, as the proximity of a number of site allocations to public transport nodes and walking and cycling routes may contribute to a reduction in the use of private vehicles and carbon emissions. Conversely, some of the site allocations are not located within close proximity to a railway station, bus stop or a Local, District or Major Centre and as such, are expected to have significant negative effects against IIA12. This is likely to encourage the use of private vehicles, resulting in minor negative effects against IIA1 and IIA11 and therefore mixed effects. In addition, these effects are dependent on the behaviour of individuals and choice of travel and, therefore, these effects are recorded as uncertain in relation to this policy.

3.119 Policy SP H1: Options for housing growth includes site allocations for mixed use development that includes both employment and housing development. As such, this Policy will promote employment and industrial development, resulting in a minor positive effect against **IIA9: Economy**.

3.120 Policy SP H1: Options for housing growth includes site allocations for residential development, a number of which are located within close proximity to a Local, District or Major centre such as Enfield Town and would therefore contribute to maintaining and enhancing the vitality and vibrancy of the Borough's centres. As such, this policy is expected to have a significant positive effect against **IIA10: Town and local centres**. Policies DM H4: Small sites and small housing development and DM H9: Student accommodation will direct residential development, including student accommodation, towards locations in close proximity to major/district town centres and will therefore contribute to the enhancement of the vitality and vibrancy of the Borough's town centres through increased footfall. As such, minor positive effects are expected against **IIA10: Town and local centres** in relation to these policies.

3.121 Policies DM H3: Housing mix and type and DM H10: Option for accommodating gypsy and traveller accommodation are expected to have minor positive effects in relation to **IIA15: Landscape and townscape** because development must have regard to the character of the area and be positively integrated into it, as well as ensure that the impact of new gypsy and traveller accommodation development does not harm the landscape or visual character of the area, particularly the Green Belt. Policy DM H4: Small sites supports backland development on vacant and underused sites, which would help enhance the character of these areas, resulting in a minor positive effect in relation to IIA15. Policy DM H10 seeks to ensure that the impact of new gypsy and traveller accommodation development does not harm the heritage assets or biodiversity of the area. The policy requires that adequate on-site facilities are provided, including water resources and supply, waste disposal and treatment, in order to avoid adverse impacts on the natural environment. As such minor positive effects are expected against **IIA13: Biodiversity** and **IIA14: Historic environment**. Policy SP H1: Options for housing growth is expected to have minor negative but uncertain effects in relation to **IIA14: Historic environment** and **IIA15: Landscape and townscape** because it supports development in areas where Conservation Areas and Listed Buildings are present, as well as large open areas on the edge of settlements, yet policies within the Local Plan could help mitigate against any harm to the historic environment and landscape. The actual effects will also depend on the final design, scale and layout of development. Some of the sites contained within Policy SP H1 are also located within close proximity to biodiversity assets. Due to the fact some of the sites contain biodiversity assets, significant negative but uncertain effects are expected against **IIA13: Biodiversity**.

3.122 Policy DM H4: Small sites and small housing development sets out the Council's approach to smaller sites and small housing development, and states that the Council will support infill and backland development on vacant sites as well as upward extensions of flats and redevelopment of non-residential buildings in order to deliver additional housing. This policy is therefore likely to ensure the re-use and redevelopment of brownfield sites, contributing towards the efficient use of land in the Borough. As such, significant positive effects are expected in relation to **IIA16: Efficient use of land**. Policy SP H1: Options for housing growth includes site allocations for residential development and a number of these sites are located on brownfield land. However, a small number of sites allocated within Policy SP H1 are located on greenfield land, some of which is Grade 3 agricultural land. Therefore, Policy SP H1 is expected to have a mixed significant positive and significant negative effect against this objective. The negative effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.

3.123A small number of sites allocated for residential development within Policy SP H1: Options for housing growth are located within Flood Zone 3 or at risk of groundwater or surface water flooding. However, there are policies within the Local Plan that mitigate against flood risk and support the use of SuDS. As such, a minor negative effect is expected against **IIA17: Flooding**. Some of the sites allocated for residential development within Policy SP H1 fall within a Source Protection Zone or contain a watercourse or water body. As there are other policies included in the Plan that mitigate against flood risk and support the use of Sustainable Drainage Systems (SuDS), which could help prevent water contamination, a minor negative but uncertain effect is expected in relation to this objective.

9. Economy

3.124 The likely sustainability effects of the economy policies are set out in **Table 3.7** and described below the table.

Table 3.7: IIA results for the economy policies

IIA objective	SP E1: Options for employment and growth	SP E2: Promoting jobs and inclusive business growth	SP E3: Protecting employment locations and managing change	SP E4: Supporting offices	DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites	DM E6: Redevelopment of non-designated industrial sites	DM E7: Providing for workspaces	DM E8: Local jobs, skills and local procurement	DM E9: Fostering a successful evening and night-time economy
IIA1: Climate change mitigation	+/-?	+	+	+	+	0	+	0	0
IIA2: Climate change adaptation	0	0	0	0	0	0	0	0	0
IIA3: Housing	++	0	0	0	0	0	0	0	0
IIA4: Health and wellbeing	++/--?	+	0	0	+	0	0	0	+
IIA5: Services and facilities	++?	+	0	0	0	0	0	+	0
IIA6: Social inclusion	+	+	0	0	0	0	0	+	+
IIA7: Crime and community safety	0	0	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0	0	0
IIA9: Economy	++	++	++	++	++	++	++	++	++
IIA10: Town and local centres	++	++	0	++	0	0	++	0	++
IIA11: Air pollution	+/-?	+	+	+	+	0	+	0	0
IIA12: Sustainable transport	++/--?	+	+	+	+	0	+	0	0
IIA13: Biodiversity	--?	0	0	0	+	0	0	0	0
IIA14: Historic environment	-?	0	0	0	0	0	0	0	0
IIA15: Landscape and townscape	-?	0	0	0	0	0	0	0	0
IIA16: Efficient use of land	++/--?	+	0	+	++	0	0	0	0
IIA17: Flooding	-?	0	0	0	+	0	0	0	0
IIA18: Water	-?	0	0	0	+	0	0	0	0

3.125 Policy DM E7: Providing for workspaces is expected to have minor positive effects in relation to **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** because it support the development of flexible workspaces within the town centres and Meridian Water, where more people are located. Therefore, people are located within closer proximity of their workspaces and can more easily walk or cycle to work, which will minimise CO₂ emissions and air pollution. Policies SP E2: Promoting jobs and inclusive business growth and SP E4: Supporting offices are expected to have minor positive effects in relation to these three objectives because they support development within the town centres, where a number of people live and are within easy reach of a range of services and facilities, whilst also supporting remote working. Therefore, people would not need to rely on the private car as they could walk or cycle to work, or work from home. Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites is expected to have a minor positive effect against these three objectives because it requires proposals to include walking and cycling links, which is expected to

discourage use of the private car and minimise CO₂ emissions and air pollution. Policy DM E7: Providing for workspaces will also seek to provide co-working spaces and infrastructure to support home working, thereby contributing to a reduction in the need to travel and the use of private vehicles. In addition, Policy SP E3: Protecting employment locations and managing change will seek to encourage the inclusion of land for sustainable transport functions within SIL development. As such, a minor positive effect is expected against IIA1, IIA11 and IIA12 in relation to this policy.

3.126 Policy SP E1: Options for employment and growth includes site allocations for industrial and mixed use development, a number of which are located within close proximity to a railway station and at least one bus stop or are located in proximity to a Local, District or Major Centre such as Enfield Town. As such, this policy is likely to encourage the use of more sustainable modes of travel such as public transport, walking and cycling, resulting in a significant positive effect against **IIA12: Sustainable transport**. As a result, minor positive effects are also expected against **IIA1: Climate change mitigation** and **IIA11: Air pollution** in relation to this policy, as the proximity of a number of site allocations to public transport nodes and walking and cycling routes may contribute to a reduction in the use of private vehicles and carbon emissions. Conversely, some of the site allocations, are not located in close proximity to a railway station, bus stop or a Local, District or Major Centre and as such, are expected to have significant negative effects against IIA12. This is likely to encourage the use of private vehicles, resulting in minor negative effects against IIA1 and IIA11 and therefore mixed effects. In addition, these effects are dependent on the behaviour of individuals and choice of travel and, therefore, these effects are uncertain in relation to this Policy.

3.127 Several site allocations included in Policy SP E1: Options for employment and growth include mixed use development for both employment and housing. As such, these sites will make provision for housing in the Borough, resulting in significant positive effects against **IIA3: Housing**.

3.128 Policy SP E2: Promoting jobs and inclusive business growth will support opportunities to encourage a broad-based economy, which serves the needs of residents and businesses through the growth of health and education sectors. As such, minor positive effects are expected against **IIA4: Health and wellbeing** and **IIA5: Services and facilities** in relation to this policy. Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites is expected to have a minor positive effect in relation to **IIA4: Health and wellbeing** because it requires proposals to incorporate walking and cycling links, in addition to integrating blue and green infrastructure networks, which will encourage more active travel choices, in addition to access to green space. Policy DM E9: Fostering a successful evening and night-time economy is expected to have a minor positive effect in relation to this objective because it makes reference to residential amenity and requires proposals to not create any unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance taking account of the type and characteristics of other uses. Policy SP E1: Options for employment and growth includes site allocations, some of which are allocated for mixed use development for both employment and housing. As such, this policy is expected to have a significant positive effect in relation to IIA4 because a number of sites are located within close proximity to an area of open space, walking paths and/or cycle paths, and is therefore likely to encourage recreational activity and more active modes of travel, providing both physical and mental health benefits to residents. However, some of the allocated sites may also result in a loss of open space, walking paths and/or cycle paths, and therefore this effect is mixed with a significant negative but uncertain effect.

3.129 Policy DM E8: Local jobs, skills and local procurement requires development to provide appropriate work-based training and apprenticeships, which would contribute towards enhancing the employability of the resident population and help address social exclusion. Therefore, Policy DM E8 is expected to have a minor positive effect in relation to **IIA5: Services and facilities** and **IIA6: Social inclusion**. In addition, Policy SP E2: Promoting jobs and inclusive business growth seeks to provide co-working spaces and infrastructure to support home working, thereby allowing flexibility to support the employment of a wider range of people and different lifestyles and will seek to improve skills and training opportunities in order to facilitate investment and job creation in the Borough. As such, a minor positive effect is expected against IIA6 in relation to this policy. Policy DM E9: Fostering a successful evening and night time economy is also expected to have a minor positive effect in relation to IIA6 because it supports a socially inclusive evening and night time economy within the Borough's town centres, as well as outside town centres such as smaller centres and parks.

3.130 Policy SP E1: Options for employment and growth includes site allocations for both employment and residential development, a number of which are located within close proximity to educational facilities such as primary schools and secondary schools and would therefore ensure that access to these facilities is improved for the Borough's residents. As such, a significant positive effect is expected against **IIA5: Services and facilities**. The effect is recorded as uncertain because it is unknown whether the schools will have capacity to accommodate new residents in the area and if an allocated site is not located in close proximity to an existing school, its development could stimulate the provision of new educational facilities.

3.131 Policy SP E1: Options for employment and growth includes site allocations for development, several of which fall within the 20% most deprived areas in England. Therefore, these site allocations would help regenerate these areas through development and the delivery of supporting infrastructure. As such, a minor positive effect is expected against **IIA6: Social inclusion**.

3.132 All economic policies will contribute to the protection and enhancement of the local economy by aiming to attract and retain investment and ensure that opportunities for commerce and employment within LBE are secured. In particular, Policy SP E1: Options for employment and growth will seek to meet the identified economic needs for industrial and logistics floorspace and office floorspace in the Borough through specific site allocations, while Policies SP E2: Promoting jobs and inclusive business growth and SP E3: Protecting employment locations and managing change, set out the Council's approach to supporting, protecting and enhancing the role and function of the Borough's employment locations and maximising the provision of employment floorspace and job creation. Policy SP E2, as well as Policy SP E7: Providing for workspaces also seek to provide co-working spaces and infrastructure to support home working, thereby allowing flexible employment and providing support to a variety of job types. All policy options are therefore expected to have significant positive effects in relation to **IIA9: Economy**.

3.133 Policy SP E1: Options for employment and growth will seek to ensure the provision of office floorspace in Enfield's major and district centres, as well as Meridian Water, and is therefore likely to maintain the vibrancy and vitality of these locations. Policies SP E4: Supporting offices and DM E7: Providing for workspaces will support office provision in the Borough's town centres and will aim to direct employment development towards locations such as Meridian Water, thereby maintaining the vitality of these centres. Policy DM E9: Fostering a successful evening and night-time economy promotes the expansion of the Borough's evening and night time economy within the Borough's town centres and Meridian Water. As such, significant positive effects are expected against **IIA10: Town and local centres** in relation to these policies. By enabling development within town centre locations in the Borough, as well as supporting proposals that promote the diversification of town centre activities, Policy SP E2: Promoting jobs and inclusive business growth will protect and enhance the vitality and vibrancy of town centres within Enfield, resulting in a significant positive effect in relation to IIA10.

3.134 Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites is expected to have a minor positive effect in relation to **IIA13: Biodiversity** because it requires proposals within SILs and LSISs to provide environmental improvements and take opportunities to incorporate urban greening and sustainable drainage systems (SuDS), and integrate with and enhance blue and green networks. Some of the sites contained within Policy SP E1: Options for employment and growth are also located within close proximity to biodiversity assets. Due to the fact some of the sites contain biodiversity assets, significant negative but uncertain effects are expected against **IIA13: Biodiversity**.

3.135

3.136 Policy SP E1: Options for employment and growth is expected to have minor negative but uncertain effects in relation to **IIA14: Historic environment** and **IIA15: Landscape and townscape** because it supports new locations for industrial and logistics development in appropriate parts of the Green Belt but does not specify where in the Green Belt. The Green Belt is located in the more rural north west part of the Borough where there is much less built development and a number of Conservation Areas containing listed buildings are present, within the edge of the Green Belt. Development is also supported at the major and district centres, but which also tend to fall within Conservation Areas and within close proximity of a number of listed buildings, yet policies within the Local Plan could help mitigate against any harm to the historic environment and landscape. However, the actual effects will depend on the final design, scale and layout of development.

3.137 Policies SP E1: Options for employment and growth, SP E2: Promoting jobs and inclusive business growth, SP E4: Supporting offices and DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites all support the intensification of employment land, which is an efficient use of previously developed land. In particular, Policy DM E5 encourages the intensification of industrial uses within SILs and LSISs through the more efficient use of space, higher plot ratios, the development of multi-storey schemes, and the assembling of sites within designated employment areas to assist with the delivery of more intensive formats. Policy SP E1: Options for employment and growth includes site allocations for development which are located on brownfield land. However, a small number of sites allocated within Policy SP E1 are located on greenfield land, some of which is Grade 3 agricultural land. Therefore, Policy SP E1 is expected to have a mixed significant positive and significant negative effect in relation to **IIA16: Efficient use of land**. The negative effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land. Policy DM E5 is also expected

to have a significant positive effect in relation to this objective, while Policies SP E2 and SP E3 are likely to result in minor positive effects against this objective.

3.138 Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites is expected to have a minor positive effect in relation to **IIA17: Flooding** and **IIA18: Water** because it requires the incorporation of SuDS, which will help mitigate flood risk whilst also helping prevent water contamination. A small number of sites allocated for development within Policy SP E1: Options for employment and growth are located within Flood Zone 3 or are at risk of groundwater or surface water flooding. However, there are policies within the Local Plan that mitigate against flood risk and support the use of SuDS. As such, a minor negative but uncertain effect is expected against **IIA17: Flooding**. Some of the sites allocated for development within Policy SP E1 fall within a Source Protection Zone or contain a watercourse or water body. As there are other policies included in the Plan that mitigate against flood risk and support the use of Sustainable Drainage Systems (SuDS), which could help prevent water contamination, a minor negative but uncertain effect is expected in relation to **IIA18: Water**.

10. Town centres and high streets

3.139 The likely sustainability effects of the town centres and high streets policies are set out in **Table 3.8** and described below the table.

Table 3.8: IIA results for the town centres and high streets policies

IIA objective	SP TC1: Promoting town centres	SP TC2: Encouraging vibrant and resilient town centres	DM TC3: Floorspace above commercial premises	DM TC4: Markets	DM TC5: Meanwhile uses	DM TC6: Managing clustering in town centres
IIA1: Climate change mitigation	+	+	+	0	0	0
IIA2: Climate change adaptation	0	0	0	0	0	0
IIA3: Housing	+	+	0	0	0	0
IIA4: Health and wellbeing	+	0	0	0	0	+
IIA5: Services and facilities	+	+	+	0	0	0
IIA6: Social inclusion	+	0	0	0	0	+
IIA7: Crime and community safety	+	+	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0
IIA9: Economy	++	++	++	+	+	+
IIA10: Town and local centres	++	++	++	+	++	+
IIA11: Air pollution	+	+	+	0	0	0
IIA12: Sustainable transport	+	+	+	0	0	0
IIA13: Biodiversity	0	+	0	0	0	0
IIA14: Historic environment	+	+	0	0	0	0
IIA15: Landscape and townscape	+	+	0	0	+	0

IIA objective	SP TC1: Promoting town centres	SP TC2: Encouraging vibrant and resilient town centres	DM TC3: Floorspace above commercial premises	DM TC4: Markets	DM TC5: Meanwhile uses	DM TC6: Managing clustering in town centres
IIA16: Efficient use of land	++	++	++	0	0	0
IIA17: Flooding	0	0	0	0	0	0
IIA18: Water	0	0	0	0	0	0

3.140 Policy SP TC1: Promoting town centres is expected to have a minor positive effect in relation to **IIA1: Climate change mitigation** because it seeks to manage streets and spaces in a way that facilitates pedestrian and cycling movement. It also supports a diverse range of town centre uses, in addition to residential and employment development, which would reduce the need for people to travel via car to reach services and facilities, in addition to employment opportunities. Policies DP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises are also expected to have minor positive effects in relation to this objective because like Policy SP TC1, they also support a mix of uses within the town centres, reducing the need to travel.

3.141 Policies SP TC1: Promoting town centres and SP TC2: Encouraging vibrant and resilient town centres are expected to have minor positive effects in relation to **IIA3: Housing** because they each support residential development in town centre locations within the Borough.

3.142 Policy SP TC1: Promoting town centres supports pedestrian and cycle movement and a mix of uses within town centre locations, which will enable people to walk to a range of services and facilities, increasing levels of physical exercise. Therefore, Policy SP TC1 is expected to have a minor positive effect in relation to **IIA4: Health and wellbeing**. Policy DM TC6: Managing clustering in town centres is also expected to have a minor positive effect in relation to this objective because putting limits on the concentration of services such as hot food takeaways and betting shops in town centres likely to have a beneficial effect on people's health and wellbeing, particularly those who may be more vulnerable than others.

3.143 Policies SP TC1: Promoting town centres, SP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises are expected to have minor positive effects in relation to **IIA5: Services and facilities** as they seek to provide good access to a competitive range of services and facilities in the Borough. Policy SP TC1 is also expected to have a minor positive in relation to **IIA6: Social inclusion** because it seeks to create a public welcome through improvements to the public realm, in addition to encouraging better connected communities, which will have beneficial effects on social cohesion. Policy DM TC6: Managing clustering in town centres is also expected to have a minor positive effect in relation to IIA6 because it states that all development should contribute to the delivery of inclusive and mixed communities.

3.144 Policies SP TC1: Promoting town centres and DP TC2: Encouraging vibrant and resilient town centres are expected to have minor positive effects in relation to **IIA7: Crime and community safety**. This is because Policy SP TC1 seeks to create a safe environment through public realm improvements and cultural attractions which activate the street, whilst Policy SP TC2 seeks to address anti-social behaviour and crime.

3.145 Significant positive effects are expected for Policies SP TC1: Promoting town centres, DP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises against **IIA9: Economy** and **IIA10: Town and local centres** because they promote economic growth in the Borough, particularly at town centre locations. Policy SP TC1 focuses investment within and around town centres, whilst Policy DP TC2 requires key centres within the Borough (i.e. Enfield Town Centre) to accommodate a diverse range of town centre and community uses, in addition to residential and employment development. Policy DM TC3 supports proposals involving employment-generating opportunities for small businesses, start-ups, and small workshops, in addition to the re-use and refurbishment of the upper floors of shops and/or commercial premises within Enfield's town centres, which may attract more people to the area and increase footfall. Policy DM TC5: Meanwhile uses is expected to have a significant positive effect in relation to IIA10 because it supports the expansion of temporary uses (e.g.

creative, exhibition and performance spaces) in town and local centres, which would diversify the range of uses within the urban cores. Policies DM TC4: Markets and DM TC6: Managing clustering in town centres are expected to have minor positive effects in relation to **IIA10: Town and local centres** because new markets could increase footfall within town and local centres and Policy DM TC6 supports the vitality and viability of the Borough's town centres through a mix of development – all of which would have beneficial effects on the economy. For this reason, both policies are expected to have minor positive effects against **IIA9: Economy**. Policy DM TC5 is also expected to have a minor positive effect in relation to this objective.

3.146 Policies SP TC1: Promoting town centres, SP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises will help promote a modal shift away from the private car by promoting walking and cycling through a mix of uses all in one place, helping to minimise air pollution. Therefore, all three policies are expected to have minor positive effects in relation to **IIA12: Sustainable transport** and **IIA11: Air pollution**.

3.147 Policy SP TC2: Encouraging vibrant and resilient town centres is expected to have a minor positive effect in relation to **IIA13: Biodiversity** because the policy promotes urban greening and enhancing links to blue and green networks.

3.148A a minor positive effect is expected against **IIA14: Historic environment** and **IIA15: Landscape and townscape** with respect to Policies SP TC1: Promoting town centres and SP TC2: Encouraging vibrant and resilient town centres as both policies seek to maintain and enhance distinctive features and characteristics of the Borough, including that of historical character. Further to this, a minor positive is anticipated for Policy DM TC5: Meanwhile uses in relation to IIA15 because it would reduce the number of vacant units with town centres, enhancing the townscape.

Policies SP TC1: Promoting town centres, SP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises are expected to have significant positive effects in relation to **IIA16: Efficient use of land** because they all promote an efficient use of land within the Borough. Policy SP TC1 seeks to optimise the use of land around town centres, whilst Policy SP TC2 promotes a mix of uses within town centres. Further to this, Policy DM TC3: Floorspace above commercial premises encourages a vertical mix of uses within vacant shops and other commercial premises.

Appendix A

IIA assumptions for site options

IIA Objective	Assumptions
<p>IIA objective 1: Ensure the Local Plan serves to minimise LBE's per capita CO₂ emissions such that the Council will become a carbon neutral organisation by 2030, and a carbon neutral Borough by 2040.</p>	<p>All types of site options</p> <p>The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage. The policies in the Local Plan have been appraised separately to the site options. The extent to which the location of development sites would facilitate the use of sustainable modes of transport in place of cars is considered separately under IIA objective 12 below. The likely effects of all site options on this objective are therefore negligible (0).</p>
<p>IIA objective 2: Ensure resilience to climate change particularly mindful of the likelihood of climate change leading to problematic high temperatures, worsened flood risk and increased risk of drought.</p>	<p>All types of site options</p> <p>The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage. The policies in the Local Plan have been appraised separately to the site options. The extent to which flood risk can be managed and reduced is considered separately under IIA objective 17 below. The likely effects of all site options on this objective are therefore negligible (0).</p>
<p>IIA objective 3: Deliver housing to meet agreed targets and support an appropriate mix of housing types and tenures, including affordable and specialist housing, including housing for the elderly and disabled people.</p>	<p>Residential site options</p> <p>All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. Larger sites will provide opportunities for the development of a larger number of homes and so would have significant positive effects.</p> <ul style="list-style-type: none"> ■ Sites with capacity for more than 100 housing units would have a significant positive (++) effect. ■ Sites with capacity for fewer than 100 housing units would have a minor positive (+) effect. <p>Industrial site options</p> <p>The location of industrial sites is not considered likely to affect this objective; therefore the effect for all industrial site options will be negligible (0).</p>
<p>IIA objective 4: Improve the physical and mental health and wellbeing of Enfield residents and reduce health inequalities between local communities within the Borough.</p>	<p>Residential site options</p> <p>Residential sites that are within close proximity of existing healthcare facilities (i.e. GP surgeries) will ensure that residents have good access to healthcare services. If a number of sites are allocated within close proximity of one another, this could lead to existing healthcare facilities becoming overloaded. If at any point information becomes available regarding the capacity of existing healthcare facilities, this will</p>

IIA Objective	Assumptions
	<p>be taken into account in the SA. It is also recognised that new development could stimulate the provision of new healthcare facilities, but this cannot be assumed at this stage.</p> <p>Public health will also be influenced by the proximity of sites to open spaces, walking and cycle paths, easy access to which can encourage participation in active outdoor recreation.</p> <p>Therefore:</p> <ul style="list-style-type: none"> ■ Sites that are within 400m of a GP surgery would have a significant positive (++) effect. ■ Sites that are within 400-800m of a GP surgery would have a minor positive (+) effect. ■ Sites that are not within 800m of a GP surgery would have a minor negative (-) effect. <p>In addition, which could lead to mixed effects overall:</p> <ul style="list-style-type: none"> ■ Sites that are within 800m of an area of open space including Metropolitan Open Land and Green Chains⁵ and within 400m of a walking or cycle path would have a significant positive (++) effect. ■ Sites that are within 800m of an area of open space including Metropolitan Open Land and Green Chains or within 400m of a walking or cycle path would have a minor positive (+) effect. ■ Sites that are more than 800m from an area of open space including Metropolitan Open Land and Green Chains and more than 400m from a walking or cycle path would have a minor negative (-) effect. ■ Sites that contain an existing area of open space including Metropolitan Open Land and Green Chains or a walking or cycle path which could therefore be lost as a result of new development could have a significant negative (--?) effect, although this is uncertain depending on whether the development of the site would in fact result in the loss of that facility. <p>Industrial site options</p>

⁵ Green Chains are areas of linked open spaces accessible to the public which provide way-marked paths and other pedestrian and cycle routes. They also enable flora and fauna to migrate around the Borough and beyond. Some Green Chains are designated as Metropolitan Open Land. The definition covers anything from open spaces, footpaths, river corridors, canals/ towpaths, bridleways, disused railways and railway sidings and can predominantly be found in or adjacent to the New River, Turkey Brook, Salmons Brook and Pymmes Brook and in the vicinity of Boxers Lake.

IIA Objective	Assumptions
	The location of industrial sites is not considered likely to affect this objective; therefore the effect for all industrial site options will be negligible (0).
<p>IIA objective 5: Support good access to services, facilities and wider community infrastructure, for new and existing residents, mindful of the potential for community needs to change over time.</p>	<p>Residential site options</p> <p>The effects of residential sites on the educational element of this objective will depend on the access that they provide to existing educational facilities, although there are uncertainties as the effects will depend on there being capacity at those schools to accommodate new pupils. New residential development could stimulate the provision of new schools/school places, particularly larger sites, but this cannot be assumed at this stage. The access a site has to more general services and facilities is considered separately under IIA objective 10 below.</p> <ul style="list-style-type: none"> ■ Sites that are within 800m of at least one existing primary school and at least one existing secondary school would have a significant positive (++) effect, although this is uncertain. ■ Sites that are within 800m of either one existing primary school or one existing secondary school would have a minor positive (+) effect, although this is uncertain. ■ Sites that are not within 800m of an existing school would have a minor negative (-) effect, although this is uncertain. <p>Industrial site options</p> <p>The location of industrial sites is not considered likely to affect this objective; therefore the score for all industrial site options will be negligible (0).</p>
<p>IIA objective 6: Encourage social inclusion, promotion of equality and a respect through diversity.</p>	<p>All types of site options</p> <p>The London Borough of Enfield contains ten Lower-Layer Super Output Areas (LSOAs) that fall within the 10% most deprived areas in England and 45 LSOAs that fall within the 20% most deprived areas in England. Therefore, site options that fall within the most deprived areas of the Borough can help regenerate those areas through residential, industrial and mixed-use development and the delivery of supporting infrastructure.</p> <ul style="list-style-type: none"> ■ Sites partially or entirely located within one of the 10% most deprived areas within the Borough would have a significant positive (++) effect. ■ Sites partially or entirely located within one of the 20% most deprived areas within the Borough would have a minor positive (+) effect.

IIA Objective	Assumptions
	<ul style="list-style-type: none"> ■ All other sites receive a negligible (0) effect.
<p>IIA objective 7: Reduce crime and increase community safety.</p>	<p>All types of site options</p> <p>The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the policies in the Local Plan and detailed proposals for each site). Therefore, the effects of all site options on this IIA objective will be negligible (0).</p>
<p>IIA objective 8: Focus on delivering the 'Vision Zero' target for road safety.</p>	<p>All types of site options</p> <p>The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites, such as the incorporation of walking and cycling routes, which would be influenced by policies in the Local Plan and details submitted at the planning application stage. The policies in the Local Plan have been appraised separately to the site options. The likely effects of all site options on this objective are therefore negligible.</p>
<p>IIA objective 9: Support a strong, diverse and resilient economy that provides opportunities for all.</p>	<p>Residential site options</p> <p>The location of residential sites will influence the achievement of this objective by determining how easily residents would be able to access job opportunities in existing employment areas⁶.</p> <ul style="list-style-type: none"> ■ Sites that are adjacent or close (i.e within 100m) to Strategic Industrial Locations and Locally Significant Industrial Sites would have a significant positive (++) effect. ■ Sites that are not adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites would have a minor negative (-) effect.

⁶ In all cases, if the two parts of an effect are the same type of effect, then a best or worst case scenario will be recorded, i.e. an effect comprising '+' and '++' would be recorded as '++', while an effect comprising '-' and '--' would be recorded as '--'. Mixed effects will only be recorded where an effect comprises both positive and negative effects, e.g. '+/-' or '++/--'.

IIA Objective	Assumptions
	<p>If a site option would result in the loss of an existing employment area, an adverse effect would occur in relation to the protection of existing employment areas. Therefore:</p> <ul style="list-style-type: none"> ■ Residential sites that fall within Strategic Industrial Locations and Locally Significant Industrial Sites would have a significant negative (-) effect. <p>Industrial site options</p> <p>The provision of new industrial sites in any location is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Effects will be particularly positive where sites are large in size as they will result in more job creation. Therefore:</p> <ul style="list-style-type: none"> ■ Large sites (those 10ha or larger) are likely to have a significant positive (++) effect. ■ Small sites (those under 10ha) are likely to have a minor positive (+) effect.
<p>IIA objective 10: Support the vitality of the Borough's town and local centres.</p>	<p>All types of site options</p> <p>The London Borough of Enfield has identified a town centre hierarchy in the Regulation 18 Draft Local Plan under Policy SP11. This classifies settlements in the Borough as Major Centres, District Centres and Local Centres⁷. New development located within one of these centres has the potential contribute to the vitality of those centres. As each site is assessed individually, this contribution is considered to be minor rather than significant.</p> <ul style="list-style-type: none"> ■ Residential sites, industrial sites and/or mixed use sites that are within or adjacent to a Major, District and Local Centre would have a minor positive (+) effect. ■ Residential sites, industrial sites and/or mixed use sites that are not within or adjacent to a Major, District and Local Centre would have a negligible (0) effect.
<p>IIA objective 11: Minimise air pollution.</p>	<p>All types of site options</p> <p>The entire Borough has been declared an AQMA. Therefore, any development within the Borough would exacerbate existing air quality issues through increased vehicular traffic. All sites are expected to have a significant negative (--) effect in relation to this objective.</p>

⁷ Local Centres include Large Local Centres, Small Local Centres and Local Shopping Parades.

IIA Objective	Assumptions
	<p>However, walking and cycling routes/facilities may be incorporated into development, in addition to fewer car parking spaces – all of which would be influenced by policies in the Local Plan and details submitted at the planning application stage.</p>
<p>IIA objective 12: Minimise the need to travel and support a modal shift away from the private car.</p>	<p>All types of site options</p> <p>The proximity of development sites to sustainable transport links will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities, although the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of new developments, particularly at larger sites, but this cannot be assumed.</p> <p>It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site options to existing cycle routes can be taken as an indicator of how likely people are to cycle to or from a development site.</p> <ul style="list-style-type: none"> ■ Sites that are within 1km of a railway/tube station and 350m of a bus stop (regardless of proximity to cycle routes) are likely to have a significant positive (++) effect. ■ Sites that are within either 1km of a railway/tube station or 350m of a bus stop (regardless of proximity to cycle routes) are likely to have a minor positive (+) effect. ■ Sites that are more than 1km from a railway/tube station and 350m from a bus stop but <i>that have</i> an existing cycle route passing the site could have a minor negative (-?) effect, although this is uncertain depending on whether the cycle route could be used for the purposes of commuting or undertaking day to day journeys. ■ Sites that are more than 1km from a railway/tube station and 350m from a bus stop and <i>that do not have</i> an existing cycle route passing the site are likely to have a minor negative (-) effect. <p>Furthermore, the proximity of sites to a Major, District or Local Centre will reduce the need for residents to travel long distances on a regular basis to access services and facilities. This could lead to mixed results:</p> <ul style="list-style-type: none"> ■ Sites that are within 200m of a Major, District or Local Centre would have a significant positive (++) effect. ■ Sites that are within 201-400m of a Major, District or Local Centre would have a minor positive (+) effect.

IIA Objective	Assumptions
	<ul style="list-style-type: none"> ■ Sites that are within 401-800m of a Major, District or Local Centre would have a minor negative (-) effect. ■ Sites that are more than 800m from a Major, District or Local Centre would have a significant negative (--) effect.
<p>IIA objective 13: Deliver biodiversity net gain at an ambitious scale and avoid/mitigate impacts to valued habitats and ecological networks.</p>	<p>All types of site options</p> <p>Sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc.</p> <p>Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p>The HRA screening process has identified uncertain but likely significant negative effects for any of the development sites within the Borough, in relation to impacts of air pollution on the Epping Forest SAC. Therefore, for this IIA objective, the effects on national and local sites have only been identified. Open space, including Metropolitan Open Land and Green Chains, is addressed below under IIA objective 15.</p> <ul style="list-style-type: none"> ■ Sites that are within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation would have a significant negative (--?) effect, although this is uncertain. ■ Sites that are 250-750m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 750m of a Local Nature Reserve would have a minor negative, although this is uncertain. ■ Sites that are beyond 750m of one or more Sites of Special Scientific Interest, Sites of Importance for Nature Conservation or Local Nature Reserves would have a negligible (0) effect. <p>In addition:</p> <ul style="list-style-type: none"> ■ Sites that are less than 100m from a Priority Habitat or Ancient Woodland would have a significant negative (--?) effect, although this is uncertain. ■ Sites that are 100-250m from a Priority Habitat or Ancient Woodland would have a minor negative (-?) effect, although this is uncertain. ■ Sites that are 250m from a Priority Habitat or Ancient Woodland would have a negligible (0) effect.

IIA Objective	Assumptions
<p>IIA objective 14: Sustain and enhance the significance of heritage assets.</p>	<p>All types of site options</p> <p>The NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)". However, development could also enhance the significance of the asset (provided that the development preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset).</p> <p>In all cases, effects will be uncertain at this stage as the potential for negative or positive effects on historic and heritage assets will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect).</p> <p>As an indication of potential effects on historic and heritage assets from development of any of the site options, the following assumptions and evidence will be used:</p> <ul style="list-style-type: none"> ■ Where a site is more than 500m from the nearest designated heritage asset, it could have a negligible effect (0?), although this is uncertain as there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases. <p>Where an application site is within 500m of a designated heritage asset, professional judgement and evidence will be used to inform judgements. Where there are potential impacts on multiple heritage assets this will also be taken into account.</p> <ul style="list-style-type: none"> ■ Sites which have potential for heritage assets to be enhanced and their significance to be better revealed could have a minor positive (+?) or significant positive (++?) effect on this objective. ■ Sites which are unlikely to cause adverse impacts on heritage assets could have a negligible (0?) effect on this objective. ■ Sites which have the potential to cause harm to heritage assets, but can be mitigated, would have a minor negative (-?) effect on this objective. ■ Sites which have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated would have a significant negative (--?) effect on this objective.
<p>IIA objective 15: Protect and enhance the character, quality and diversity of the Borough's landscapes and townscapes.</p>	<p>All types of site options</p> <p>All development could have some effect depending on the character and sensitivity of the surrounding landscape and/or townscape, which needs to be assessed in the field. Site options adjacent to the existing urban edge could be more easily integrated into existing built development, compared to more rural and isolated sites, particularly towards the west of the Borough. Larger scale sites may also have</p>

IIA Objective	Assumptions
	<p>more of an impact and therefore sites above 3 hectares have been used as an indication of larger scale development. However, the actual effect on landscape/townscape will also depend on the design, scale and layout of development within the site, which may help mitigate any adverse effects on landscape and/or enhance effects on the existing townscape. Therefore, all effects are recorded as uncertain.</p> <ul style="list-style-type: none"> ■ Sites that are located within a settlement and contain built development would have a minor positive (+?) effect on the townscape, although this is uncertain. ■ Sites that are located within a settlement but do not contain built development and/or sites that are not large in scale (i.e. <3ha), located on the edge of a settlement or within a relatively undeveloped area would have a minor negative (-?) effect on landscape, although this is uncertain. ■ Sites that are large in scale (i.e. >=3ha), located on the edge of a settlement or within a relatively undeveloped area would have a significant negative (--?) effect on landscape, although this is uncertain. ■ Sites that are not located near any settlements and are in rural areas, would also have a significant negative (--?) effect on landscape, although this is uncertain. <p>If a site option would result in the loss of open space, including Metropolitan Open Land and/or Green Chains, an adverse effect would occur. Therefore:</p> <ul style="list-style-type: none"> ■ Sites that contain an open space, including Metropolitan Open Land and/or Green Chains, would have a significant negative (--) effect.
<p>IIA objective 16: To achieve efficient use of land and materials.</p>	<p>All types of site options</p> <p>Development on brownfield land represents a more efficient use of land in comparison to the development of greenfield sites. Larger scale sites may also have more of an impact and therefore sites above 3 hectares have been used as an indication of larger scale development. The effects of development on waste generation will depend largely on residents' behaviour. However, where development takes place on previously developed land there may be opportunities to reuse onsite buildings and materials, thereby reducing waste generation. Therefore:</p> <ul style="list-style-type: none"> ■ Sites that are relatively large in size (i.e. >=3h) and that are on greenfield land would have a significant negative (--) effect. ■ Sites that are relatively small in size (i.e. <3ha) and that are on greenfield land would have a minor negative (-) effect. ■ Sites that are relatively small in size (i.e. <3ha) and that are on brownfield land would have a minor positive (+) effect.

IIA Objective	Assumptions
	<ul style="list-style-type: none"> ■ Sites that are relatively large in size ($\geq 3\text{ha}$) and that are on brownfield land would have a significant positive (++) effect. <p>In addition:</p> <ul style="list-style-type: none"> ■ Sites that are on greenfield land classed as high quality agricultural land (Grades 1, 2 or 3a)⁸ would have a significant negative (--) effect regardless of size. This will be uncertain (--?) if the site is within Grade 3 land, as only Grade 3a is classed as high quality but the GIS data available does not distinguish between Grades 3a and 3b. <p>Furthermore, all new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of the development. The location of development sites can influence the efficient use of minerals as development in Minerals Safeguarding Areas may sterilise mineral resources and restrict the availability of resources in the Borough. There are no Minerals Safeguarding Areas within LBE.</p>
<p>IIA objective 17: To manage and reduce the risk of flooding</p>	<p>Residential site options</p> <p>The effects of new development on this IIA objective will depend to some extent on its design, for example whether it incorporates sustainable drainage systems (SuDS), which is unknown and cannot be addressed at this stage. Where site options are located in areas of high flood risk, it could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. Therefore:</p> <ul style="list-style-type: none"> ■ Residential sites that are entirely or mainly (i.e. $\geq 25\%$) within Flood Zones 3a or 3b would have a significant negative (--) effect. ■ Residential sites that are partially within Flood Zones 3a or 3b ($< 25\%$) or entirely or mainly within Flood Zone 2 would have a minor negative (-) effect. ■ Sites that are partially within Flood Zone 2 or entirely or mainly within Flood Zone 1 would have a negligible (0) effect. <p>Furthermore:</p> <ul style="list-style-type: none"> ■ Sites that are at risk of groundwater flooding and contain a risk of surface water flooding would have a significant negative (--) effect. ■ Sites that are at risk of groundwater flooding or contain a risk of surface water flooding would have a minor negative (-) effect. ■ Sites that are not at risk of groundwater or surface water flooding would have a negligible (0) effect.

⁸ LBE does not contain Grades 1 or 2 agricultural land.

IIA Objective	Assumptions
	<p>In addition:</p> <ul style="list-style-type: none"> ■ Sites that are on greenfield land would have a minor negative (-) effect. ■ Sites that are on brownfield land would have a negligible (0) effect. <p>Industrial site options</p> <ul style="list-style-type: none"> ■ Sites that are entirely or mainly (i.e. >=25%) within Flood Zones 3a or 3b would have a significant negative (--) effect. ■ Sites that are partially (i.e. <25%) within Flood Zones 3a or 3b would have a minor negative (-) effect. ■ Sites that are entirely or mainly within Flood Zones 1 or 2 would have a negligible (0) effect. <p>Furthermore:</p> <ul style="list-style-type: none"> ■ Sites that are at risk of groundwater flooding and contain a risk of surface water flooding would have a significant negative (--) effect. ■ Sites that are at risk of groundwater flooding or contain a risk of surface water flooding would have a minor negative (-) effect. ■ Sites that are not at risk of groundwater or surface water flooding would have a negligible (0) effect. <p>In addition:</p> <ul style="list-style-type: none"> ■ Sites that are on greenfield land would have a minor negative (-) effect. ■ Sites that are on brownfield land would have a negligible (0) effect.
<p>IIA objective 18: Minimise water use and protect water quality.</p>	<p>All types of site options</p> <p>Levels of water consumption within new development will be determined by its design and onsite practices, rather than the location of the site. However, the location of residential development could affect water quality during construction depending on its proximity to watercourses, water bodies and Source Protection Zones. The extent to which water quality is affected would depend on construction techniques and the use of SuDS within the design, therefore effects are uncertain at this stage.</p> <ul style="list-style-type: none"> ■ Development on sites which contain a watercourse, water body or fall within a Source Protection Zone could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.

Appendix A
IIA assumptions for site options

Interim IIA findings
June 2021

IIA Objective	Assumptions
	<ul style="list-style-type: none"><li data-bbox="651 403 2074 432">■ Development on sites which do not contain a water body or fall within a Source Protection Zone would have a negligible (0) effect.

Appendix B

Appraisal matrices for the site options

Housing sites

CHC1/LP031: Warmerdams Nursery, Cattlegate Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of Whitewebbs Park and 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Crews Hill Golf Course SINC and Crews Hill Bowes Park Railsides SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of a Grade II* listed building (The Paddocks) and a Grade II listed building (Glasgow Stud Farmhouse). Although there is built development between the site and the listed buildings, its development could affect the setting of both heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CHC10/LP179: Site at Oak Farm and Homestead Nursery, Cattlegate Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	+/-	Site is within 400m of a walking path but not within 800m of an area of open space. The site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	--/+	Site is more than 800m from a Major, District and Local Centre. However, the site is within 1km of Crews Hill railway station.
IIA13: Biodiversity	--?	Site is located within 250m of Crews Hill Golf Course SINC and Crews Hill Bowes Park Railsides SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of a Grade II* listed building (The Paddocks) and two Grade II listed buildings (2 Barns North West of Farmhouse at the Paddocks and Glasgow Stud Farmhouse). There is limited built development between the site and the listed buildings to the north west (The Paddocks and 2 Barns North West of Farmhouse at the Paddocks). Its development could therefore affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is located within the settlement of Crews Hill but does not contain built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CHC11/LP472 – Parcel 1: Land to the rear of Jesus Christ Church, Parcel 1

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is next to Forty Hall Park & Estate and within 800m of a number of other open spaces, in addition to falling within 400m of a walking path and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	--/+	Site is more than 800m from a Major, District and Local Centre. However, the site is within 1km of Turkey Street railway station.
IIA13: Biodiversity	--?	Site is located within 250m of Forty Hall Park & Estate SINC and New River SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	--?	Site is within 500m two Grade I listed buildings (Screen Wall, Gateway and North Pavilions to West of Forty Hall and Forty Hall) and a number of Grade II listed buildings. Due to the proximity of the site to these listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Forty Hill.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

CHC12/LP472 – Parcel 2: Land to the south of Forty Hill Church of England School, Forty Hill, Parcel 2

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of Forty Hall Park & Estate and a number of other open spaces, in addition to falling within 400m of a walking path and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is within 1km of Turkey Street railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of New River SINC and Forty Hall Park & Estate SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	--?	Site is within 500m of two Grade I listed buildings (Screen Wall, Gateway, and North Pavilions to West of Forty Hall and Forty Hall) and a number of Grade II listed buildings. Due to the proximity of the site to these listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Forty Hill.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1 and there is a brook along its south eastern boundary.

CHC14/LP637: Land north of Goat Lane

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Forty Hill Park & Estate and the New River Green Chain, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	-	Site is within 401-800m of Carterhatch Lane/A10, which is a Local Centre. The site is more than 1km from a railway station and 350m from a bus stop, and does not have an existing cycle route passing the site.
IIA13: Biodiversity	--?	Site is located within 250m of New River SINC and 100-250m of a Priority Habitat (deciduous woodland).
IIA14: Historic environment	-?	Site is within 500m of the Forty Hill Conservation Area (to the north west of the site), which contains a number of Grade II listed buildings. Although there is built development between the site and the Conservation Area, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Forty Hill.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1 and New River runs along its eastern boundary.

CHC17/LP645: Towneley Nurseries, Theobalds Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of aWhitewebbs Park and 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and 250m-750m of Crews Hill Golfcourse SINC, Crews Hill to Bowes Park Railsides SINC and Whitewebbs Wood SINC.
IIA14: Historic environment	-?	Site is within 500m of a Grade II listed building (Glasgow Stud Farmhouse). Although there is built development between the site and the listed building, its development could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site contains a brook within the western part of its boundary.

CHC18/LP649: Brown's Garden Village, Theobalds Park Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	+/-	Site is within 800m of Whitewebbs Park but not within 400m of a walking or cycling path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	-?	Site is located within 250m-750m of Crews Hill Golfcourse SINC, Crews Hill to Bowes Park Railsides SINC, Whitewebbs Wood SINC and 100-250m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of a Grade II listed building (Glasgow Stud Farmhouse). Although there is built development between the site and the listed building, its development could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CHC2/LP056: Wolden Garden Centre, Cattlegate Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	+/-	Site is within 400m of a walking path but not within 800m of an area of open space. The site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Crews Hill Golf Course SINC and Crews Hill to Bowes Park Railsides SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of a Grade II* listed building (The Paddocks) and a Grade II listed building (Glasgow Stud Farmhouse). Although there is built development between the site and the listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CHC3/LP107: Burton Farm Ride

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	+/-	Site is within 800m of Whitewebbs Park but not within 400m of a walking or cycling path. The site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of Whitewebbs Wood SINC.
IIA14: Historic environment	--?	Site is within 500m of a Grade II listed building (Glasgow Stud Farmhouse). Due to the fact the site is adjacent to the listed building, its development could affect the setting of this heritage asset.
IIA15: Landscape and townscape	-?	Site is not large in scale and located on the edge of Crews Hill.
IIA16: Efficient use of land and materials	--?	Site is relatively small in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 3b. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding.
IIA18: Water	--?	A brook runs along the eastern edge of the site.

CHC5/LP1138: Land opposite Enfield Crematorium (aka The Dell), Great Cambridge Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is within 800m of a number of areas of open space, including Forty Hall Park & Estate, The Dell, and the New River Green Chain. However, the site contains a cycle path which could be lost as a result of new development. Additionally, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Turkey Street railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Kemp Road Freezywater, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the New River SINC and Forty Hall Park & Estate SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	--?	Site is adjacent to the Forty Hill Conservation Area, which contains a number of Grade II listed buildings. There is limited built development between the site and the Conservation Area and its development could adversely affect the setting of these heritage assets.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of Forty Hill.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land and at risk of groundwater flooding. The site does not fall within Flood Zones 3a, 3b or 2 or contain a risk of surface water flooding.

IIA objective	Effect	Justification text
IIA18: Water	--?	Site falls within Source Protection Zone 1 and New River runs along its western boundary.

COC8/LP465: Land between Camlet Way and Crescent Way, Hadley

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Hadley Wood and Camlet Way Railway Embankment, in addition to falling within 400m of a cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Hadely Wood Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Hadley Wood railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m from Broadgates Pastures SINC.
IIA14: Historic environment	--?	Site overlaps Hadley Wood Conservation Area and is within 500m of a Grade II* listed building (St Martha's Convent (the Mount House) with attached Stable Block) and three Grade II listed buildings (Number 83 and attached wall, gate pier and gate, Number 87 and attached wall, gate pier and gate, and Pegasus). The site is located on the edge of Hadley Wood and its large-scale development could adversely affect the setting of these heritage assets.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of Hadley Wood.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 2. The site is not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site contains Monken Mead Brook within its boundary, as well as other brooks.

COC9a, COC9b/LP608_1: Cockfosters Station Car Park, Cockfosters Road, Barnet

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Trent Park, Cockfosters Sports Ground and Belmont Close, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	+?	Site is within 800m of a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Cockfosters Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Cockfosters tube station and 350m of at least one bus stop. The site is also within Cockfosters, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is within 250m of Trent Park SINC.
IIA14: Historic environment	--?	Site is within Trent Park Conservation Area and is within 500m of a number of Grade II listed buildings. Due to the fact the site is within the Conservation Area and adjacent to one of the Grade II listed buildings

IIA objective	Effect	Justification text
		(Cockfosters London Regional Transport Station including platforms and platform canopies), its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale and located on the edge of Cockfosters.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

COP10 (20/03200/PRJ): Blackhorse Tower, Holbrook House and Churchwood House, 116 Cockfosters Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Trent Park, Bramley Road Sports Ground and Cockfosters Sports Ground, but is not within 400m of a walking or cycling path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Cockfosters Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Cockfosters tube station and 350m of at least one bus stop. The site is also within Cockfosters, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m from Trent Park SINC.

IIA objective	Effect	Justification text
IIA14: Historic environment	--?	Site is within 500m of Trent Park Conservation Area and five Grade II listed buildings (Cockfosters London Regional Transport Station including platforms and platform canopies, West entrance gateway to Trent Park at Front Lodge, Bollards at entrance gateway to Trent Park, Front Lodge at Trent Park, and Cockfosters War Memorial). Due to the fact the site is adjacent to one of the Grade II listed buildings (Cockfosters London Regional Transport Station including platforms and platform canopies), its development could affect the setting of this heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Cockfosters and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a or 3b.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

GRC1/LP1105, LP652, CFS040, CFS060: St Anne's Catholic High School for Girls

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Enfield Playing Fields, Bush Hill Park and the New River Green Chain, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Enfield Town Major Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also next to Enfield Town Major Centre and within 200m of Lincoln Court, London Road Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m from Enfield Loop of the New River SINC and the New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area and is within 500m of two Grade II* listed buildings (Church of St Andrew Enfield Parish Church and North east Building of Enfield Grammar School) and a number of Grade II listed buildings. Due to the fact the site is adjacent to Enfield Town Conservation Area, its development could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zones 2 and its northern eastern boundary falls within Source Protection Zone 1.

GRC12/LP603, CFS197: Palace Gardens Shopping Centre

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Town Park, Bush Hill Park, and the New River Green Chain Corridor, in addition to falling within 400m of a walking path and a cycle path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also within Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m from Enfield Loop SINC.
IIA14: Historic environment	--?	Site is within Enfield Town Conservation Area and within 500m of three Grade II* listed buildings (Clarendon Cottage, north east building of Enfield Grammar School, and Church of St Andrew Enfield Parish Church) and of a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of the Conservation Area and listed buildings.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

GRC3/LP1117: 100 Church Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Chase Green, Town Park, Bush Hill Park, and Cheyne Walk Open Space, in addition to falling within 400m of a walking and cycling path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Chase railway station and 350m of at least one bus stop. The site is also within 200m of Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m from Enfield Loop of the New River SINC and Crews Hill to Bowes Park RAILSIDES SINC.
IIA14: Historic environment	--?	Site is within Enfield Town Conservation Area and within 500m of three Grade II* listed buildings (Clarendon Cottage, North East Building of Enfield Grammar School, and Church of St Andrew Enfield Parish Church) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of the Conservation Area and listed buildings.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

HIC10/LP642: Land opposite Jolly Farmers

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including West Enfield Parklands and Worlds End Lane Open Space, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.

IIA objective	Effect	Justification text
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is within 200m of Enfield Road/Linkside, which is a Local Centre. The site is also within 350m of at least one bus stop.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and within 250-750m from Boxer's Lake and Lonsdale Drive Woods SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of World's End and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site partially falls within Flood Zones 3a and 3b and mainly within Flood Zone 2. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site contains a brook along its eastern boundary and another one cutting the site across from east to west.

HIC11/LP707: Chase Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including West Enfield Parklands, Trent Park and Lakeside, in addition to falling within 400m of a walking path.

IIA objective	Effect	Justification text
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Oakwood tube station and Gordon Hill railway station, and 350m of at least one bus stop. The site is also within 201-400m of Oakwood, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and within 250m of Trent Park Golf Course, Lakeside and Trent Park SINC.
IIA14: Historic environment	--?	Site is adjacent to Trent Park Conservation Area, which contains a number of Grade II listed buildings, Trent Park Registered Park and Garden and a Scheduled Monument (Moated site, Camlet Moat, Moat Wood). There is no built development between the site and the Conservation Area, listed buildings and Scheduled Monument. Its development could therefore adversely affect the setting of these heritage assets.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of World's End.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 3b. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site contains a number of brooks within its boundary, including Merryhills Brooks and Legging Beech Gutter.

HIC6/LP1153: Bramley Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	+	Site is located within 400-800m of a GP surgery. The site is also within 800m of a number of areas of open space, including Trent Park, Lakeside and Broxers Lake Open Space, but is not within 400m of a walking or cycle path.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Oakwood Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Oakwood tube station and 350m of at least one bus stop. The site is also next to Oakwood, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m of Trent Park Golf Course and Lakeside SINC.
IIA14: Historic environment	--?	Site is within Trent Park Conservation Area and within 500m of a Grade II* listed building (Oakwood Underground Station) and a Grade II listed building (Station Sign to North of Oakwood Station). Due to the fact that the site is within the Trent Park Conservation Area, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of World's End.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on greenfield land but does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

HIC9/LP623: Land south of Enfield Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Trent Park, Lakeside and West Enfield Parklands, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Gordon Hill railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Highlands Village Grange Park, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m of Boxer's Lake and Lonsdale Drive Woods SINC and Lakeside SINC.
IIA14: Historic environment	-?	Site is within 500m of Highlands Conservation , which contains a Grade II listed building (Former Ambulance Station at Highlands Hospital). Although there is built development between the Conservation Areas and the site, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of World's End and contains built development.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on greenfield land but does not fall within Flood Zones 3a, 3b or 2.

IIA objective	Effect	Justification text
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

LOC1/LP1108: Chiswick Road Estate (Oswald and Newdales)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. The site is also located within 800m of a number of open spaces, including Edmonton Green Pocket Park. However, the site contains a walking path which could be lost as a result of new development.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Edmonton Green District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Edmonton Green railway station and 350m of at least one bus stop. The site is also next to Edmonton Green, which is a District Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	--?	Site is adjacent to The Crescent Conservation Area and is also within 500m of three Conservation Areas (Church Street Edmonton, Fore Street North, and Montagu Cemeteries). The site is also within 500m of two Grade II* listed buildings (Lamb's Cottage and Church of All Saints Edmonton Parish Church) and a number of Grade II listed buildings. Due to the fact that the site is adjacent to the Crescent Conservation Area (the east boundary), its redevelopment could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Edmonton and contains built development.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site partially falls within Flood Zone 3a. The site is at risk of groundwater flooding but does not contain a risk from surface water flooding. The site is on brownfield land.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

POC6/LP1196: Land at former Wessex Hall Building

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	--?/+	Site partially overlaps Durants Park Metropolitan Open Land, which could be lost as a result of new development. However, the site is located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located adjacent to a Locally Significant Industrial Site.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Brimsdown railway station and 350m of at least one bus stop. The site is also within 201-400m of Durants Road, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--	Development of this site would result in the partial loss of Durants Park Metropolitan Open Land.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.

IIA objective	Effect	Justification text
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

SBC2/LP1107: Main Avenue Site

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. The site is also located within 800m of a number of open spaces, including Bush Hill Local Park. However, the site contains some walking paths which could be lost as a result of new development.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Main Avenue Bush Hill Park Local Centre and Percival Road Enfield Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station, Bush Hill Park railway station and Southbury railway station, and 350m of at least one bus stop. The site is also next to Main Avenue Bush Hill Park and Percival Road Enfield, which are Local Centres.
IIA13: Biodiversity	-?	Site is within 250m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of Bush Hill Park Conservation Area, which contains a Grade II listed building (2 Queen Anne's Place). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Bush Hill Park and contains built development.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SGC1/LP1145: Site between North Circular Road and Station Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Arnos Park, Millenium Green New Southgate and High Road Open Space, in addition to falling within 400m of a walking path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located close to a Locally Significant Industrial Site.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Arnos Grove tube station and 350m of at least one bus stop. However, the site is only within 401-800m of Arnos Grove, Bowes Road West and New Southgate Barnet Road, which are Local Centres.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of two Grade II listed buildings (Friern Hospital and Garden House of Friern Hospital). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.

IIA objective	Effect	Justification text
IIA15: Landscape and townscape	+	Site is located within the settlement of New Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SGC4/LP608_2: Arnos Grove Station Car Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, the site partially overlaps Arnos Park Metropolitan Open Land and contains a walking path, both of which could be lost as a result of new development.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within the Borough.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially within (southern part of the site) Arnos Grove Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Arnos Grove railway station and 350m of at least one bus stop. The site is also next to Arnos Grove, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and 250m of Arnos Park SINC.
IIA14: Historic environment	--?	Site is adjacent to a Grade II* listed building (Arnos Grove Underground Station) and within 500m from Abbotshall Avenue Conservation Area,

IIA objective	Effect	Justification text
		as well as two Grade II listed buildings (Bowes Road Clinic and Bowes Road Library and Arnos Pool). Due to the fact the site is adjacent to a Grade II* listed building (Arnos Grove Underground Station), its development could affect the setting of this heritage asset.
IIA15: Landscape and townscape	--	Development of this site would result in the partial loss of Arnos Park Metropolitan Open Land.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SGP13 (18/00388/OUT): 188-200 Bowes Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. Site is also within 800m of a number of areas of open space, including Arnos Park, Broomfield Park, a Green Chain Corridor, and the New River, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Bowes Road Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Arnos Grove tube station and Palmers Green railway station, and 350m of at least one bus stop. The site is also next to Bowes Road, which is a Local Centre.

IIA objective	Effect	Justification text
IIA13: Biodiversity	-?	Site is located within 250-750m of Arnos Park SINC, Broomfield Park SINC and New River SINC.
IIA14: Historic environment	-?	Site is within 500m of Broomfield House Registered Park and Garden, in addition to a Grade II* listed building (East Wall of Broomfield Park including attached garden house and stable block) and four Grade II listed buildings (Junior and Infant School, Bowes Road Library, Bowes Road Clinic, South Walls of Broomfield Park and inner garden walls). Although there is built development between the site and the Registered Park and Garden and listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of New Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

SGS14/17100370: Station Road, New Southgate

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Arnos Park, Millennium Green New Southgate and High Road Open Space, in addition to falling within 400m of a walking path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located close to a Locally Significant Industrial Site.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		

IIA objective	Effect	Justification text
IIA12: Sustainable transport	++/-	Site is located within 1km of Arnos Grove tube station and 350m of at least one bus stop. However, the site is only within 401-800m of Arnos Grove, Bowes Road West and New Southgate Road, which are Local Centres.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250-750m of Arnos Park SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of New Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS162_A: Land to the Rear of Arnold House (West)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 units.
IIA4: Health and wellbeing	+	Site is located within 400-800m of a GP surgery. The site is also within 800m of an area of open space, Lee View Amenity Space, but not within 400m of a walking or cycle path.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Gordon Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250-750m of Crews Hill to Bowes Park Railsides SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of World's End.
IIA16: Efficient use of land and materials	--?	Site is relatively small in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS162_B: Land to the Rear of Arnold House (East)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Lee View Amenity Green Space and Slades Close, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Gordon Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is within 250-750m of Crews Hill to Bowes Park RAILSIDES SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of World's End.
IIA16: Efficient use of land and materials	-	Site is relatively small in size and on greenfield land classed as Urban land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS162_C: Arnold House

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Lee View Amenity Space and Slades Close, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Gordon Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is within 250-750m of Crews Hill to Bowes Park Railsides SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of World's End.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

UPM1: Joyce Avenue and Snells Park Estate

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, the site contains many areas of Amenity Green Space and a walking path, all of which could be lost as a result of new development.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located close to a Locally Significant Industrial Site.
IIA10: Town and local centres	+	Site is partially within (northern eastern part of the site) Angel Edmonton District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Silver Street railway station and 350m of at least one bus stop. The site is also within and next to Angel Edmonton, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Pymme's Park SINC.
IIA14: Historic environment	--?	Site is adjacent to two Conservation Areas (Fore Street South, and Fore Street Angel) and is within 500m from four Grade II* listed buildings (808 and 810 High Road N17, Percy House, Forecourt walls and railings to Number 796 (Percy House), and Dial House) and a number of Grade II listed buildings. Due to the fact that the site is adjacent to two Conservation Areas and large in scale, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	--	Development of this site would result in the loss of a number of areas of Amenity Green Space.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site partially falls within Source Protection Zone 2 (the northern eastern part of the site).

UPP9 (18/00760/FUL): Public House, 50-56 Fore Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Pymmes Park, Craig Park, Joyce Avenue Amenity Space and St James Open Space, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.

IIA objective	Effect	Justification text
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Angel Edmonton District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Silver Street railway station and 350m of at least one bus stop. The site is also within Angel Edmonton, which is a District Centre.
IIA13: Biodiversity	-?	Site located is within 250-750m of Pymme's Park SINC.
IIA14: Historic environment	--?	Site is adjacent to Fore Street South Conservation Area and within 500m of another Conservation Area (Fore Street Angel), one Grade II* listed building (808 and 801 High Road N17) and a number of Grade II listed buildings. Due to the fact the site is adjacent to Fore Street South Conservation Area (the northern boundary of the site), its redevelopment could affect the setting of this heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

UPS21/17100372: Upton Road and Raynham Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Craig Local Park. However, the site contains a walking path which could be lost as a result of new development.

IIA objective	Effect	Justification text
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially within (western part of the site) Angel Edmonton District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Silver Street railway station and 350m of at least one bus stop. The site is also within and next to Angel Edmonton, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of Pymme's Park SINC.
IIA14: Historic environment	--?	Site partially falls within the Fore Street Angel Conservation Area, which contains a number of listed buildings. The site is also within 500m of the Fore Street South Conservation Area. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site partially falls within Flood Zones 3a and 2. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS150, CFS189: Alan Pullinger Centre and Minchenden Car Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Grovelands Park and Ivy Road Open Space, in addition to falling within

IIA objective	Effect	Justification text
		400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also next to Southgate, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Grovelands and Priory Hospital SINC.
IIA14: Historic environment	-?	Site is within 500m of three Conservation Areas (Southgate Circus, Meadway, and Southgate Green), Grovelands Registered Park and Garden, three Grade II* listed buildings (Southgate House, Southgate Underground Station, and Station pylons to the north and south of Southgate Station), and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS159: Wyevale Garden Centre, Cattlegate Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of an area of open space, Whitewebbs Park, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District, and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Crews Hill Golf Course SINC and Crews Hill to Bowes Park RAILSIDES SINC.
IIA14: Historic environment	-?	Site is within 500m of a Grade II* listed building (The Paddocks) and two Grade II listed buildings (2 Barns North West of Farmhouse at the Paddocks, and Glasgow Stud Farmhouse). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS165: South east corner of North Middlesex University Hospital Trust of Sterling Way

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Pymmes Park, St Davids Park and St James Open Space, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located close to Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Silver Street railway station and 350m of at least one bus stop. The site is also within 201-400m of Silver Street Edmonton, which is a Local Centre, and Angel Edmonton, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Pymme's Park SINC.
IIA14: Historic environment	-?	Site is within 500m of two Conservation Areas (Fore Street South and Fore Street Angel) and two Grade II listed buildings (Former Garden Walls in Pymme's Park, and Angel Place). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS169: Kings Oak Equestrian Centre (Part)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of Whitewebbs Park and Hilly Fields, in addition to falling within 400m of a walking and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250-750m of Crews Hill Golf Course and Crews Hill to Bowes Park Railsides SINC.
IIA14: Historic environment	-?	Site is within 500m of Clay Hill Conservation Area and a Grade II listed building (Bridge at West End of Lane, Whitewebbs Wood). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Crews Hill.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS178: Oak House, 43 Baker Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Enfield Playing Fields, New River Gardens, Town Park and Chase Green, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially within (southern edge of the site) Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also next to Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Enfield Loop of the New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area which contains three Grade II* listed buildings (Church of St Andrew Enfield Parish Church, North East Building of Enfield Grammar School, and Clarendon Cottage) and a number of Grade II listed buildings. Due to the fact that the site is adjacent to Enfield Town Conservation Area (the western boundary of the site) and some listed buildings, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS183: Enfield Town Station and Former Enfield Arms, Genotin Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Enfield Playing Fields, New River Gardens, Town Park and Chase Green, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also within Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Enfield Loop of the New River SINC and New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area and within 500m of Bush Hill Park Conservation Area, two Grade II* listed buildings (Church of St Andrew Enfield Parish Church, and North East Building of Enfield Grammar School) and a number of Grade II listed buildings. Due to the fact that the site is adjacent to the Enfield Town Conservation Area (the western boundary of the site) which contains a number of listed buildings, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2.

CFS207: Albany Leisure Centre and Car Park, 55 Albany Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Albany Park and a number of amenity green spaces, in addition to falling within 400m of a cycle path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Wash Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Turkey Street railway station and Enfield Lock railway station, and 350m of at least one bus stop. The site is also within Enfield Wash, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m of Turkey Street Conservation Area and two Grade II listed buildings (The Bell Inn, and 472-474 Hertford Road). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Wash and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS210: Southgate Library, High Street, Southgate

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Grovelands Park, Oakwood Park and Ivy Road Open Space, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also next to Southgate, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Grovelands Park and Priory Hospital SINC.
IIA14: Historic environment	-?	Site is adjacent to a Grade II listed building (Avington Cottage) and within 500m of three Conservation Areas (Southgate Circus, Southgate Green, and Meadway), two Grade II* listed buildings (Southgate Underground Station and station pylons to north and south of Southgate Station) and a number of Grade II Listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.

IIA objective	Effect	Justification text
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS223: Fords Grove Car Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Paulin Ground and the New River Green Chain Corridor, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Winchmore Hill Broadway Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located 1km of Winchmore Hill railway station and 350m of at least one bus stop. The site is also next to Winchmore Hill Broadway, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m of the Paulin Ground Woods and New River SINC.
IIA14: Historic environment	-?	Site is within 500m of Winchmore Hill Green Conservation Area and three Grade II listed buildings (Police Station, Post Office Sorting Office, and forecourt railings to Post Office Sorting Office). Although there is built development between the site and the Conservation Area and the listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Winchmore Hill and contains built development.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

CFS226: Lodge Drive Car Park (incl. Depot)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Broomfield Park, Hazelwood Sports Ground and the New River Green Chain Corridor, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Palmers Green District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Palmers Green railway station and 350m of at least one bus stop. The site is also next to Palmers Green, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the New River SINC.
IIA14: Historic environment	-?	Site is within 500m of The Lakes Estate Conservation Area, Broomfield House Registered Park and Garden and four Grade II listed buildings (Wall to North of Number 176, Truro House, Front Wall and Gate Piers to West of No 176, and National Westminster Bank). Although there is built development between the site, Conservation Area, Registered

IIA objective	Effect	Justification text
		Park and Garden and listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Palmers Green and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

CFS253: Southbury Leisure Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Enfield Playing Fields and Bush Hill Park, in addition to falling within 400m of a cycle route. the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. The site is also within 201-400m of Percival Road Enfield, which is a Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of New River SINC and 100-250m of a Priority Habitat.

Appendix B
Appraisal matrices for the site options

Interim IIA findings
June 2021

IIA objective	Effect	Justification text
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

Industrial sites

ELC3/LP606: Ramney Marsh Mollison Avenue

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is over 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Enfield Lock railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Freezywater (Hertford Road), which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and within 250m of the Lea Valley SINC.
IIA14: Historic environment	--?	Site is within 500m of a Grade II listed building (Bridge at Ramney Lock). There is no built development between the site and listed building and therefore its development could have an adverse effect on the heritage asset and its setting.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Lock and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large and on brownfield land.
IIA17: Flooding	-	Site is partially within Flood Zones 3a and 3b. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and a watercourse runs along the eastern edge of the site.

POC5/LP694/CFS135: Car Park Site, Wharf Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	Site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Ponders End railway station and 350m of at least one bus stop. However, the site is only within 401-800m of South Street Ponders End, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250m of the Chingford Reservoirs SSSI, Chingford Reservoirs SSSI and Lea Valley SINC.
IIA14: Historic environment	--?	Site is within 500m from Ponders End Flour Mills Conservation Area and five Grade II listed buildings (Barn to South of Mill Owner's House, Mill Owner's House, Old Mill Building, House to East of Old Mill building now used as offices, and Former Well Station of Thames Water Authority). There is limited built development between the site and the Conservation Areas and the listed buildings, therefore its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Ponders End.
IIA16: Efficient use of land and materials	+	Site is relatively small and on brownfield land.
IIA17: Flooding	-	Site is partially within Flood Zones 3a and 3b. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and a watercourse runs along the southern and eastern edges of the site.

CFS132: Land at 135 Theobalds Park Road, Crews Hill

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is within 1km of Turkey Street railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Whitewebbs SINC.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (Bridge at West End of Lane, Whitewebbs Wood, and Glasgow Stud Farmhouse). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a or 3b.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS136: 6 Morson Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 10% and 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Ponders End railway station and 350m of at least one bus stop. However, the site is only within 401-800m of South Street Ponders End, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Chingford Reservoirs SSSI and Lea Valley SINCR and is within 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m from Ponders End Flour Mills Conservation Area and four Grade II listed buildings (House to East of Old Mill Building now used as offices, Old Mill Building, Mill Owner's House, Barn to South of Mill Owner's House). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Ponders End.
IIA16: Efficient use of land and materials	+	Site is relatively small and on brownfield land.
IIA17: Flooding	-	Site is partially within Flood Zones 3a and 3b. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site is adjacent to a watercourse that runs along the eastern edge of the site.

CFS148: Land to North West of Innova Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Enfield Lock railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Freezywater (Hertford Road), which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Lock and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a or 3b.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and a brook runs along the northern and southern edges of the site.

CFS151: Crown Road Lorry Park, Crown Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also next to Southbury Road & Kingsway, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (Ripaults Factory and Enfield Technical Collage). Although the site contains built development, its redevelopment could affect the setting of these heritage assets
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a or 3b. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS153: Montagu Ind Estate, Montagu Road, Edmonton

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. The site is also within 201-400m of Craig Park Road, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is 250m-750m within the Lea Valley SINC.
IIA14: Historic environment	--?	Site is adjacent to Montagu Cemeteries Conservation Area. Although the site contains built development, its redevelopment could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Edmonton Green and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	--	Site mainly falls within Flood Zone 3a. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2.

CFS155: Junction 24 (Part New Cottage and Holly Hill Farm)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	--/+	Site is more than 800m from a Major, District and Local Centre. However, the site is located within 350m of at least one bus stop.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is 250m-750m within Plumridge, Vault Hill & Little Beechill Woods SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--?	Site is large in scale and located in an undeveloped area.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a or 3b.
IIA18: Water	--?	Site contains a water body and a brook runs along its eastern edge.

NA001: Ravenside Retail Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Dysons Road Edmonton, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Lea Valley SINC.
IIA14: Historic environment	-?	Site is within 500m from a Grade II listed building (Water Turbine House, Chingford Pumping Station). Although the site contains built development, its redevelopment could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	++	The site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is partially within Flood Zones 3a and 3b. The site is not at risk of groundwater flooding or surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and there is a waterbody, as well as some brooks, within the boundary of the site.

Mixed use sites

EDC2/LP1137: Edmonton Green Town Centre

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, the site contains a walking path which could be lost as a result of new development.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	++	Site falls within the 10% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Edmonton Green District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Edmonton Green railway station and 350m of at least one bus stop. The site is also within Edmonton Green, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of Pymme's Park SINC.
IIA14: Historic environment	--?	Site is adjacent to four Conservation Areas (Montagu Cemeteries, Fore Street North, The Crescent, and Church Street Edmonton) and within 500m of two Grade II* listed buildings (Lamb's cottage and Church of All Saints Edmonton Parish Church) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of all four conservation areas, in addition to the Grade II listed buildings.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Edmonton Green and contains built development.
IIA16: Efficient use of land and materials	++	The site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.

IIA objective	Effect	Justification text
IIA18: Water	--?	Site partially falls within Source Protection Zone 2.

EHP34 (18/04935/FUL): 241 Green Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Durants Park and Alma Road Open Space, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is close to Strategic Industrial Locations. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	+	Site is adjacent to Brimsdown (Brimsdown Avenue) Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Brimsdown railway station and 350m of at least one bus stop. The site is also next to Brimsdown Avenue, which is a Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Brimsdown and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.

IIA objective	Effect	Justification text
IIA17: Flooding	-	Site is mainly within Flood Zone 2. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

PA39/LP654: Sainsburys Green Lanes

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, a cycle path crosses through the site, which could be lost as a result of development.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Winchmore Hill Broadway Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Winchmore Hill railway station and 350m of at least one bus stop. The site is also next to Winchmore Hill Broadway, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and falls within 250m of New River SINC.
IIA14: Historic environment	--?	Site is within 500m of Winchmore Hill Green Conservation Area, which contains a number of Grade II listed buildings. The site is also located directly adjacent to another Grade II listed building (Police Station). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.

IIA objective	Effect	Justification text
IIA15: Landscape and townscape	+	Site is located within the settlement of Winchmore Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

PAC8/LP656: Travis Perkins Palmers Green, Bridge Drive, Bloomfield Lane

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, a cycle path crosses through the site, which could be lost as a result of development.
IIA5: Services and facilities	+	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Palmers Green District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Palmers Green railway station and 350m of at least one bus stop. The site is also next to Palmers Green, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m of Broomfield Park SINC and New River SINC.

IIA objective	Effect	Justification text
IIA14: Historic environment	--?	Site is adjacent to The Lakes Estate Conservation Area and within 500m of Broomfield House Registered Park and Garden which contains a number of Grade II* and Grade II listed buildings and four Grade II listed buildings (Wall to the north of number 176, Truro House, Front wall and gate piers to west of number 176, and National Westminster Bank). The site is also within 500m of some Grade II listed buildings outside of the Registered Park and Garden. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Palmers Green and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

SBC35/LP653: Sainsburys Crown Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Enfield Playing Fields, Bush Hill Park and the New River Green Chain, in addition to falling within 400m of a cycle path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is next to a Strategic Industrial Location. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Southbury Road & Kingsdown, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	0?	Although the site is located within 500m of a Grade II listed building (Enfield Technical College), it is unlikely to affect the setting of this heritage asset because there is a lot of built development between the two. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SBC36/LP1104: Morrisons, Southbury Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Enfield Playing Fields and Bush Hill Park, in addition to falling within 400m of a walking path. The site is also located within 400m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA9: Economy	++?	Site is close to Strategic Industrial Locations. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. The site is also within 201-400m of Percival Road Enfield, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (Enfield Technical College, and Ripaults Factory). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SBC4/LP1131: Southbury Road Superstore Area

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Town Park, Bush Hill Park and the New River Green Chain, in addition to falling within 400m of a walking and cycle path. The site is also located within 400m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.

IIA objective	Effect	Justification text
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Town Major Centre and is adjacent to Southbury Road Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also within Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Enfield Loop of the River SINC and New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area and within 500m from two Grade II* listed buildings (North east building from Enfield Grammar School, and Church of St Andrew Enfield Parish Church) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

SBC7/LP659: Colosseum Retail Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Enfield Playing Fields and Bush Hill Park, in addition to falling within

IIA objective	Effect	Justification text
		400m of a cycle path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is next to a Strategic Industrial Location. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. The site is also within 201-400m of Southbury Road & Kingsway, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m of two Grade II listed buildings (Enfield Technical College, and and Ripaults Factory). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	++?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SGC2/LP1159: Land at Ritz Parade

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.

IIA objective	Effect	Justification text
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Arnos Park, Broomhill Park and the New River Green Chain, in addition to falling within 400m of a walking path. The site is also located within 400m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Bowes Road Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Arnos Grove tube station and Palmers Green railway station, and 350m of at least one bus stop. The site is also within Bowes Road, which is a Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Arnos Park SINC, Broomfield Park SINC and New River SINC.
IIA14: Historic environment	-?	Site is within 500m of Broomfield House Registered Park and Garden, which contains a number of Grade II* and Grade II listed buildings. The site is also within 500m of a two Grade II listed buildings (Junior and Infant School, and Bowes Road Library and Arnos Pool). Although there is built development between the site, Conservation Area and listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of New Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

SOP35 (19/01941/FUL): Southgate Office Village, 286 Chase Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Grovelands Park and Ivy Road Open Space, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also next to Southgate, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of Park & Priory Hospital SINC and Oakwood Park SINC.
IIA14: Historic environment	--?	Site is adjacent to Southgate Circus Conservation Area (along the southern boundary of the site) and within 500m of Grovelands Registered Park and Garden, which contains a number of Grade I and Grade II listed buildings. The site is also within 500m of Meadway Conservation Area, three Grade II* listed buildings (Southgate House, Southgate Underground Station, and Station Pylons to north and south of Southgate Station) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.

IIA objective	Effect	Justification text
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

UPP24 (19/02718/RE3): Meridian Water Orbital Business Park (and adjoining land including Land South of Argon Road and Land Known as IKEA Clear and Gas Holder Leaside Road), 5 Argon Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	--?	Site contains a cycle path which could be lost as a result of new development. In addition, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is next to a Strategic Industrial Location and over 10ha in size. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and 250m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of Upper Edmonton.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	--	Site is on brownfield land and mainly falls within Flood Zone 3a. The site is not at risk of groundwater flooding or surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2 and partially within Source Protection Zone 1 (northern part of the site). The site also contains watercourses and waterbodies along its eastern and western boundaries.

UPP32 (16/01197/RE3): Meridian Water, Willoughby Lane and Meridian Way

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Kenninghall Open Space and Craig Park, in addition to falling within 400m of a walking and cycle path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is close to Strategic Industrial Locations and Locally Significant Industrial Sites. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	+	Site is adjacent to Dysons Road Edmonton Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. The site is also next to Dysons Road Edmonton, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is between 250-750m of the Lea Valley SINC.

IIA objective	Effect	Justification text
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is mainly within Flood Zone 2. The site is not at risk of groundwater flooding or surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and is located adjacent to a brook along its northern boundary.

UPC2/LP1130: Tesco Extra, 1 Glover Drive

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Kenninghall Open Space and Craig Park, in addition to falling within 400m of a walking and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is close to Strategic Industrial Locations and Locally Significant Industrial Sites. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. The site is also within 201-400m of Dysons Road Edmonton, which is a Local Centre.

IIA objective	Effect	Justification text
IIA13: Biodiversity	-?	Site is located within 250-750m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1 and 2.

UPC1/LP1111: IKEA Meridian Water

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of Kenninghall Open Space and Ladysmith Road Open Space. In addition, the site is within 400m of a walking and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is close to a Strategic Industrial Location. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. The site is also within 201-400m of Dysons Road Edmonton, which is a Local Centre.

IIA objective	Effect	Justification text
IIA13: Biodiversity	--?	Site is located within 250m of the Lea Valley SINC and between 250-750m of the Walthamstow Reservoirs SSSI.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a or 3b, although it is partially within Flood Zone 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2 and the northern part of the site falls within Source Protection Zone 1. Some brooks are also located within the site boundary

CFS152: Claverings, Centre Way

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Montagu Recreation Ground, in addition to falling within 400m of a walking path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Although the site falls within a Locally Significant Industrial Site, it is unlikely to result in any loss of this existing employment area because it makes provision for employment development. It is under 10ha in size but as mentioned already, will contribute towards employment development. It is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	+	Site is located within 350m of at least one bus stop. The site is also within 201-400m of Nightingale Road, Edmonton, which is a Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Chingford Reservoirs SSSI and Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Lower Edmonton.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site mainly falls within Flood Zone 2. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Southern edge of the site falls within Source Protection Zone 2.

SOS11: M&S Food

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Grovelands Park and Ivy Road Open Space, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or

IIA objective	Effect	Justification text
		close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially (southern eastern part of the site) within Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also within Southgate, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Grovelands Park & Priory Hospital SINC and 250-750m of the Oakwood Park SINC.
IIA14: Historic environment	--?	Site is adjacent to Southgate Circus Conservation Area and within 500m of Grovelands Registered Park and Garden, Meadway Conservation Area, three Grade II* listed buildings (Southgate House, Southgate Underground Station, and Station Pylons to north and south of Southgate Station) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS166: Tesco, Ponders End, 288 High Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Durants Park and Ponders End Recreation Ground, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.

IIA objective	Effect	Justification text
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is next to a Locally Significant Industrial Site. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	+	Site is partially within (northern eastern part of the site) Ponders End Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. The site is also within Ponders End, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (Enfield Technical College, and Ripaults Factory). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site partially falls within Source Protection Zone 2.

CFS191: Civic Centre

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Enfield Playing Fields, Town Park and the New River Green Chain, in addition to falling within 400m of a walking and cycle path.

IIA objective	Effect	Justification text
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also within Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Enfield Loop of the New River SINC and New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area, and within 500m from three Grade II* listed buildings (Church of St Andrew Enfield Parish Church, North east building of Enfield Grammar School, and Clarendon Cottage) and a number of Grade II listed buildings. Due to its location adjacent to Enfield Town Conservation Area and a number of Grade II listed buildings, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site not large in scale but is located on the edge of Enfield Town.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS209: Asda Southgate, 130 Chase Side, Southgate

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	--?	Site contains a walking path which could be lost as a result of new development. In addition, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially (southern part of the site) within Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also within Southgate, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Grovelands Park & Priory Hospital SINC and Oakwood Park SINC.
IIA14: Historic environment	--?	Site is adjacent to a Grade II listed building (Church of St Andrew) and within 500m of Southgate Circus Conservation Area, two Grade II* listed buildings (Southgate Underground Station, and Station Pylons to north and south of Southgate Station) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS217: Land known as Brimsdown Sports Ground

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	--?/+	Site contains a walking path which could be lost as a result of new development. However, the site is located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Green Street & Mayfield Road Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Brimsdown railway station and 350m of at least one bus stop. The site is also next to Brimsdown Avenue and Green Street & Mayfield Road, which are Local Centres.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Lea Valley SINC.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (The White Horse Public House, and 98 and 100 Green Street). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Highway and contains built development.
IIA16: Efficient use of land and materials	--	Site is relatively large in size and on greenfield land classed as Urban land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site falls within greenfield land but does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

Other sites

LOC2/LP675: Land at Picketts Lock (leisure uses site)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a leisure uses site will not affect the achievement of this objective.
IIA4: Health and wellbeing	++	The development of a leisure uses site would have beneficial effects on people's health and wellbeing.
IIA5: Services and facilities	0	The development of a leisure uses site will not affect the achievement of this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a leisure uses site will not affect the achievement of this objective.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	+	Site is located within 350m of at least one bus stop. The site is also within 201-400m of Nightingale Road, Edmonton, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of Lower Edmonton.
IIA16: Efficient use of land and materials	--	Site is relatively large and on greenfield land classed as Urban land.

IIA objective	Effect	Justification text
IIA17: Flooding	-	Site is on greenfield land and is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	The development of a leisure uses site will not affect the achievement of this objective.

CFS161: Whitewebbs Golf Course, Beggar's Hollow (nature recovery site)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA4: Health and wellbeing	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA5: Services and facilities	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA6: Social inclusion	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA11: Air pollution		
IIA12: Sustainable transport	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA13: Biodiversity	++	The development of a nature recovery site would have a significant positive effect on biodiversity.
IIA14: Historic environment	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA15: Landscape and townscape	+	The development of a nature recovery site would have a positive effect on the landscape.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 3b. The site is at risk of groundwater flooding but does not contain a surface water flood risk.
IIA18: Water	0	The development of a nature recovery site will not affect the achievement of this objective.

CFS167: Alma Road Open Space (cemetery)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a cemetery will not affect the achievement of this objective.
IIA4: Health and wellbeing	--?	Site contains an area of open space, Durants Park Metropolitan Open Land, which would be lost to the cemetery.
IIA5: Services and facilities	0	The development of a cemetery will not affect the achievement of this objective.
IIA6: Social inclusion	0	The development of a cemetery will not affect the achievement of this objective.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a cemetery will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a cemetery will not affect the achievement of this objective.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Brimsdown railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Brimsdown Avenue, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is 250-750m of the Lea Valley SINIC and Chingford Reservoirs SSSI.
IIA14: Historic environment	0	The development of a cemetery will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA15: Landscape and townscape	0	The development of a cemetery will not affect the achievement of this objective.
IIA16: Efficient use of land and materials	0	The development of a cemetery will not affect the achievement of this objective.
IIA17: Flooding	-	Site is at on greenfield land and is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS168: Firs Farm Recreation Ground (Part) (crematorium)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a crematorium will not affect the achievement of this objective.
IIA4: Health and wellbeing	--?	Site contains an area of open space, Firs Farm & Clowes Sportsgrounds Metropolitan Open Land, and a cycle path, both of which could be lost to the crematorium.
IIA5: Services and facilities	0	The development of a crematorium will not affect the achievement of this objective.
IIA6: Social inclusion	0	The development of a crematorium will not affect the achievement of this objective.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a crematorium will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a crematorium will not affect the achievement of this objective.
IIA11: Air pollution		
IIA12: Sustainable transport	+	Site is located within 350m of at least one bus stop. The site is also within 201-400m of Firs Lane, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is 250-750m of the Paulin Ground Woods SINC, Tatem Park SINC and New River SINC.

IIA objective	Effect	Justification text
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--	Development of this site would result in the loss of Firs Farm & Clowes Sportsgrounds Metropolitan Open Land.
IIA16: Efficient use of land and materials	--	Site is relatively large and on greenfield land classed as Urban land.
IIA17: Flooding	-	Site is on greenfield land but does not fall within Flood Zones 3a, 3b or 2. The site is not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

CFS171: Sloemans Farm (natural burial site)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a natural burial site will not affect the achievement of this objective.
IIA4: Health and wellbeing	0	Site does not comprise an open space.
IIA5: Services and facilities	0	The development of a natural burial site will not affect the achievement of this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a natural burial site will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a natural burial site will not affect the achievement of this objective.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is 250m of the Crews Hill to Bowes Park Railsides SINC and Forty Hall Park & Estate SINC.
IIA14: Historic environment	0	The development of a natural burial site will not affect the achievement of this objective.
IIA15: Landscape and townscape	0	The development of a natural burial site will not affect the achievement of this objective.
IIA16: Efficient use of land and materials	0	The development of a natural burial site will not affect the achievement of this objective.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 3b. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding.
IIA18: Water	--?	Site contains three brooks within its boundary.

CFS230: Church Street Recreation Ground (crematorium)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a crematorium will not affect the achievement of this objective.
IIA4: Health and wellbeing	--?	Site falls within Church Street Recreation Ground Metropolitan Open Land, which would be lost to the crematorium.
IIA5: Services and facilities	0	The development of a crematorium will not affect the achievement of this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a crematorium will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a crematorium will not affect the achievement of this objective.
IIA11: Air pollution		

IIA objective	Effect	Justification text
IIA12: Sustainable transport	+	Site is located within 350m of at least one bus stop. The site is also within 201-400m of Hazelbury Road Edmonton, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is 250-750m of the Pymme's Park SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--	Development of this site would result in the loss of Church Street Recreation Ground Metropolitan Open Land.
IIA16: Efficient use of land and materials	--	Site is relatively large in size and on greenfield land, classed as Urban land.
IIA17: Flooding	-	Site is on greenfield land but does not fall within Flood Zones 3a, 3b or 2. The site is not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground (sport and recreation site)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a sport and recreation site will not affect the achievement of this objective.
IIA4: Health and wellbeing	++	The development of a sport and recreation site would have beneficial effects on people's health and wellbeing.
IIA5: Services and facilities	0	The development of a sport and recreation site will not affect the achievement of this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a sport and recreation site will not affect the achievement of this objective.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	+/-	Site is within 1km of Turkey Street railway station but not within 350m of a bus stop. The site is only within 401-800m of Bullsmoor Lane/A10, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is located within 250m of the New River SINC and Forty Hill Park & Estate SINC.
IIA14: Historic environment	-?	Over half of the site falls within Forty Hill Conservation Area, which contains a number of listed buildings as well as Myddelton House Registered Park and Garden. Myddelton House Registered Park and Garden falls partially within the site and the site is adjacent to a number of Grade II listed buildings. Due to the fact this site is allocated as a sport and recreation site which could contain limited development, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is large in scale and located in a relatively undeveloped area. Due to the fact the site is allocated as a sport and recreation site which could contain limited development, its development could affect the landscape.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.