

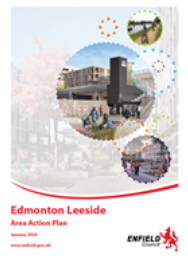
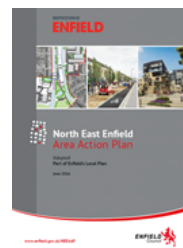
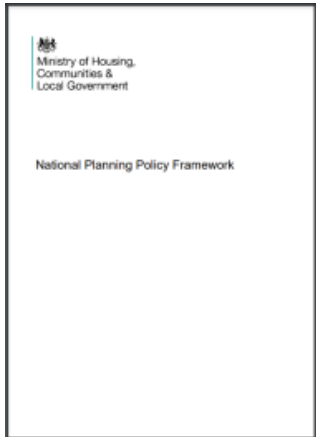
# Regeneration and Scrutiny Economic Development Panel

## Strategic Industrial Land

1 February 2023

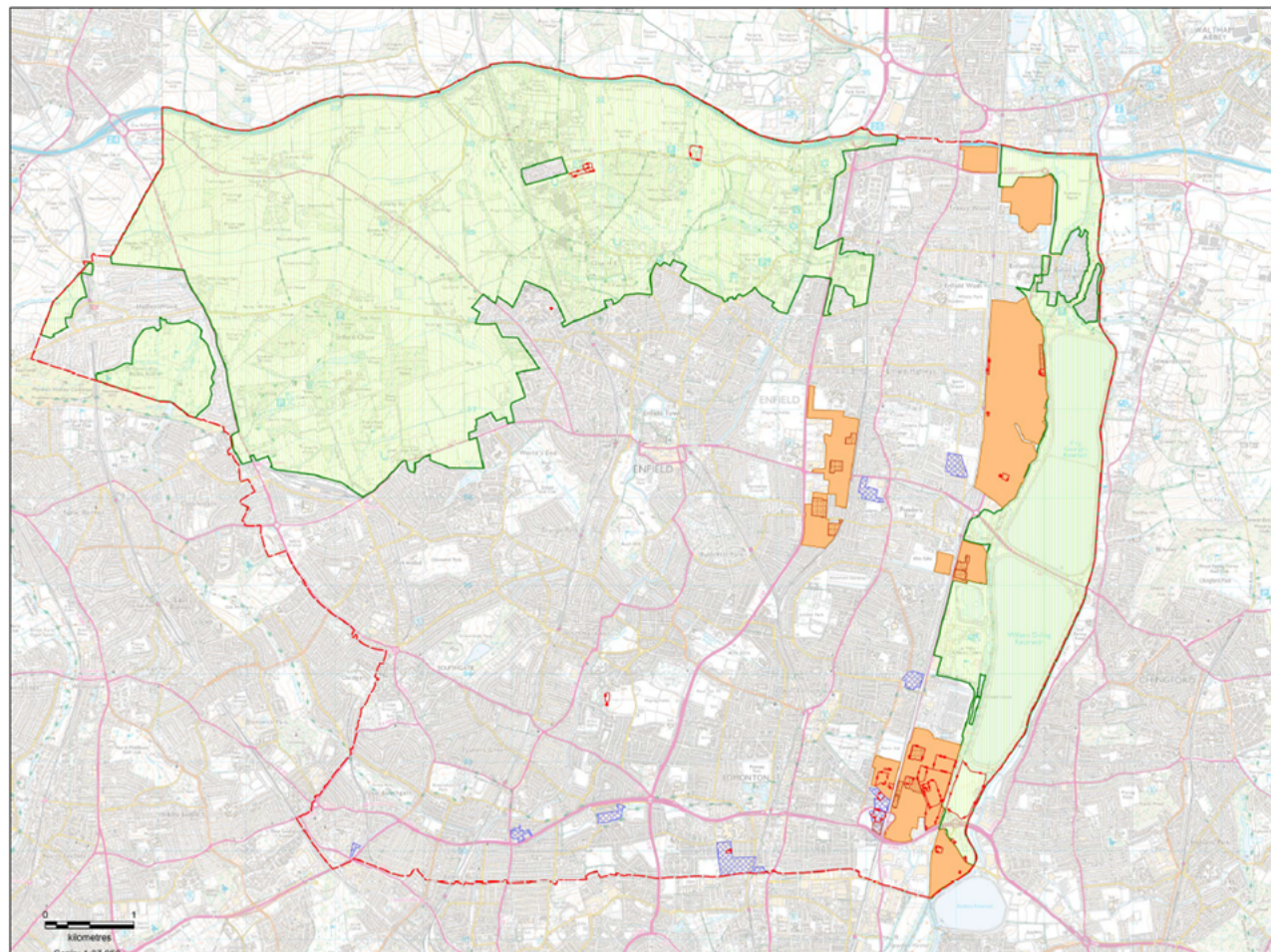


# Policy context



# Strategic Industrial Land in Enfield

- 11x SIL
- 9x LSIS
- Non-designated industrial areas



# London Plan

MAYOR OF LONDON

## THE LONDON PLAN




THE SPATIAL DEVELOPMENT  
STRATEGY FOR GREATER LONDON  
**MARCH 2021**

- Adopted March 2021
- Spatial Development Strategy for London
- Framework for how London will develop over next 20-25 years
- Forms part of Enfield's Development Plan
- Enfield's New Local Plan needs to be in 'general conformity'

# London Plan – Policies

General thrust of London Plan policies is to address the need to provide sufficient industrial, logistics and related capacity and where possible seek to deliver intensified floorspace capacity in either existing and/or new appropriate location – supported by appropriate evidence.

Key policies:

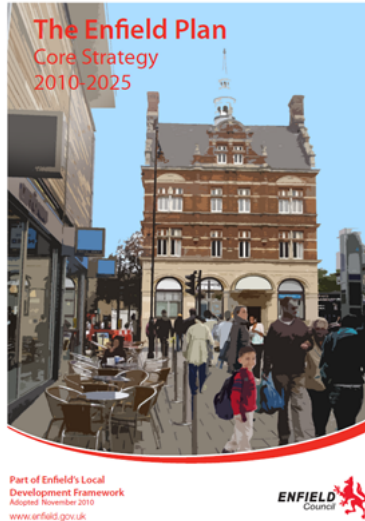
- E4: Land for industry, logistics and services to support London's economic function
- E5: Strategic Industrial Locations (SIL) 
- E6: Locally Significant Industrial Sites (LSIS)
- E7: Industrial Intensification, co-location and substitution

## SILs in Enfield – as set out in Policy E5

1. Brimsdown
2. Freezywater/Innova Park
3. Great Cambridge Road
4. Central Leaside Business Area – includes Harbet Road, Eleys Estate and Montagu North

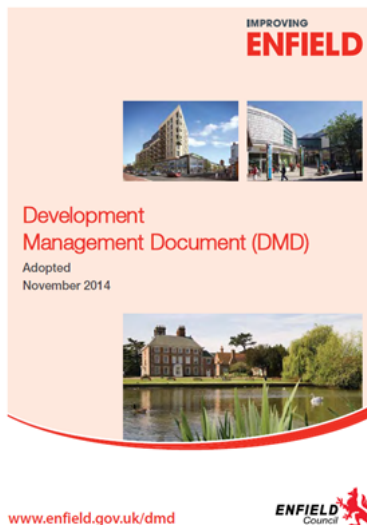


# Existing local planning policies



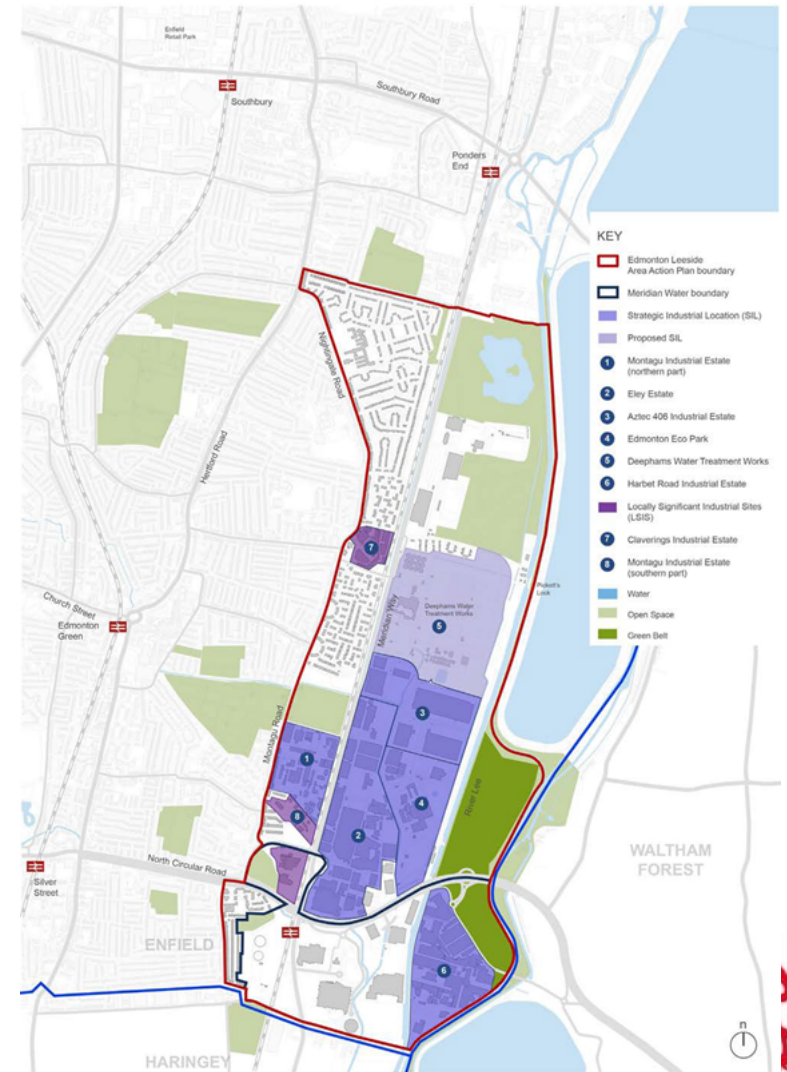
## Core Strategy and Development Management Document

- Core Policy 14: Safeguarding Strategic Industrial Locations
- Core Policy 15: Locally Significant Industrial Sites
- DMD Policy 19: Strategic Industrial Locations
- DMD Policy 20: Locally Significant Industrial Sites
- DMD Policy 21: Complementary and Supporting uses within SIL and LSIS
- DMD Policy 22: Loss of Employment Outside of Designated Areas



# Edmonton Leaside Area Action Plan

- ELAAP's direction is to facilitate economic growth and improve the industrial estates in Edmonton Leaside area
- Policy EL14: New SIL in Edmonton Leaside
  - designates Deephams STW (34ha)
- Policy EL15: Improving existing industrial areas
  - Industrial land at Meridian Water
  - Southern & Northern parts of Montagu Industrial Estate
  - Aztec A406 Industrial Business Park
  - Claverings Estate



# North London Waste Plan

- Adopted July 2022
- Part of development plan for Enfield
- Covers land use planning aspects of waste management across 7 boroughs – as the Local Planning Authority

## For Enfield

- **Strategic Objective B:** Seek a Better Geographical Spread of Waste Sites Across North London, Consistent with the Principles of Sustainable Development
- **Priority Area:** Eley's Estate
- **Policy 2:** “Developers should first seek sites in Priority Areas outside Enfield, and must demonstrate that no sites are available or suitable before considering sites within Enfield’s Priority Area.”





# Emerging Enfield Local Plan

- Will cover a plan period between 2019-39
- A new spatial vision
- Spatial strategy
- 10x Place based policies
- 36x strategic policies
- 57x non-strategic policies
- 62x draft Site Allocations

**TOTAL = 155 policies**

- 4x Appendices

EGM approval to consult – Jun-21

Consultation Jun-Sep-21



The image shows a Facebook post from Enfield Council. The post header includes the Enfield Council logo and the name 'Enfield Council', published by Andrew Golder on June 22. The main text of the post asks for views on the future of Enfield, listing themes like housing, jobs, sustainability, economy, health, green spaces, transport, town centres, and more. Below the text is a large graphic with a red and yellow background. The graphic features the text 'FUTURE ENFIELD' in large, bold letters, with 'FUTURE' in blue and 'ENFIELD' in yellow. Below this, it lists 'HOUSING, JOBS, SUSTAINABILITY, ECONOMY, HEALTH, GREEN SPACES, TRANSPORT, TOWN CENTRES AND MORE.' in various colors. To the right of the graphic is a blue box with the text 'GIVE US YOUR VIEWS ON THE ENFIELD OF TOMORROW, TODAY!' and a link to 'letstalk.enfield.gov.uk/localplan'. At the bottom of the post, there is a 'Learn More' button and engagement statistics showing 106 reactions, 279 comments, and 18 shares.

Enfield Council  
Published by Andrew Golder · 22 June ·

Give us your views on the Enfield of tomorrow, today! Themes include housing, jobs, sustainability, economy, health, green spaces, transport, town centres and more. For further information and to take part in the Local Plan consultation visit 'Learn more'.

**FUTURE ENFIELD**

HOUSING, JOBS, SUSTAINABILITY, ECONOMY, HEALTH, GREEN SPACES, TRANSPORT, TOWN CENTRES AND MORE.

GIVE US YOUR VIEWS ON THE ENFIELD OF TOMORROW, TODAY!

Visit our Local Plan consultation on [letstalk.enfield.gov.uk/localplan](https://letstalk.enfield.gov.uk/localplan)

ENFIELD Council

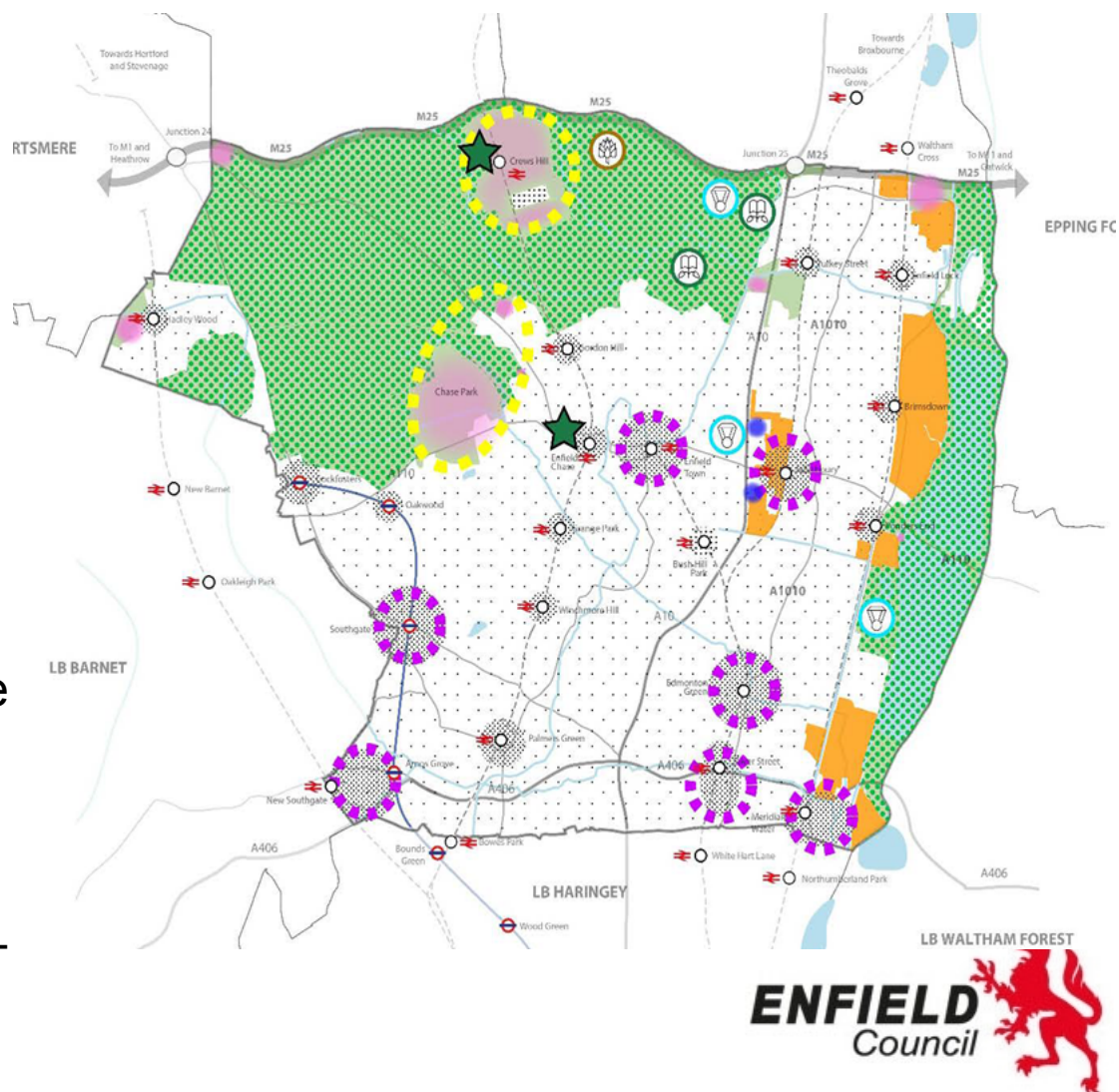
LETSTALK.ENFIELD.GOV.UK  
**Future Enfield**  
The Enfield Local Plan 2019-2039 will be the key planning policy document f...

Learn More

106 279 comments 18 shares

# 2021 Spatial Strategy

- 25,000 homes – and a wider mix of housing including family homes
- Focused in the urban areas with two in the rural areas
- Meets most employment needs (but old ELR) of 25.1ha
- No SIL release
- Some Green Belt release
- Environmental enhancement of rural areas
- Future proofing and long-term planning



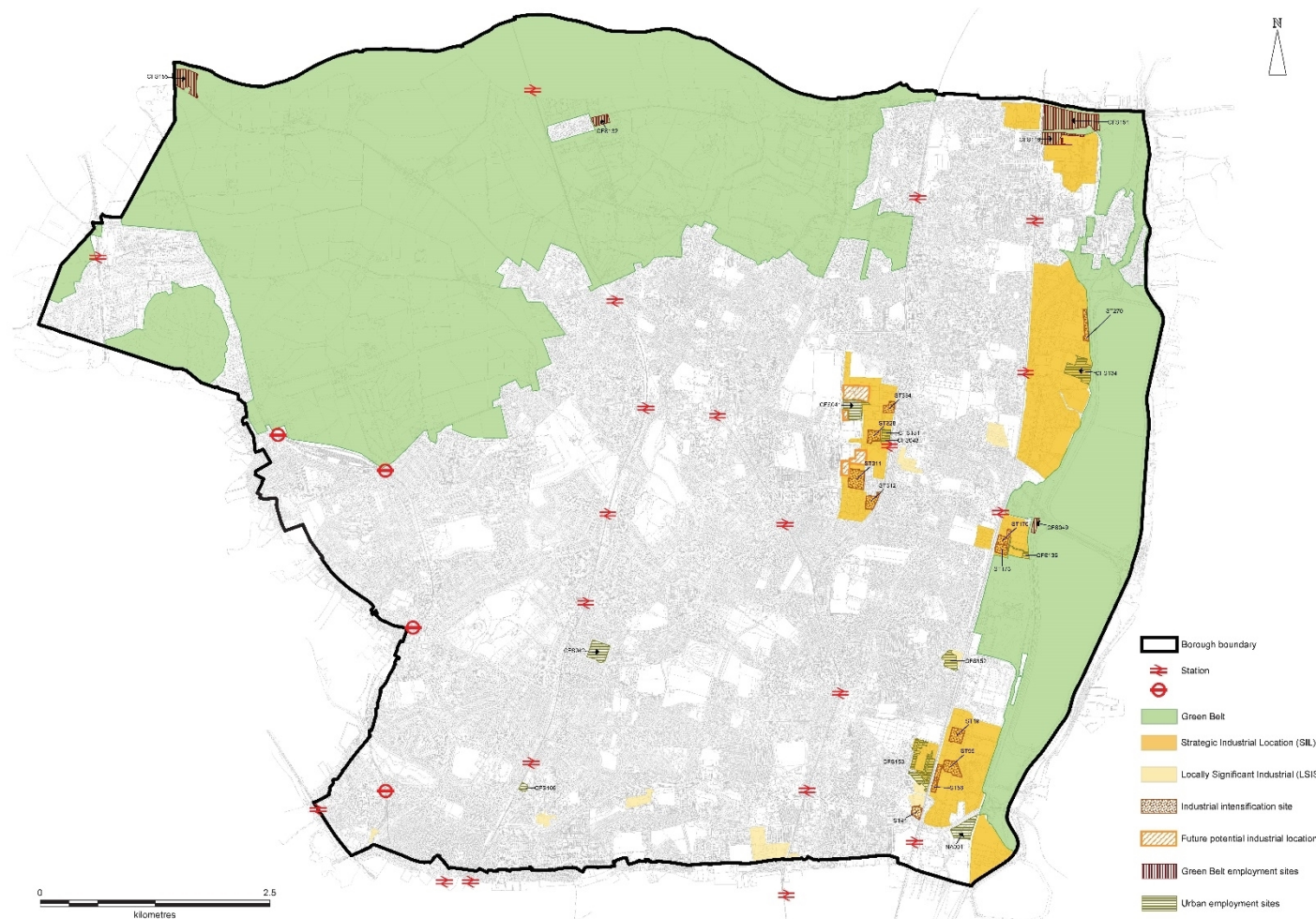
# Emerging policy approach on SIL



- Draft SP E1: Employment and growth
- Draft site allocations are set out Table 9.1

| Sites                                                                   | Floorspace |
|-------------------------------------------------------------------------|------------|
| SA8: Sainsburys Baird Road (Southbury)                                  | 20,885 sqm |
| SA46: Crown Road lorry park (Southbury)                                 | 4,530 sqm  |
| SA47: Ravenside Retail Park (Meridian Water)                            | 21,645 sqm |
| SA48: Land at 135 Theobalds Park Road (Crews Hill)                      | 3,250 sqm  |
| SA39: Travis Perkins (Palmers Green)                                    | 3,209 sqm  |
| SA49: Land to the south of Millmarsh Lane (Brimsdown industrial estate) | 10,500 sqm |
| SA32: Sainsburys, Green Lanes                                           | 13,325 sqm |
| SA50: 6 Morson Road                                                     | 2,600 sqm  |
| SA30: Claverings Industrial Estate                                      |            |
| SA52: Land west of Rammey Marsh                                         | 70,200 sqm |
| SA53: Car Park site, Wharf Road                                         | 5,115 sqm  |
| SA54: Land east of Junction 24 of the M25                               | 30,550 sqm |
| SA55: Land to the north west of Innova Park                             | 16,445 sqm |

# Map of site allocations proposed in Reg-18





# Other emerging ELP policies on SIL

**General thrust of policies** – seeks to provide an uplift in the supply of employment space whilst realising wider spatial objectives including London Plan, NLWP, ELAAP and council’s own corporate plans – including Economic Development Strategy.

## Emerging ELP policies

- **SP E2: Promoting jobs and inclusive business growth** – of relevance is part 2 of the policy which seeks to designate and protect SIL and LSIS to support the long term growth of industrial businesses related services in the borough.
- **SP E3: Protecting employment locations and managing change** – which seeks to protect and increase the capacity of SILs, whilst seeking to safeguard LSISs and non-designated industrial sites in meeting borough-wide and local needs.



# Other emerging ELP policies on SIL

- **SP E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites** – recognises that Enfield plays a major role in securing industrial intensification and successfully delivering policy E7 of the London Plan.
- **DM E6: Redevelopment of non-designated industrial sites** – given that the demand for industrial sites will continue, this policy seeks to protect industrial space.

# De-designation of Strategic Industrial Land

- Meridian Water has responded to CFS Jul-22
- Seeking re-allocation of SIL with compensatory capacity re-provided in alongside land south A406
- Approach is subject to borough wide evidence base



# Evidence base



- Over 90 pieces of evidence
- Integrated Impact Assessment and Habitats Regulations Assessment

Home > Services > Planning and building > Evidence base

## Evidence base

Evidence and information we use to create and inform the Local Plan is known as the evidence base. You can read and download many of the documents that form our evidence base using the links below.

### Good growth in Enfield

- [Growth Topic Paper \(LBE\) 2021 \(PDF, 2174.84 KB\)](#)

### Place

- [Chase Park Topic Paper 2021 \(PDF, 5947.68 KB\)](#)
- [Crews Hill Topic Paper 2021 \(PDF, 5395.45 KB\)](#)

### Blue and Green Enfield

- [Enfield Burial Needs Assessment \(creation and burial\) \(Envy\) 202 \(PDF, 8091.12 KB\)](#)
- [Enfield Burial Space Study \(Envy\) 2020 \(PDF, 3934.54 KB\)](#)
- [Enfield Blue and Green Infrastructure Audit 2020 \(PDF, 18660.89 KB\)](#)
- [Review of Enfield Biodiversity Action Plan 2021 \(PDF, 8464.09 KB\)](#)
- [Review of Sites of Importance for Nature Conservation Report 2020 \(PDF, 13482.81 KB\)](#)
- [Review of Sites of Importance for Nature Conservation Report 2020 appendices A-C \(PDF, 11045.95 KB\)](#)
- [Review of Sites of Importance for Nature Conservation Report 2020 appendix D \(PDF, 3108.56 KB\)](#)
- [Blue and Green Infrastructure Strategy 2021 \(PDF, 18561.77 KB\)](#)
- [Level 1 Strategic Flood Risk Assessment Flood Map 2021 \(PDF, 10712.29 KB\)](#)
- [Level 1 Strategic Flood Risk Assessment report 2021 \(PDF, 13784.33 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Initial Site Assessment \(RMT Global\) 2021 \(PDF, 727.4 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Appendix A - SA1 to SA10 \(PDF, 11671.73 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Appendix A - SA11 to SA20 \(PDF, 12364.27 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Appendix A - SA21 to SA30 \(PDF, 9336.29 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Appendix A - SA31 to SA40 \(PDF, 10003.46 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Appendix A - SA41 to SA50 \(PDF, 8179.83 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Appendix A - SA51 to SA62 \(PDF, 10246.37 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Appendix B - Site Assessment Summary and Overview \(PDF, 5349.29 KB\)](#)
- [Level 2 Strategic Flood Risk Assessment - Appendix C - NPPF Technical Guidance Tables \(PDF, 392.7 KB\)](#)
- [Green Belt and MGL Assessment - Executive Summary \(LUC\) 2021 \(PDF, 6549.57 KB\)](#)
- [Green Belt and MGL Assessment - Final Report \(LUC\) 2021 \(PDF, 11704.52 KB\)](#)
- [Green Belt and MGL Assessment - Appendices - Part 1 \(LUC\) 2021 \(PDF, 14530.5 KB\)](#)
- [Green Belt and MGL Assessment - Appendices - Part 2 \(LUC\) 2021 \(PDF, 11594.24 KB\)](#)
- [Green Belt and MGL Assessment - Appendices - Part 3 \(LUC\) 2021 \(PDF, 15115.66 KB\)](#)
- [Green Belt and MGL Assessment - Appendices - Part 4 \(LUC\) 2021 \(PDF, 12612 KB\)](#)

### Design and character

- [Character of Growth Report - Stages 1, 2 and 3 \(2021\) \(PDF, 12636.7 KB\)](#)
- [Character of Growth Scale of Change Map - Rev A \(2021\) \(PDF, 11041.97 KB\)](#)
- [Character of Growth Scale Stage 2 - Assessment Table - Rev A \(2021\) \(PDF, 302.75 KB\)](#)
- [Character of Growth Scale Stage 2 - General Assessment Table - Rev A \(2021\) \(PDF, 340.74 KB\)](#)
- [Character of Growth Scale Tall Buildings Definition Map - Rev A \(2021\) \(PDF, 12866.22 KB\)](#)
- [Character of Growth Scale Tall Buildings App Locations - Rev A \(2021\) \(PDF, 525.93 KB\)](#)
- [Character of Growth Scale Tyseley Map - Rev A \(2021\) \(PDF, 15214.66 KB\)](#)
- [Enfield Characterisation Study - Parts 1 to 4 \(PDF, 14775.74 KB\)](#)
- [Enfield Characterisation Study - Part 5 to 6 \(PDF, 16373.18 KB\)](#)

### Homes for all

- [Enfield Strategic Housing Land Availability Assessment \(2020\) \(PDF, 9521.53 KB\)](#)
- [Enfield SHLAA Methodology \(2020\) \(PDF, 402.72 KB\)](#)
- [Draft SHLAA Methodology Consultation Statement \(2020\) \(PDF, 477.88 KB\)](#)
- [Enfield's Strategic Housing Market Assessment \(SHMA\) \(2015\) \(PDF, 2193 KB\)](#)
- [Enfield Capacity Study Policy Review \(2020\) \(PDF, 1369.33 KB\)](#)
- [Enfield Capacity Study Site Identification \(2020\) \(PDF, 1052.08 KB\)](#)
- [Enfield Local Housing Needs Assessment \(full report\) \(2020\) \(PDF, 6123.96 KB\)](#)
- [Enfield Local Housing Needs Assessment \(executive summary\) \(2020\) \(PDF, 348.53 KB\)](#)
- [Enfield Gypsy and Travellers Assessment \(2020\) \(PDF, 845.11 KB\)](#)
- [Enfield Housing Numbers Paper 2021 \(PDF, 251.79 KB\)](#)
- [Housing Topic paper - all appendices 2021 \(PDF, 1232.82 KB\)](#)
- [Housing and Economic Land Availability Assessment 2021 \(PDF, 16137.22 KB\)](#)
- [Housing and Economic Land Availability Assessment - Appendix E - Raw Data \(XLSX, 480.59 KB\)](#)
- [Housing and Economic Land Availability Assessment - Appendix F - Raw Data \(Shape Files\)](#)

### Economy

- [Employment Land Review \(2018\) \(PDF, 3854.67 KB\)](#)
- [Industry in Enfield \(2017\) \(PDF, 9279.42 KB\)](#)
- [Socio-Economic Assessment \(2017\) \(PDF, 3508.03 KB\)](#)
- [PEMA \(2020\) \(PDF, 463.86 KB\)](#)
- [Enfield Industrial Intensification \(2020\) \(PDF, 3410.82 KB\)](#)
- [Enfield Industrial Intensification Study \(2020\) Industrial Sites Database \(05X\)](#)
- [AECOM final draft Enfield Industrial Intensification report \(2020\) \(PDF, 2098.18 KB\)](#)
- [AECOM final draft Enfield Industrial Intensification report appendices \(2020\) \(PDF, 14966.01 KB\)](#)
- [Enfield Employment Topic Paper 2021 \(PDF, 439.9 KB\)](#)

### Town centres and high streets

- [Enfield Retail Need Assessment Update \(2018\) \(PDF, 1262.54 KB\)](#)
- [Enfield Town Centre Healthchecks and Boundary Reviews \(2021\) \(PDF, 1896.29 KB\)](#)
- [Enfield Retail and Leisure Study Update \(2021\) \(PDF, 605.97 KB\)](#)

### Movement and connectivity

- [Transport Assessment Executive Summary \(WSP\) 2021 \(PDF, 366.81 KB\)](#)
- [Transport Baseline Review Report \(WSP\) 2021 \(PDF, 1232.24 KB\)](#)
- [Transport Baseline Review Report \(WSP\) 2021 - Appendix A \(PDF, 11627.76 KB\)](#)
- [Transport Baseline Review Report \(WSP\) 2021 - Appendix B \(PDF, 649.59 KB\)](#)
- [Transport Baseline Model Study Areas \(WSP\) 2021 \(PDF, 5513.66 KB\)](#)
- [Transport Future Baseline Report \(WSP\) 2021 \(L, O KB\)](#)
- [Transport Loham Base Model Audit \(WSP\) 2021 \(PDF, 10671.56 KB\)](#)
- [Transport Technical Note Future Baseline - Forecasting Assumptions \(WSP\) 2021 \(PDF, 1327.46 KB\)](#)

### Environmental protection

- [Air Quality Appraisal Vol 1 \(WSP\) \(PDF, 306.05 KB\)](#)
- [Air Quality Appraisal Vol 2 \(WSP\) \(PDF, 6439.02 KB\)](#)
- [Air Quality Appraisal Vol 3 \(WSP\) \(PDF, 279.73 KB\)](#)

### Infrastructure planning

- [Draft Infrastructure Delivery Plan \(LBE and Inner Circle\) 2021 \(PDF, 1233.57 KB\)](#)

### Whole plan

- [Enfield Whole Plan Viability \(HDI Planning\) Report 2021 \(PDF, 6162.87 KB\)](#)
- [Enfield Whole Plan Viability \(HDI Planning\) Appendices 2021 \(PDF, 12900.33 KB\)](#)

### Consultation

- [Enfield Regulation 18 2018-19 consultation statement May 2021 \(PDF, 652.36 KB\)](#)

with the IIA documents:

- [Integrated Impact Assessment \(LUC\) 2021 \(PDF, 5961.73 KB\)](#)
- [Integrated Impact Assessment - Appendices \(LUC\) 2021 \(PDF, 6337.92 KB\)](#)
- [Habitats Regulations Assessment \(LUC\) 2021 \(PDF, 9855.33 KB\)](#)

<https://www.enfield.gov.uk/services/planning/evidence-base>



# Early stages



- General thrust of policies on SIL is to seek an uplift – realising the policy context and council’s corporate plan incl. Economic Development Strategy
- Draft ELP at early stages
- Evidence base is in preparation
- Plan is draft and policies have no material weight in the determination of planning applications

Where we're going

**2022-23**



# Local Development Scheme



- Programme setting out plan preparation
- Now out of date
- Holding statement on website
- Intention to publish a revised LDS early next year

## Local Development Scheme

### Enfield Local Plan Update (September 2022)

Work continues on the preparation of the draft Enfield Local Plan, with further workstreams being undertaken on a number of key evidence base documents including, an update to the Housing and Economy Land Availability Assessment (following the most recent Call for Sites in July 2022), Employment Land Review, the Transport Assessment and continued cross boundary working.

Due to this ongoing work, the timetable set out in Enfield's current [Local Development Scheme \(PDF, 271.25 KB\)](#) is no longer applicable.

An updated Local Development Scheme will be published in early 2023 providing updated timescales for the publication of the proposed submission plan (Regulation 19), and submission timetable.

<https://www.enfield.gov.uk/services/planning/local-development-scheme>



# Next steps on ELP



- Further engagement with stakeholders
- Refinement of spatial strategy, strategic policies and detailed policies
- Finalise the consultation statement and publish representations before next plan
- Publish Housing and Employment Land Availability Assessment – Mar-23
- Progress transport assessment Nov-22 to Mar-23
- Progress Employment Land Review Oct-Dec-22
- Progress Authority Monitoring Report (21/22) and update Five Year Housing Land Supply Mar-Apr-23
- Revise Statement of Community Involvement by Mar-23
- Update Local Development Scheme Mar-23
- Refinement and testing of Plan Apr-Sep-23
- Seek approval to consult on Reg-19 Oct-Dec-23
- Consultation on Reg-19 early-24

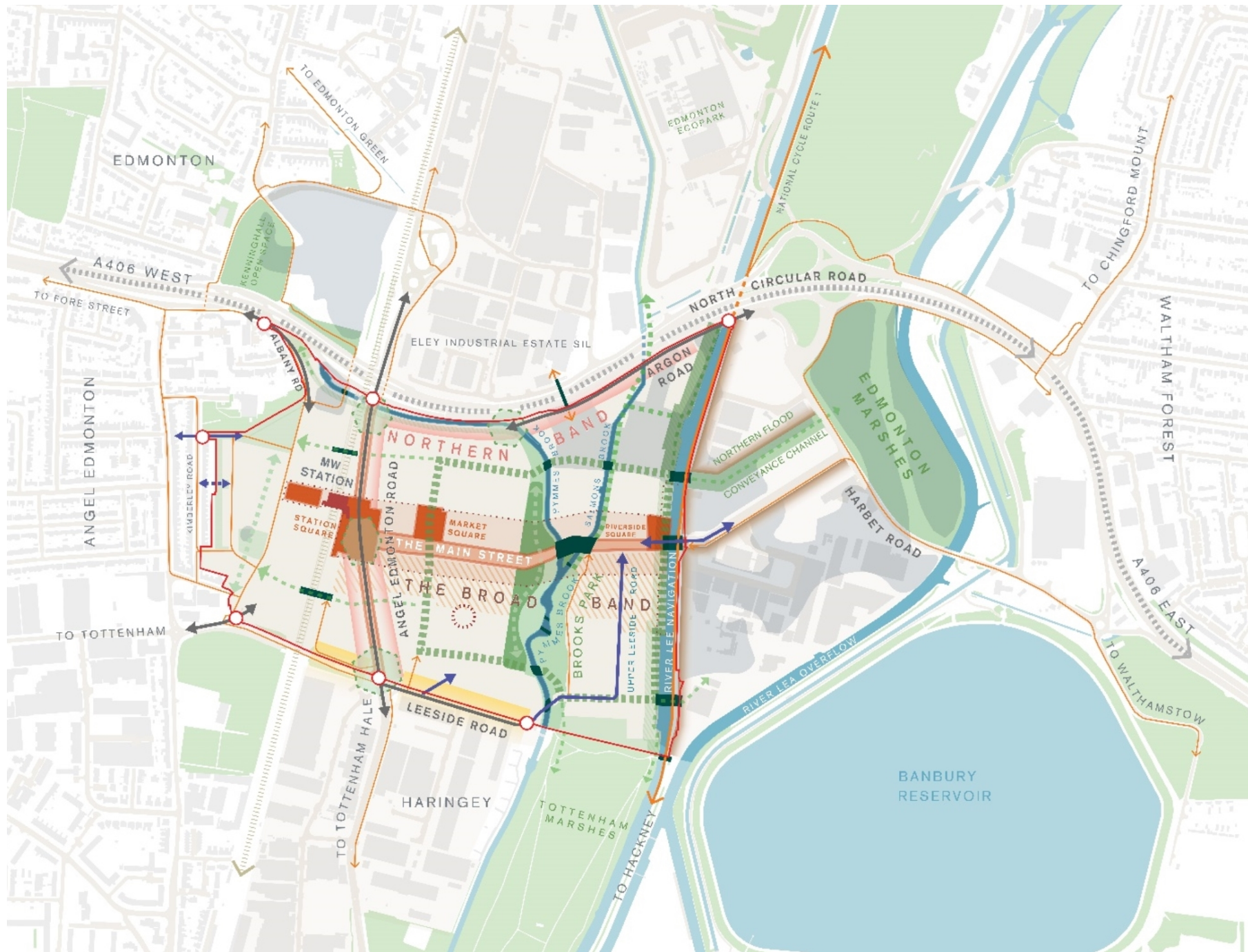
# We'd like to hear from you

- Part of the consultation of the ELP
- Keen to hear from local experts to shape and refine policies to progress to Reg-19
- Very much a listening exercise – we want to make sure we get it right.



# Meridian Water West Bank SPD

Post consultation and next steps





# Meridian Water Western Bank SPD

- Consultation closed 11:59 on Weds 14<sup>th</sup> Dec
- 20 reps received:
  - Hadley Wood Neighbourhood Planning Forum
  - Coal Authority
  - Colin Saunders
  - Better Streets for Enfield
  - National Highways
  - Thames Water
  - Metropolitan Police Service x 2
  - Goodman Logistics
  - Tesco
  - Prologis
  - Ikea
  - LB Haringey
  - Environment Agency
  - National Grid
  - Canal and River Trust
  - Swifts Local Network
  - GLA
  - Lee Valley Regional Park Authority

# Next steps

- Analyses of representations and continued engagement with key stakeholders - Jan-Feb-23
- Meeting with GLA – end of Jan
- Refinement of SPD content – Mar-Apr
- Briefings Apr-Jun
- Adoption of SPD at Cabinet Summer 2023 – date TBC