

Enfield Draft Local Plan June 2021 – key extracts

Key Diagram

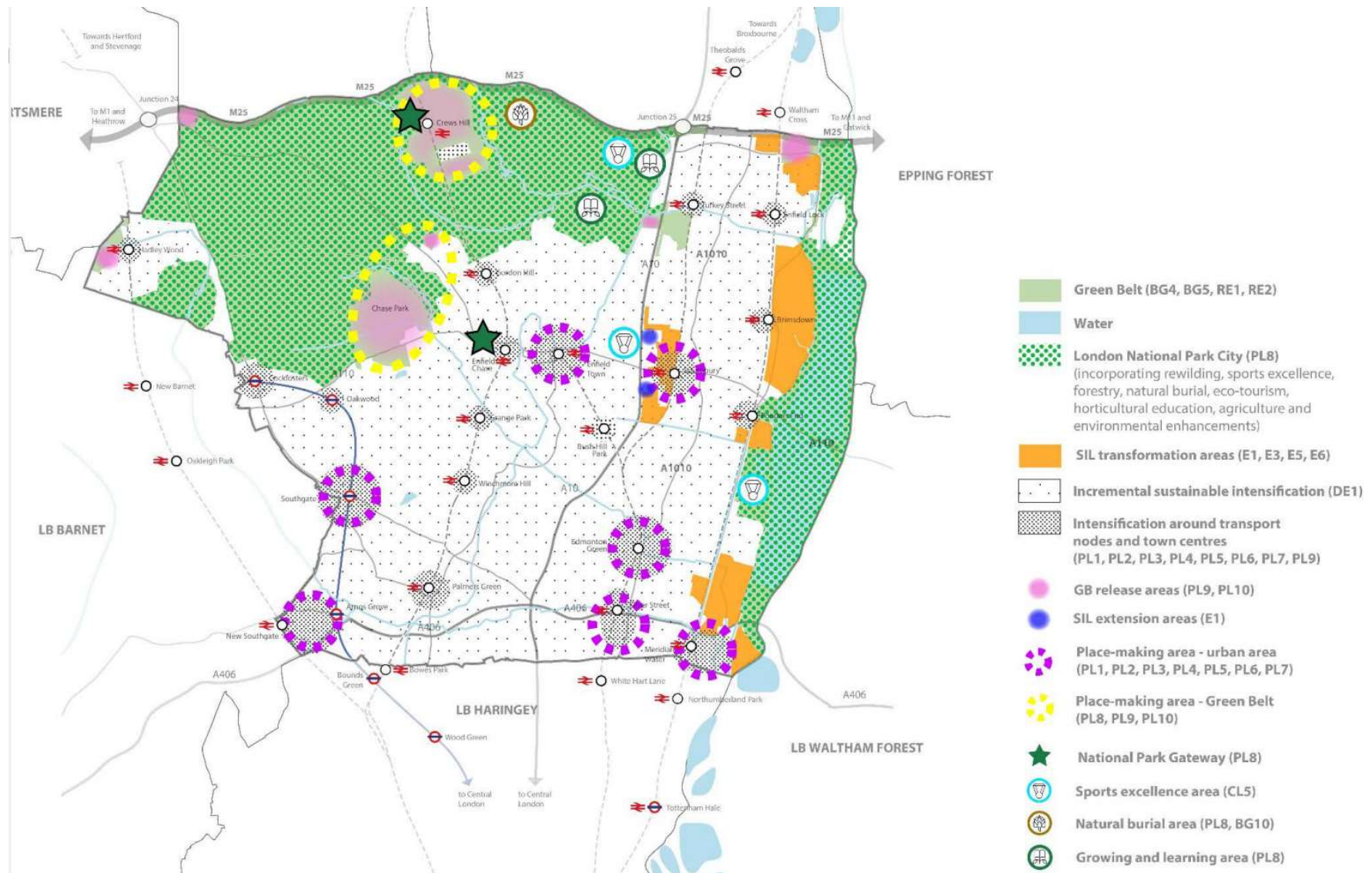


Table 2.2 Spatial Strategy Options (pages 30-32)

Option	Key details	Pros and Cons	Preferred Option?
1	Baseline growth <ul style="list-style-type: none"> Based on c. 17,000 homes Delivered in seven urban areas No SIL release. No Green Belt releases Some re-wilding development and designation of Tottenham Hotspur Football Club as sporting excellence zone No future proofing Short term focus 	Pros: <ul style="list-style-type: none"> ✓ Degree of compliance with London Plan housing policies ✓ No Green Belt or SIL release Cons: <ul style="list-style-type: none"> ➤ Will not address housing crisis ➤ Other land use requirements not met or only partially met ➤ Limited provision for family and affordable accommodation. ➤ Many housing units flats and in tall buildings ➤ Poor viability ➤ Will not lever in significant infrastructure and unable to afford to invest in green/blue infrastructure ➤ Plan will be found unsound 	No
2	Medium Growth 1 <ul style="list-style-type: none"> Based on c. 25,000 homes Largely delivered in urban area 7 urban placemaking areas and 2 rural placemaking areas No SIL release. Some Green Belt releases 'Zoning' approach to most of rural areas to facilitate development of multi layered mosaic of sustainable rural land 	Pros: <ul style="list-style-type: none"> ✓ Meets much of housing requirement. Other land use requirements met in full, or close to full ✓ Provides for family and affordable accommodation at scale. ✓ Positive viability ✓ Will lever in significant infrastructure and can afford to invest in green/blue infrastructure. ✓ No SIL release ✓ Positive enhancements to existing employment areas Cons: <ul style="list-style-type: none"> ➤ Requires Green Belt release 	Yes

Enfield Draft Local Plan June 2021 – key extracts

Option	Key details	Pros and Cons	Preferred Option?
	<p>uses and creation of National Park city destination area.</p> <ul style="list-style-type: none"> • Future proofing and long-term planning 	<ul style="list-style-type: none"> ➤ Risk could be found unsound 	
3	<p>Medium Growth 2</p> <ul style="list-style-type: none"> • Based on c. 25,000 homes • Delivered in urban area • Limited SIL release at Harbet Road, Meridian Water East Bank. • No Green Belt releases • Some re-wilding development and designation of THFC as sporting excellence zone • Long term planning 	<p>Pros:</p> <ul style="list-style-type: none"> ✓ No Green Belt releases ✓ Provides for some family and affordable accommodation. <p>Cons:</p> <ul style="list-style-type: none"> ➤ Other land use requirements not met or only partially met ➤ Housing requirement not met in full ➤ Most housing units will be small and many in tall buildings ➤ Will lever in some infrastructure but largely in the east of the borough. ➤ Very limited ability to invest in green/blue infrastructure. ➤ Viability poor ➤ Difficulty in securing SIL release under London Plan policy ➤ Plan is likely to be found unsound 	No
4	<p>High Growth</p> <ul style="list-style-type: none"> • Based on c. 55,000 homes • Largely delivered in urban area • 7 urban placemaking areas and 2 rural placemaking areas • Some SIL release. • Some Green Belt releases • Some re-wilding development and designation of Tottenham 	<p>Pros:</p> <ul style="list-style-type: none"> ✓ Very high levels of growth would bring investment and some benefits to Enfield <p>Cons:</p> <ul style="list-style-type: none"> ➤ Contrary to London Plan policy and SoS directions ➤ Requires Green Belt release at scale ➤ Requires SIL release at scale ➤ Many housing units will be small and many in tall buildings ➤ Will lever in some infrastructure 	No

Enfield Draft Local Plan June 2021 – key extracts

Regulation 18 stage: 'Main Issues and Preferred Approaches'
June 2021

Option	Key details	Pros and Cons	Preferred Option?
	<p>Hotspurs Football Club as sporting excellence zone</p> <ul style="list-style-type: none"> Long term planning 	<ul style="list-style-type: none"> Limited ability to invest in green/blue infrastructure. Likely to exceed environmental capacity Will be found unsound 	
5	Seeking to accommodate majority of development outside borough	<p>Pros:</p> <ul style="list-style-type: none"> Limited growth impacts on borough <p>Cons:</p> <ul style="list-style-type: none"> No willing partners Borough likely to suffer decline or stagnation and unable to lever in improvements Plan will be found unsound 	No
6	Majority of development accommodated east of the A10	<p>Pros:</p> <ul style="list-style-type: none"> Limited impacts on western areas <p>Cons:</p> <ul style="list-style-type: none"> Limited sites – would need more SIL Capacity of eastern areas likely to be exceeded Stagnation of western areas Inability to invest in green/blue infrastructure. Will not meet need for family housing or deliver significant affordable housing Poor viability Inability to address inequality and east /west imbalances Plan will be found unsound 	No

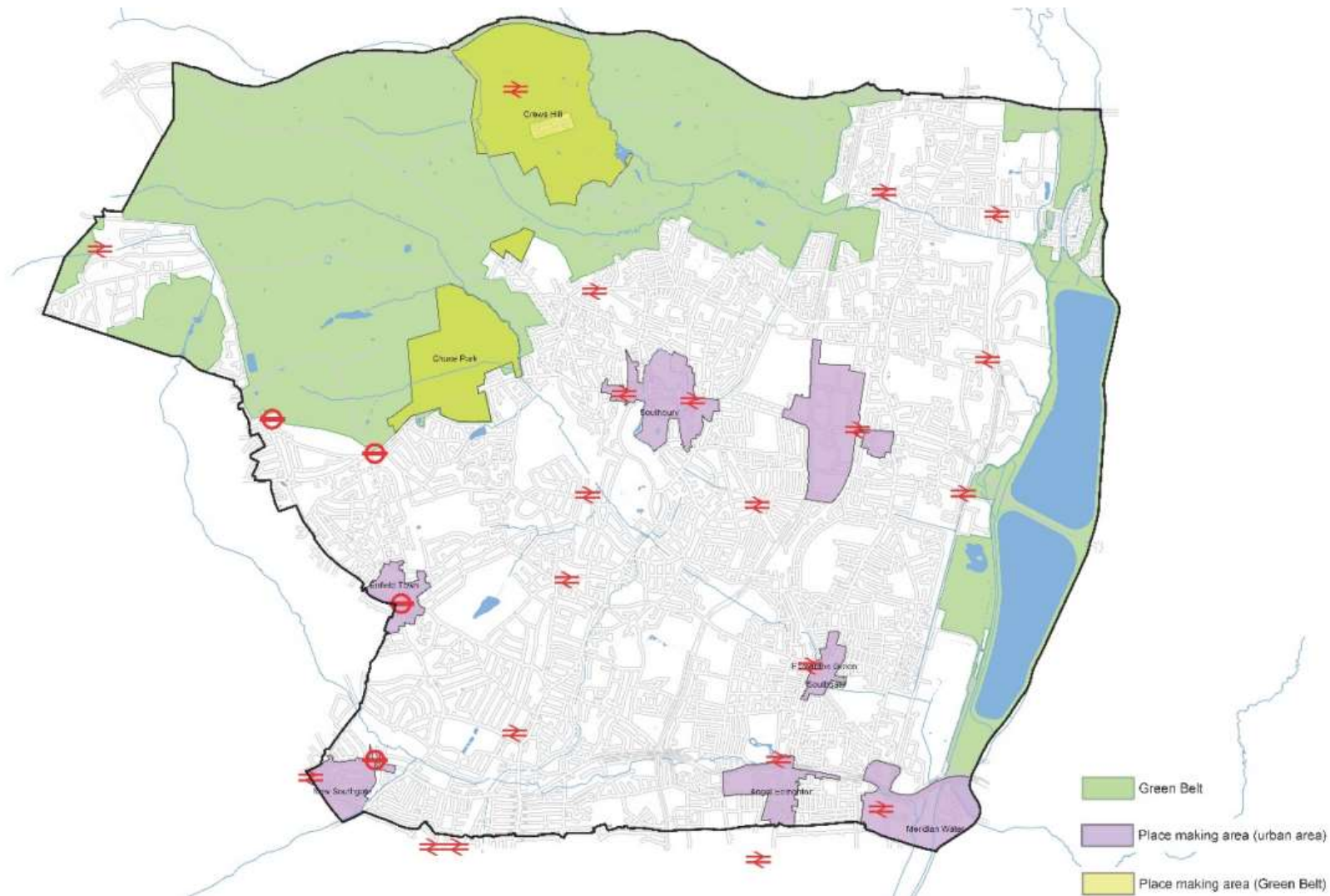
Enfield Draft Local Plan June 2021 – key extracts

Option	Key details	Pros and Cons	Preferred Option?
7	Majority of development accommodated west of the A10	<p>Pros:</p> <ul style="list-style-type: none"> ✓ Industrial land protected ✓ Positive viability <p>Cons:</p> <ul style="list-style-type: none"> ➤ Limited sites – would need more Green Belt ➤ Capacity of western areas likely to be exceeded ➤ Stagnation/decline of eastern areas ➤ Inability to invest in green/blue infrastructure across borough. ➤ Inability to address inequality and east /west imbalances ➤ Plan will be found unsound 	No

Questions (page 33):

1. Do you consider the council has selected the right spatial strategy option as its preferred option?
 - If yes, please explain why you think this.
 - If not, which spatial strategy option do you think the council should adopt. Please explain why you think this.
2. Are there any changes you would suggest to the proposed key diagram?
3. Are there any changes you would suggest to the proposed Spatial Strategy policy wording?
4. Has the council missed any other spatial strategy options?

Figure 3: Place-Making Areas (draft Plan page 39)



10 policies for ‘place-making areas’:

- **SP PL1: Enfield Town**
- **SP PL2: Southbury**
- **SP PL3: Edmonton Green**
- **SP PL4: Angel Edmonton**
- **SP PL5: Meridian Water**
- **SP PL6: Southgate**
- **SP PL7: New Southgate**
- **SP PL8: Rural Enfield**
- **SP PL9: Crews Hill**
- **SP PL10: Chase Park**

Questions (Draft Local Plan page 39)

3.15 In relation to the proposed place making areas:

1. Have we included all appropriate placemaking areas in the urban area to accommodate growth?
2. Are there any proposed placemaking areas we have proposed that you believe should not be included?

Draft Policy PL1: Enfield Town (draft Local Plan page 42)

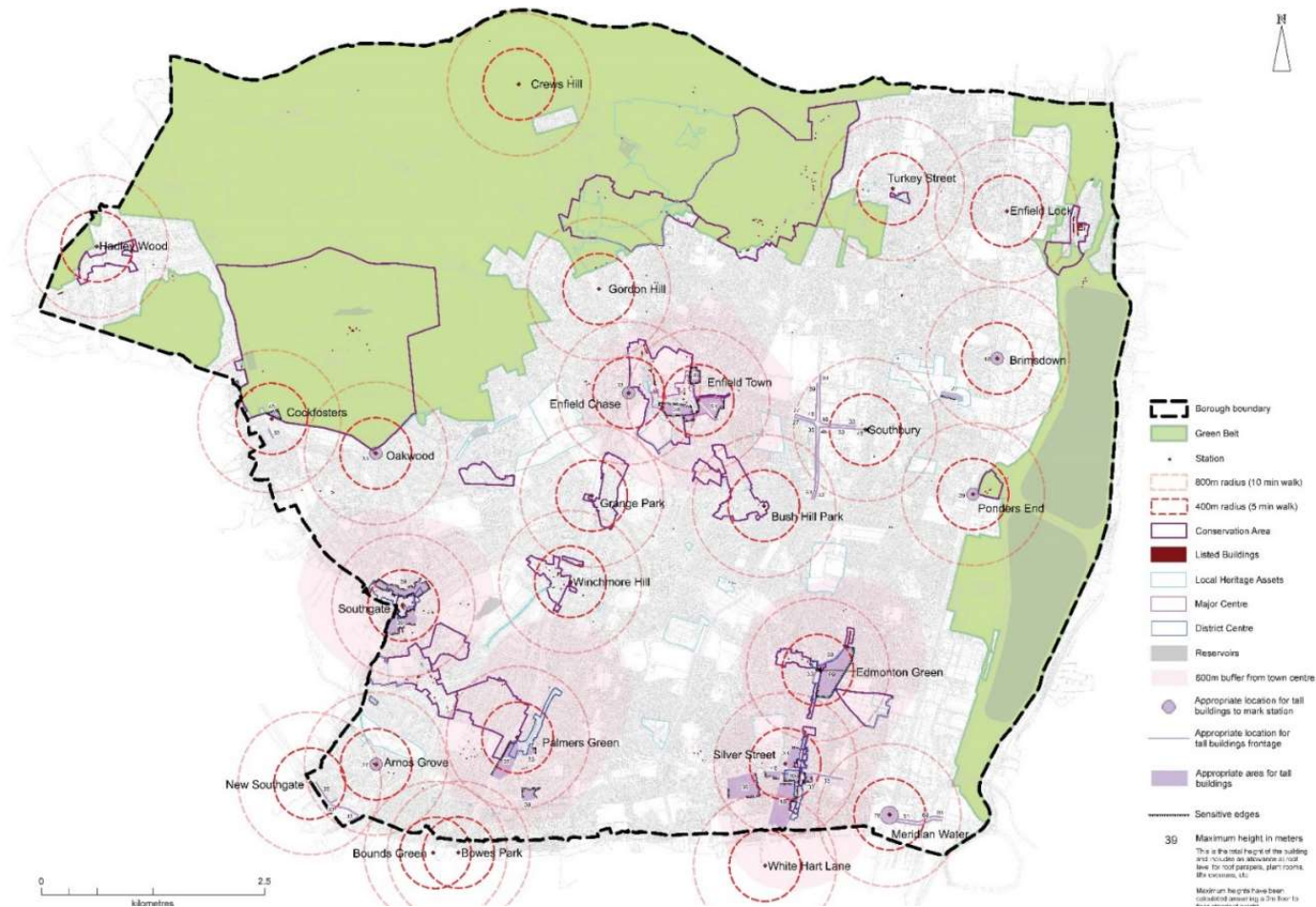
[in particular note part 9 of the policy:

“9. tall buildings and other high-density developments will be concentrated around the railway stations, other key gateways and parts of the retail core and London Road. Within Enfield Town ‘tall buildings’ will be assessed in line with Policy DM DE6: Tall buildings.”

Questions 3.1.14 In relation to the proposed Enfield Town placemaking area (draft Local Plan page 44):

1. Does the vision for Enfield Town set out an appropriate vision for its future? If not, what components do you think should be changed or are missing?
2. Will the proposed Enfield Town placemaking policy help to adequately deliver the aspirations set out in the vision? If not, what proposed changes, omissions or additions are required in the policy to help deliver the vision?

Figure 7.5: Appropriate locations for tall buildings



Policy PL8: Rural Enfield – a leading destination in London’s National Park City (draft Local Plan page

Questions (draft Local Plan page 75)

1. Do you support the designation of Rural Enfield as a leading transformative destination within London National Park City?
2. Do you feel the policy covers the right area of the Borough? If not, what changes would you make?
3. Do you feel the policy could be improved?
4. Do the vision or policy miss any significant matters?

Policy PL8: Crews Hill (see draft Local Plan pages ccc)

Figure 3.9: Crews Hill concept plan

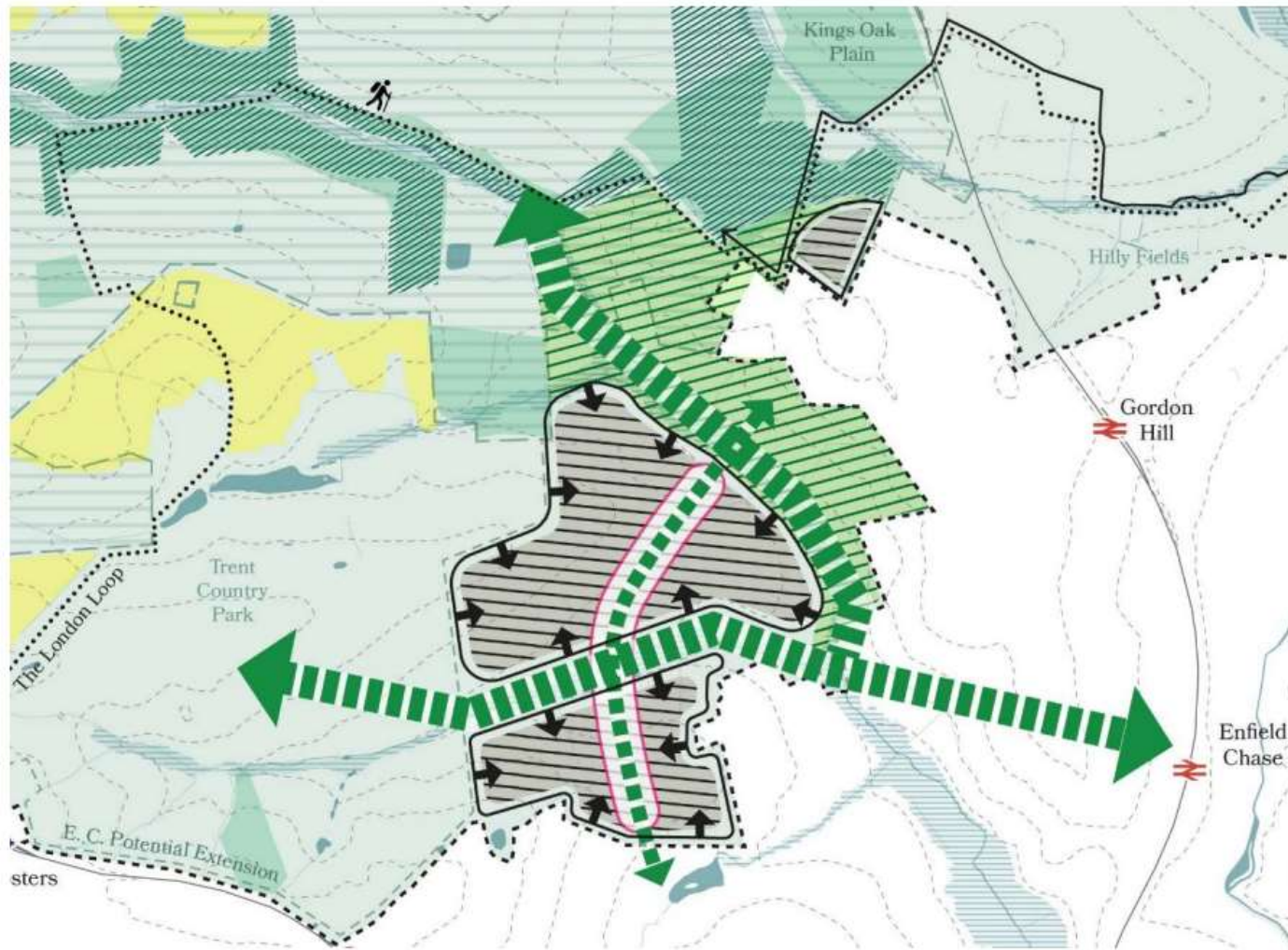


Questions - Policy PL8: Crews Hill (page 82)

3.9.9 In relation to the proposed Crews Hill placemaking area:

1. Does the vision for Crews Hill set out an appropriate vision for the future of this place? If not, what components do you think should be changed or are missing?
2. Will the proposed placemaking policy for Crews Hill help to adequately deliver the aspirations set out in the vision? If not, what proposed changes, omissions or additions are required in the policy to help deliver the vision?

Figure 4.1: Chase Park concept plan



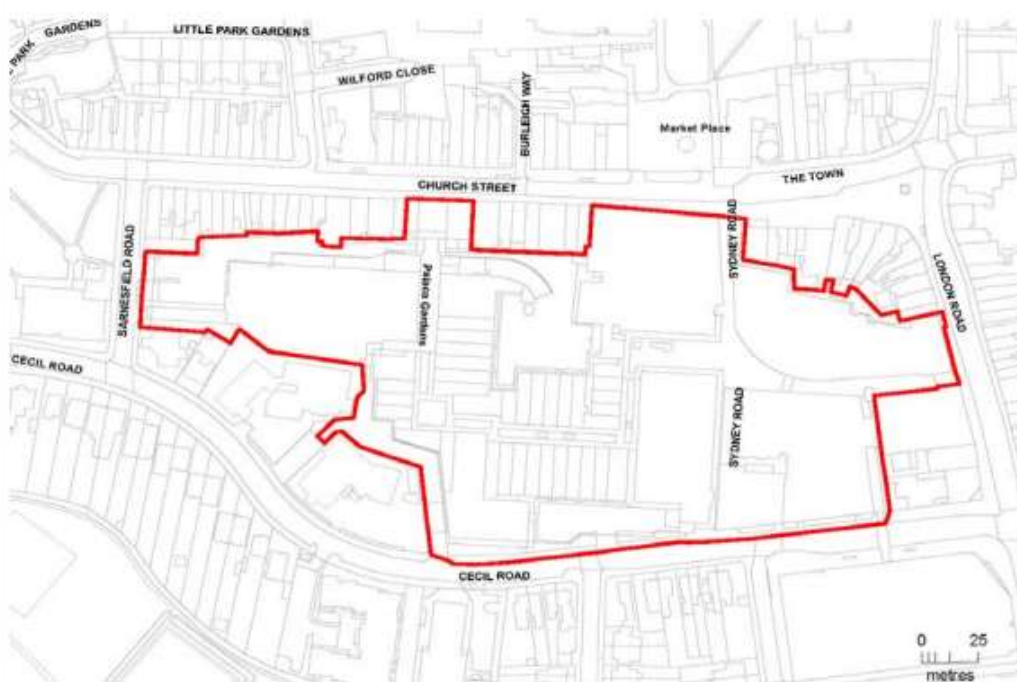
Questions

3.10.9 In relation to the proposed Chase Park placemaking area:

1. Does the vision for Chase Park set out an appropriate vision for the future of this place? If not, what components do you think should be changed or are missing?
2. Will the proposed placemaking policy for Chase Park help to adequately deliver the aspirations set out in the vision? If not, what proposed changes, omissions or additions are required in the policy to help deliver the vision?

PL1: Enfield Town – Site Allocations

SA2: Palace Gardens Shopping Centre



Existing Site Information

Address	Palace Gardens Shopping Centre Enfield, EN2 6SN
Site Area	3.73ha
Existing Use(s)	Shopping Centre
Current Ownership(s)	Single freeholder

Site Considerations

Flood Zone	1
PTAL	4-6a
Heritage Considerations	Highly sensitive context. Within Enfield Town Conservation Area and the setting of numerous designated and non-designated heritage assets including, but not limited to grade I listed church. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required
Archaeological Priority Area Impacts	Within APA 6: Enfield Town Centre Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required

Proposal

Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site must deliver new homes, new social infrastructure, and non-residential uses including town centre uses
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Implementation

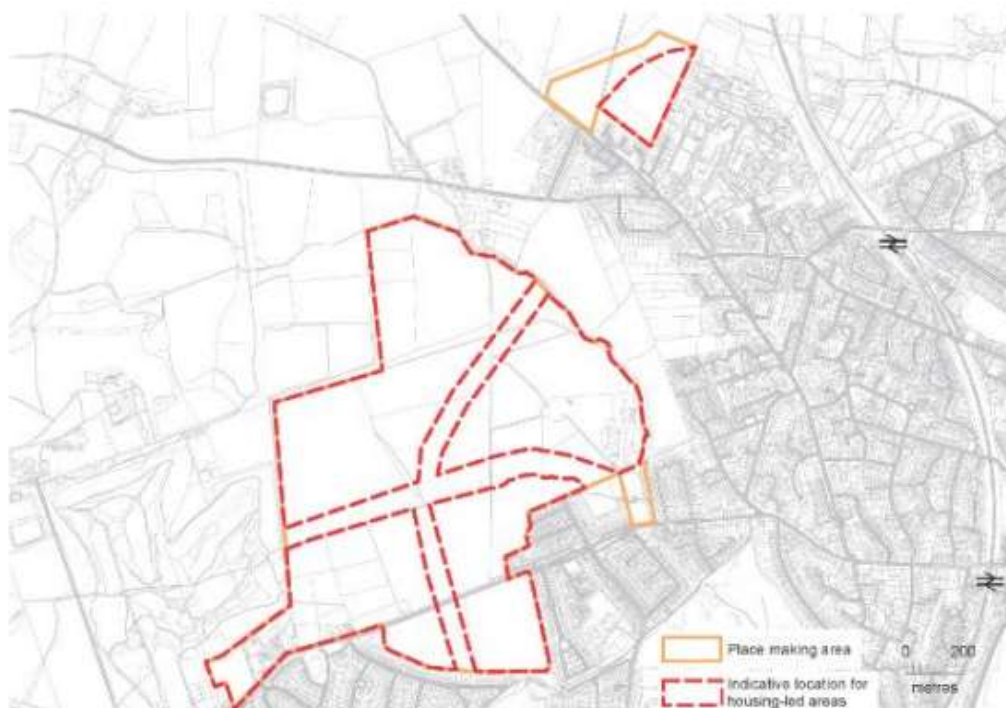
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-

Estimated capacity by proposed Land Use

Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt
Residential Capacity Estimate	350 homes	350 homes

PL10: Chase Park – Site Allocations

SA28: Land at Chase Park



Existing Site Information

Address	Vicarage Farm, Land between Hadley Road & Enfield Rd, EN2, Bramley Road, London, N14 4UW
Site Area	59.74ha
Existing Use(s)	Mix of uses including equestrian, fields and other uses.

Site Considerations

Flood Zone	1-3
PTAL	1a-1b
Heritage Considerations	Within the wider setting of the Trent Park Conservation Area as well as the immediate setting of two groups of locally listed buildings. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required
Impacts an Archaeological Priority Area	Within the setting of APA 2: Enfield Chase and Camlet Moat Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required

Proposal

Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide new homes and associated non-residential uses including social infrastructure
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Implementation

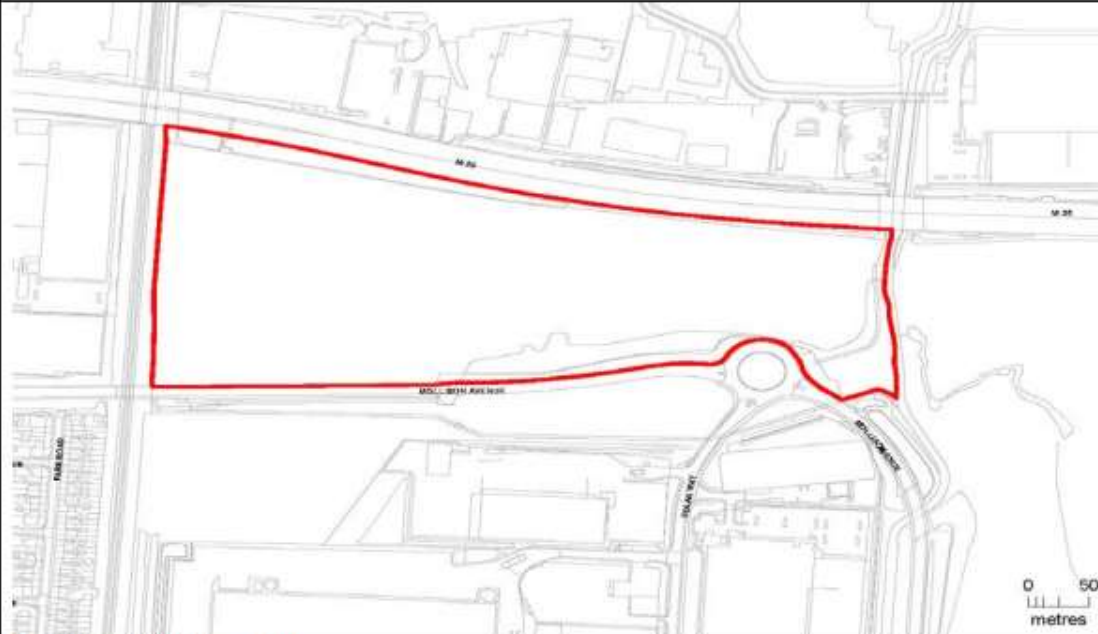
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X

Estimated capacity by proposed Land Use

Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt
Mixed Use Capacity Estimate	n/a	Approximately 3000 homes

Other sites outside the placemaking areas – Site Allocations

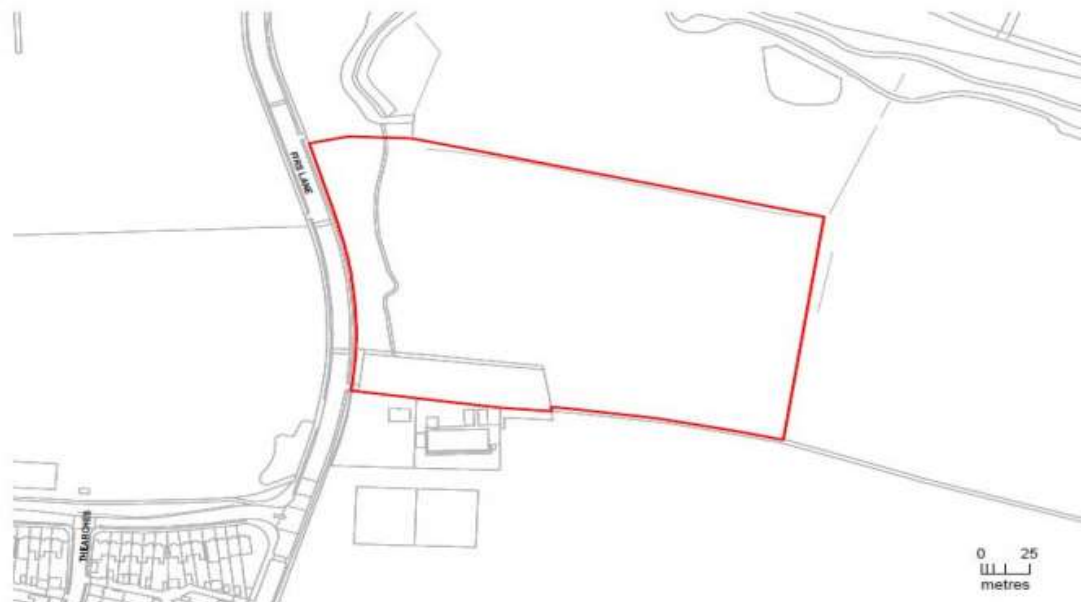
SA53: Land West of Ramney Marsh



Existing Site Information			
Address	Ramney Marsh Mollison Avenue,		
Site Area	12.01ha		
Existing Use(s)	Open land		
Site Considerations			
Flood Zone	1		
PTAL	1a		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none">Redevelopment should provide at least 70,200 sq m of new employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace.		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	-	Approx. 70,200sqm of industrial	

Other Site Allocations

SA60: Firs Farm Recreation Ground



Existing Site Information

Address	Firs Farm Recreation Ground (Part)
Site Area	3.669ha
Existing Use(s)	Playing fields and car park

Site Considerations

Flood Zone	1
PTAL	1a
Heritage Considerations	None
Impacts an Archaeological Priority Area	None

Proposal

Land Use Requirements	<ul style="list-style-type: none"> The site should provide a new crematorium use
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Implementation

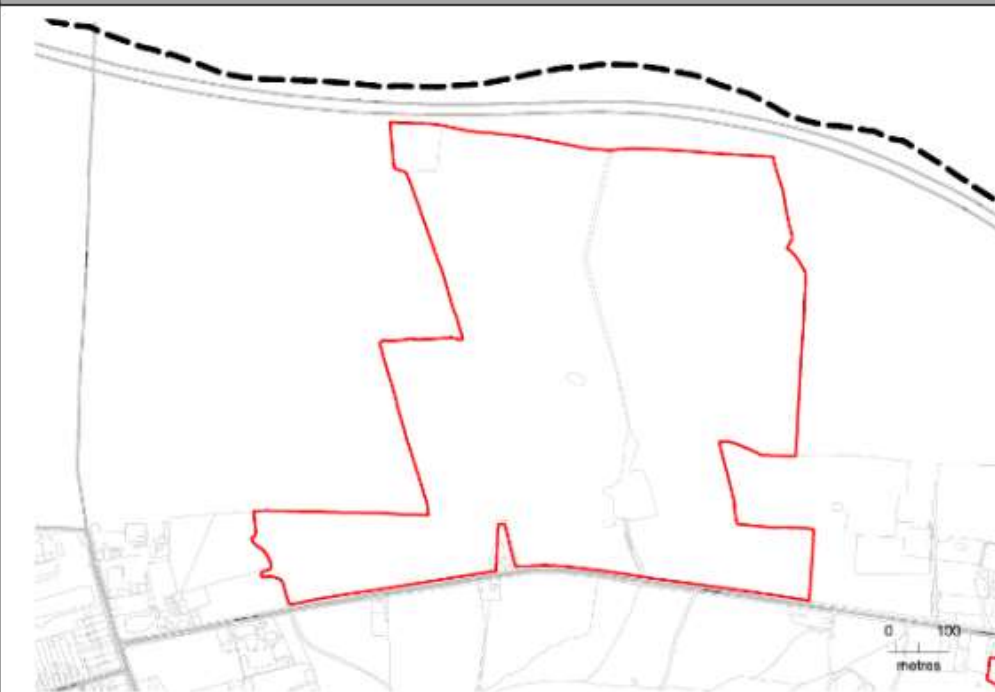
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-

Estimated capacity by proposed Land Use

Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt
Capacity Estimate	Crematorium	Crematorium

Other Site Allocations

SA63: Land at Tottenham Hotspurs Football Club Training Ground



Existing Site Information

Address	Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, Hotspur Way, Whitewebbs Lane.
Site Area	42.5ha
Existing Use(s)	Existing football club training centre and surrounding land, including golf course.

Site Considerations

Flood Zone	1-2
PTAL	1a-1b
Heritage Considerations	In close proximity to many designated heritage assets. Amber - Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required
Impacts an Archaeological Priority Area	Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required

Proposal

Land Use Requirements	<ul style="list-style-type: none"> The site should provide professional sport, recreation and community sports/leisure uses, including ancillary related facilities.
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Implementation

Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-

Estimated capacity by proposed Land Use

Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt
Capacity Estimate	X	X