

Executive Summary: Enfield Local Plan 2019-2041

Vision and Strategic Objectives

The Enfield Local Plan 2019-2041 presents a transformative vision for the borough, aiming to establish a dynamic, sustainable, and inclusive community. Central to this vision is the provision of 34,710 new homes by 2041, addressing pressing housing needs while ensuring quality, affordability, and diversity. The plan also prioritises employment growth, enhanced green and blue infrastructure, and investment in essential services to tackle inequalities and create thriving communities.

The spatial strategy guides development across town centres, prioritising high-density, mixed-use schemes in Enfield Town, Southbury, Edmonton Green, Angel Edmonton, Palmers Green, New Southgate and Southgate. Flagship initiatives such as Meridian Water and the transformation of Crews Hill and Chase Park into sustainable settlements demonstrate the borough's commitment to integrated, long-term planning. Rural Enfield will focus on protecting the Green Belt while supporting sustainable rural economies.

Housing delivery is a cornerstone of the plan, with at least 40% affordable housing targeted and a commitment to a mix of housing types to meet diverse needs. Innovative approaches, including community-led housing and small sites, are actively supported to boost supply.

Employment growth is facilitated through expanded industrial, retail, and office spaces, supported by strategic locations such as Brimsdown and Meridian Water. Emphasis is placed on skills development and inclusive growth, ensuring local businesses and residents benefit from economic opportunities.

Environmental sustainability is embedded throughout the plan, addressing the climate emergency with robust policies. These include reducing carbon emissions, promoting renewable energy, managing flood risks, and achieving biodiversity net gain. The protection and enhancement of Enfield's natural assets are central to the borough's resilience and well-being.

Policies and Site Allocations

The Local Plan includes:

- **81 policies:** These cover strategic and detailed development management policies on housing, employment, climate resilience, transport, design, community well-being, and place-specific strategies.
- **96 site allocations:** These are treated as policies, which identify site specific areas for housing, mixed-use developments, and employment, providing a strategic framework for growth.

Housing Delivery

To address housing needs, the plan targets the delivery of 34,710 new homes by 2041. This includes:

- Around 25,000 homes within urban areas.
- Around 9,000 homes within rural/Green Belt areas, including the urban extension at Chase Park and a sustainable settlement at Crews Hill.

At least 40% of these homes will be affordable, prioritising social rent and intermediate housing. Family-sized homes and innovative housing solutions are encouraged to promote inclusivity and sustainability.

Employment and Economy

The plan supports economic growth through:

- Expanding employment floorspace by 22,000 sqm in rural/Green Belt areas and 40,000 sqm in office provision in town centres.
- Transforming industrial sites to meet modern needs and fostering strategic industrial locations such as Brimsdown and Meridian Water.
- Promoting retail growth and sustainable industries to create vibrant town centres and align with environmental goals.

Climate Resilience and Sustainability

Enfield's response to the climate emergency includes:

- Policies targeting net zero carbon by 2040.
- Promoting sustainable design, renewable energy, and flood risk management.
- Enhancing drainage systems and restoring natural landscapes to bolster resilience.

Green and Blue Infrastructure

- The plan retains the majority of its Green Belt land while allowing strategic releases in exceptional circumstances to meet housing or employment needs. Initiatives include urban greening, biophilic design, and improved access to green spaces to enhance biodiversity and community well-being.

Transport and Connectivity

The Local Plan prioritises sustainable transport through:

- Investment in public transport, walking, and cycling infrastructure.
- Support for electric vehicle infrastructure and car-free developments.
- Projects such as Crossrail 2 and upgrades to Piccadilly and Overground lines to enhance connectivity.

Design and Heritage

High-quality design and heritage preservation are central to the plan. Policies encourage resilient architectural designs, managing tall buildings to respect local identity, and preserving landmarks such as Forty Hall.

Community Well-Being

The plan fosters inclusive and healthy communities by:

- Enhancing access to healthcare, education, and social services.
- Encouraging active lifestyles through walkable neighbourhoods and accessible parks.
- Supporting housing for vulnerable groups and promoting social cohesion through community-focused projects.

Place-Specific Strategies and Policies

- **Enfield Town:** Revitalisation with high-density, mixed-use developments that respect heritage, supported by enhanced public spaces and sustainable transport.

- **Southbury:** Regeneration focused on transport links, retail enhancement, and residential growth for a sustainable urban area.
- **Meridian Water:** Delivering 10,000 new homes and creating a thriving employment hub with innovative design and green infrastructure.
- **Angel Edmonton:** Targeted redevelopment to improve housing, public spaces, and services, fostering community cohesion.
- **Edmonton Green:** Transformation into a dynamic town centre with affordable housing, community facilities, and employment opportunities.
- **New Southgate, Southgate and Palmers Green:** Targeted investments to enhance retail, leisure, and connectivity, creating vibrant community hubs.
- **Rural Enfield:** Protecting the Green Belt while supporting sustainable rural economies through diversified agriculture and enhanced landscapes.
- **Crews Hill:** Envisioned as a sustainable settlement integrating housing with green infrastructure, preserving natural character.
- **Chase Park:** Integration of residential development with green infrastructure, preserving biodiversity and creating accessible community spaces.

Monitoring and Delivery

The plan's success will be monitored through regular reviews and performance evaluations. Developer contributions and an Infrastructure Delivery Plan (IDP) will ensure timely and effective implementation of key projects.

Key Challenges and Opportunities

The Local Plan addresses challenges such as balancing growth with environmental protection, meeting diverse housing needs, and enhancing infrastructure. Opportunities include innovation in design, heritage preservation, and community development to ensure growth benefits all residents.

Next Steps

The Enfield Local Plan is currently under examination by the Planning Inspectorate. Following the examination and any necessary modifications, the council aims to formally adopt the plan. Once adopted, it will provide a statutory framework for guiding the borough's development until 2041.

Stakeholders and residents will be kept informed throughout the process. The council is committed to working closely with community members, developers, and policymakers to ensure the plan's successful implementation. Regular updates, including progress reports, will be shared to maintain transparency and engagement.

For the most current updates, please visit the <https://www.enfield.gov.uk/services/planning/new-enfield-local-plan>