

Central Leaside

Joint Area Action Plan



A Joint Plan for Enfield's Local Development Framework and Haringey's Local Development Framework
Central Leaside AAP - Issues and Options Report
February 2008

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2 Working in Central Leaside

2.1 Introduction

- 2.1.1** This report has already referred to the area's role as a Strategic Employment Location⁽¹⁾, and its good position in relation to strategic growth areas and the North Circular Road. The most prominent industrial estates in the area include Claverings, Montagu, Eley's, Harbet Road, Brantwood Road, North East Tottenham, Willoughby Lane and Marsh Lane (see Figure 2.1 'Employment Land, Central Leaside'). Within Strategic Employment Locations, employment land is safeguarded and non-business uses are restricted. However, Central Leaside's historic role as a location for traditional industrial activity has been in decline for some time and this trend is likely to continue in the future. The sectors now occupying the greatest percentage of employment land are logistics operations, warehousing, refuse and recycling, utilities, motor vehicle sale and repair, and wholesale⁽²⁾. The food and drink manufacturing sector is growing in importance, particularly given the recent substantial enlargement of the Coca Cola bottling plant. These uses still provide a valuable source of jobs⁽³⁾ but employment deprivation is high in the surrounding residential areas⁽⁴⁾.
- 2.1.2** In considering choices for employment in Central Leaside, we therefore need to consider the type of employment that we are promoting. These employment types need to help to decrease worklessness for surrounding communities, as well as provide work opportunities for potential new, incoming residents. For example, the sectors that are still growing, such as logistics and warehousing, do not provide many jobs, although they take up much employment land. The jobs they create are also relatively low-skilled. At the other extreme, providing only office jobs is likely to meet the needs of new residents, but not address the needs of existing communities.
- 2.1.3** The area also suffers from a poor image, with high vacancy levels of employment land and generally outdated industrial stock. Over 30% of employment land in Central Leaside is vacant and approximately 20% of the building stock in Central Leaside has been assessed as poor, compared to only 17% and 5% in North East Enfield respectively⁽⁵⁾. In some locations, for example on Montagu Estate, there are a number of 'bad neighbour' industrial uses, such as scrap metal merchants and car breakers, that are incompatible with the residential surroundings. There is also a greater proportion of vacant and derelict sites in Central Leaside compared to North East Enfield, with most vacant land concentrated south of the A406 at Kimberley Road/Meridian Way.

1 The London Plan designates the Central Leaside area as a Strategic Employment Location. It is for the boroughs to define the SEL boundaries within their LDFs, but an indicate boundary has been put forward in the North London Sub Regional Development Framework which excludes most of the Angel Road area south of the North Circular and east of the A1055. The Further Alterations to the London Plan (2007) seek to strengthen the SEL designations and re-title them as Strategic Industrial Locations.

2 This is based on a detail breakdown for the Enfield part of Central Leaside in the Enfield Employment Land Study (EELS, 2006) and information in the Haringey Employment Land Study (2004)

3 According to the EELS (2006), 6% of Enfield's jobs are located in the Enfield part of Central Leaside

4 See Figure 2.3, p.18, EELS (2006)

5 This is based on an independent assessment undertaken as part of the Enfield Employment Land Study (2006)

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- 2.1.4** Where land is no longer needed for industrial uses, the London Plan allows for a managed approach to its release for other purposes, based on local demand assessments. The relevant local demand assessments in this case are the Enfield Employment Land Study (EELS) and the Haringey Employment Land Study (HELs). These indicate that there is likely to be only very limited scope for the release of employment land for other uses. The EELS and HELs recommend the strongest protection for strategic employment sites in Central Leaside⁽⁶⁾ (all apart from sites 1, 2, 11 and 12 in Figure 2.1 'Employment Land, Central Leaside'). This conclusion might seem to suggest that Central Leaside will not change much in its function. Indeed, one clear option is to accept that logistics operations, warehouses and other similar large space users are a necessary part of the overall metropolitan employment scene and that Central Leaside plays an essential role in providing that space, and that its role should not change in this respect but be reinforced.
- 2.1.5** However, the EELS did acknowledge that the Meridian Way/Glover Drive/Kimberley Road sites do offer a 'significant future development opportunity' but that their current isolation from other residential uses and amenities means that a masterplan would be required if the viability of these sites were to be feasible⁽⁷⁾. Furthermore, the integrity of the strategic employment land has already been compromised in the heart of Central Leaside, when permission was granted to Tesco and IKEA. This has meant that there is continued speculation about potential change of use in the vicinity of these stores and there is already developer interest for mixed-use development.
- 2.1.6** The London Plan requires the capital to become 85% self-sufficient in terms of waste management by 2020. Consequently, this requires the provision of additional waste infrastructure to complement that already existing. For the purposes of waste planning, the North London sub-region is extended to include the boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. Enfield has been apportioned 20.2% of all waste to be managed across the sub-region. Haringey has been apportioned 12.4%.
- 2.1.7** The seven authorities have agreed to work together to produce a joint plan for waste, the North London Waste Plan. The plan is currently being prepared and is due for adoption in December 2010. It will identify locations for new waste facilities. At this stage, the area around Angel Road is a key area of search for new facilities, given existing waste facilities in the area, the nature of the uses and transport infrastructure. The accessibility of this area, in terms of proximity to the strategic road network and canals mean that it is a preferred area for facilities. The area is also home to the Edmonton Waste Facility, which has a current contract to incinerate waste until 2014. If additional facilities are to be provided it might be most appropriate to locate them in close proximity to existing facilities, making best use of existing infrastructure and minimising impact on other opportunity areas.

6 EELS (2006) states that between 1 to 6 hectares of employment land could be released across Enfield for other land uses between 2005-2016.

7 p.70, EELS (2006)

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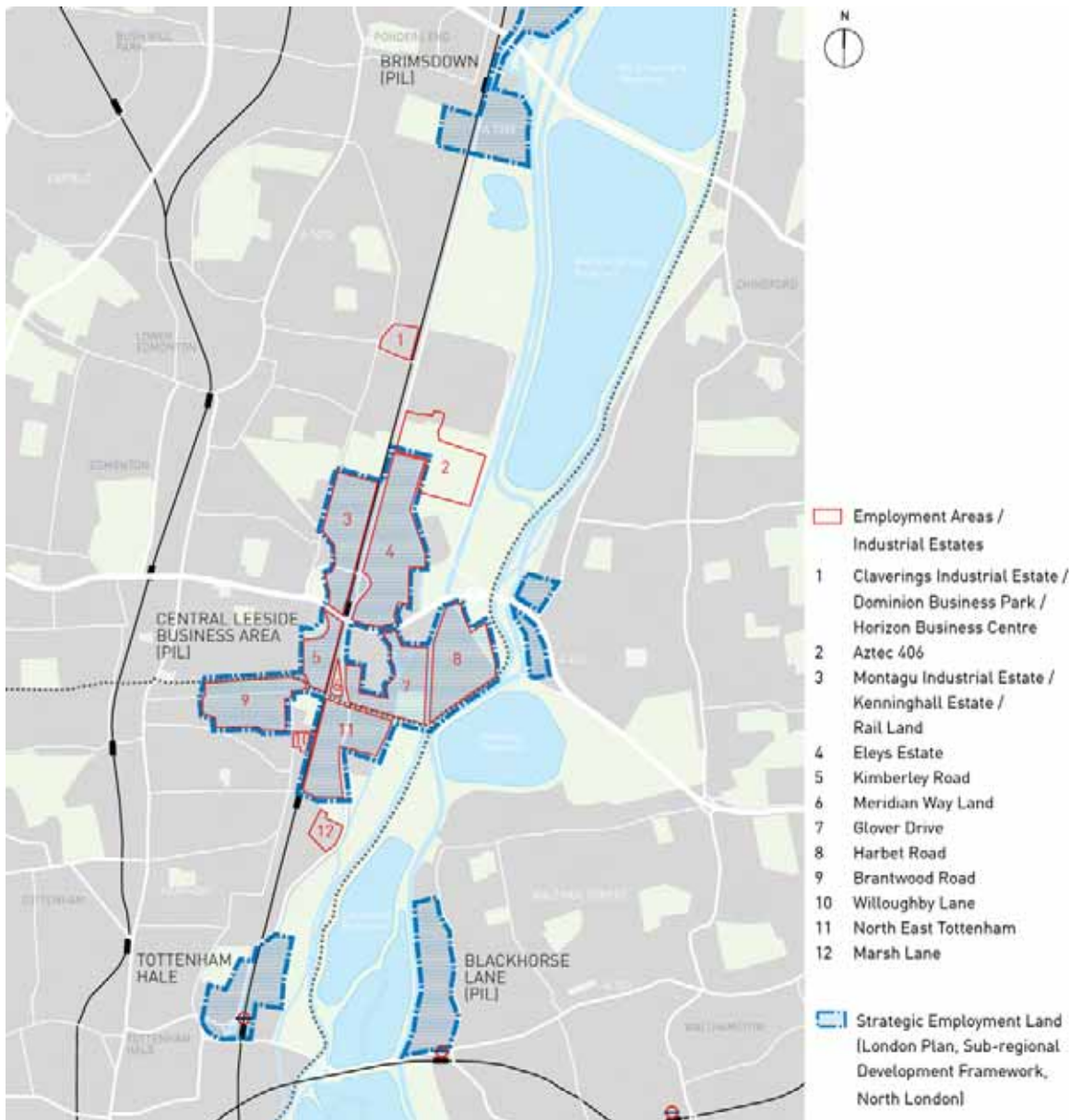


Figure 2.1 Employment Land, Central Leaside

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- 2.1.8** Locating new waste facilities in the Central Leaside area could provide a number of benefits. These include increasing economic prosperity through job creation, potential energy generation and re-use of by-products (particularly for manufacturing). In addition, with the current shift from traditional methods of disposing waste i.e. landfills, new waste management technologies mean that facilities do not necessarily constitute ‘bad neighbour’ uses.
- 2.1.9** The AAP therefore provides the opportunity to take a comprehensive and strategic view of the employment land and look at new ways of generating employment alongside other uses. The economy of London and the southeast continues to shift towards more knowledge-based, service sector and high-technology activities. There is also significant potential growth in green technologies, which would build on an existing core of refuse and recycling activities already in the area. We should look at the scope within Central Leaside to accommodate these activities, which often have greater employment densities than traditional industrial sheds. This could help to make more efficient use of the limited supply of employment land and inject more wealth into the local economy. This objective is supported by the GLA’s Industrial Capacity SPG, which encourages owners and occupiers of industrial land, the LDA, boroughs and other stakeholders to manage and invest in capacity to meet the changing needs of the economy. Mixed use would also bring investment, which could be a catalyst for further regeneration and investment.
- 2.1.10** There is another very important point. The area needs major improvements in pedestrian routes, public transport and the environment, as well as a substantial uplift in its image. For example, the options in the “Connecting Central Leaside” section of this report (section 4) all aim towards improving the quality of the connections in the area. These improvements need private funding and will not happen of their own accord. How are they to be achieved, if not through a new approach to the way we look at employment land? We need to think about how we achieve the levels of investment to support these improvements.
- 2.1.11** If it is accepted that the essential character and function of the area is to stay the same, based on the traditional large format shed, loading bay and car park, then better estate management and clear planning guidelines might help to achieve some improvement. But a transformation in Central Leaside’s environment and image, better streets and spaces, walking connections and public transport can only happen if there is major new investment. Realistically this is only possible through a significant change in the approach towards approach to employment land over some or all of the area. A more urban, mixed-use approach based on a proper street pattern could potentially deliver higher value uses, greater employment densities and a complementary range of uses in a more attractive and pedestrian-friendly and better connected layout.

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Figure 2.2 Coca Cola, Eley's Estate



Figure 2.3 Aztec 406

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2.2 Options for Central Leaside's Employment Land

Question 2

What should the approach be to employment land in Central Leaside?

- 2.2.1** Given Central Leaside's location in the growth corridor, its socio-economic context, and the changing nature of industry, we do not believe that the existing situation can simply be maintained without any investment or improvement. We think there are therefore three broad options. Please tell us if you agree, or if you think there are alternatives.

Option 2A

Reinforce the existing employment function

This would involve reinforcing the role of Central Leaside as an important industrial employment location, providing land possible for low-density sectors that are forecast to grow in the next ten years, such as warehousing, distribution, transport, construction⁸. The focus would be very much on supporting existing businesses. The approach could be similar to that taken at Brimsdown, which is considered a successful example of estate investment, with a focus on rationalisation of layouts and better use of currently under-utilised space to provide larger plot sizes to accommodate expanding businesses⁹ and improving the infrastructure and environmental management of the estates.

Implications: This option would require minimum intervention, however, the employment sectors that are likely to grow in this scenario tend to promote low employment densities and low-skilled jobs. Therefore this option is unlikely to generate the investment levels required for significant environmental improvement or the upgrading of the area's image.

8 Although there is a general shift towards high technology sectors, there are still some low-density sectors that are forecast to grow.
9 Two-thirds of businesses in the Enfield Business Survey (EELS, 2006) anticipated that their business would grow in the next three years and 14% of businesses required larger premises to facilitate expansion.

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Option 2B

Take a pro-active approach to upgrading employment and developing niche sectors.

This could involve a number of different interventions including:

- Proactively encouraging growth sectors and industries by, for example, identifying a site for a logistics park, promoting a cluster of new green waste technologies, and promoting investment required to attract high value manufacturing. The growth potential of the green sector is significant and could help to create a 'unique selling point' and identity for Central Leaside. It would require specifically dedicating land in Central Leaside as a main centre for environmental industries and evaluating how the policy regime in London and the southeast might help to drive the growth of those industries.
- Undertaking an assessment of skills required to nurture these sectors and seek to train local people in skills required to access new jobs.
- Dealing with bad neighbour uses. For example, identifying vacant or underutilised land within existing employment areas for the relocation of bad neighbour uses from Montagu Estate. Opportunities for relocation are, however, extremely limited and costs of relocating businesses, who often own the freehold, could be prohibitive.

Implications: This option is likely to be more expensive and might not be feasible in the absence of mixed-use development in parts of the study area (see Option 2C). There might also be some 'opportunity costs', for example the lack of availability of suitable sites means that the relocation of bad neighbour uses might make it more difficult to establish a base for 'green' industries. Criteria used to evaluate potential sites for new industries could include accessibility, quality of surrounding environment, access to amenities and a lack of physical or institutional (e.g. ownership) constraints. This approach would maximise the control of the public sector over potential future change but would require very significant public sector intervention and commitment. This interventionist approach to improving the economic value of employment land would require actively facilitating redevelopment through the application of mechanisms such as land use planning and land-owner agreement, acquisition by private treatise or compulsory purchase.

Which of these interventions do you support? Are there any others that you can suggest?

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Option 2C

Transforming the area through intensification and mixed use

Can parts of Central Leaside be transformed into a more urban character with mixed use development fronting on to streets? These might attract different kinds of employment and a complementary range of other uses including residential. This option would require formulating pro-active planning policies for designated parts of Central Leaside, which allow for their transformation into mixed use developments including higher value business and commercial activities, space for start-up businesses, offices, healthcare, hotel, smaller scale retail and other complementary uses together with housing.

Implications: This option could kick start a step-change in transforming the image of Central Leaside, creating a new community based on a network of streets with good walking and public transport connections. There is also the potential to maximise opportunities of Central Leaside's waterside location. However, there will be a challenge to maintain or enhance projected employment levels, in order to compensate for the loss of strategic employment land. It is unknown whether this is likely to be a successful location for start-up businesses and other office uses – the market is untested here. Policies should be set out in the Area Action Plan and detailed concepts worked up through supplementary planning documents. This approach may require intervention on behalf of relevant public agencies and the co-operation of private interests.

Where would intensification / higher density mixed use development be appropriate?

Question 3

How are these different options likely to impact on the prosperity of the surrounding communities?

3 Living in Central Leaside

3.1 Introduction

- 3.1.1** At the moment Central Leaside only has a small resident population, with more than 4,500 people living on the periphery of the employment areas to the west of the railway lines in Tottenham, Edmonton and close to Pickett's Lock. However, there is pressure in both boroughs and the Upper Lee Valley in general to accommodate new housing. The population is set to increase and Enfield's emerging Core Strategy has looked at options for new sources of supply for housing; the Upper Lee Valley is one option. The London Plan provides an indicative figure of 7,000 additional new homes in the Upper Lee Valley Opportunity Area, some of which could be accommodated in Central Leaside.
- 3.1.2** However, Central Leaside currently lacks many of the qualities needed to make it an attractive place in which to live. The housing stock that does exist on the periphery of the study area is of generally poor quality and the area suffers from deprivation. Community facilities located just outside the study area are also increasingly under pressure. There are local shopping centres and facilities nearby such as Tottenham High Road. But the study area itself lacks a significant local centre, where residents can make use of local and convenience shopping facilities. The centre of the study area is characterised by big box retail outlets.
- 3.1.3** There are big choices to be made if Central Leaside is to become a sustainable, enjoyable and attractive place to live. Enfield's emerging Core Strategy is currently exploring potential locations for new housing within the borough and will determine if Central Leaside should be a location for housing growth. It will then be for the AAP to determine which sites should accommodate housing, at what densities and where other retail and community uses to support new housing would need to be accommodated. Regard must also be had to Haringey's UDP, which has a target of 680 housing units to 2017, particularly through opportunities on previously developed land. If Central Leaside is to be an area for substantial new housing, is there an opportunity to create exemplar eco-friendly developments, in line with the Government's agenda for eco-towns?
- 3.1.4** These big choices are dealt with in more detail in the following sections in the form of options. Consider these options and tell us what you think.



Figure 3.1 Housing in Central Leaside

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3.2 Housing

Amount and location of new housing

- 3.2.1** The London Plan currently requires a minimum of 3,950 new homes to be provided in Enfield and 6,800 in Haringey between 2007/8 and 2016/17. These targets are based on housing capacity studies, which do not include any major potential sites within the Central Leaside study area. So any major new housing provision in the area will help the two boroughs to exceed their minimum targets and contribute to the next phase of housing growth.
- 3.2.2** Potential locations for new housing development within Central Leaside are explored in further detail within sections 7-9 of this report. At this stage we just want to know what you think about the broad principles.

Question 4

The Upper Lee Valley is identified as an area for growth and the provision of new housing. How should this be provided in Central Leaside, and where should this new housing be located?

- 3.2.3** We think that there are two options. Please tell us if you agree with any of these, or if you think there are alternative options.

Option 4A

Provide new housing within mixed use development on currently under-utilised or vacant sites within the Central Leaside Strategic Employment Area.

Implications: The option identifies Central Leaside as a key location for new housing development but has a minimal impact on the existing functioning industrial estates. However, the scale of development within this option might not be sufficient to justify significant improvements to public transport or highways infrastructure, or to deliver necessary social infrastructure - for example schools, healthcare and shops - to support a new community. Central Leaside does sit on a floodplain, however, within this option, housing could be concentrated in a location away from Lee Valley's waterways.

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Option 4B

Provide a higher level of new housing within a major new mixed use development area, incorporating underutilised or vacant employment land, as well as some surrounding existing employment estates.

Implications: This option identifies Central Leaside as a key location for new housing development, and requires change of use of some existing industrial estates. The scale of development in this option would help to build a strong business case for significant improvements to the public transport and highways infrastructure, as well as provide a critical mass of new residents to support a new school, healthcare facilities and local amenities. A development of this size could also enable an exemplary eco-development, taking advantage of opportunities afforded by its location adjacent to the waterways and Lee Valley Regional Park. The floodplain is, however, a more critical issue in this option, and satisfactory assessments would need to be undertaken.

- 3.2.4 The London Plan requires boroughs to identify areas at risk from flooding and within these areas, in line with government guidance, assess development proposals to ensure that no significant harmful impacts occur, and that such impacts are acceptably mitigated.
- 3.2.5 Given the predicted increase in London's annual rainfall with climate change, which may occur in more unpredictable and intense rainfall events, flood risk is likely to grow. New buildings, including housing development, need to be able to withstand the impacts of climate change over their lifetimes to ensure their long-term sustainability.
- 3.2.6 Enfield Council is producing a Strategic Flood Risk Assessment to inform decisions about the location of new development. It will identify low flood risk locations and those requiring flood risk management. Enfield's emerging Core Strategy proposes that the Council, working with its partners, will resist developments that are vulnerable to flooding due to their siting and use. A precautionary approach to flooding will ensure that risk is avoided where possible and managed elsewhere.
- 3.2.7 Haringey Council will be using the Strategic Flood Risk Assessment, carried out as part of the development of the North London Waste Plan, to inform decisions about the location of new developments. Haringey have already made commitment to the protection of the floodplain and urban washlands, and mitigation of flood risk in their 2006 Unitary Development Plan with the adoption of a risk-based/sequential approach to development and implementation of sustainable urban drainage systems.
- 3.2.8 Within areas at risk of flooding, both Enfield and Haringey Councils will carry out the assessment of flood risk development proposals in line with government guidance set out in PPS25.

3 Living in Central Leaside

Housing density

3.2.9 New housing developments should make the most efficient use of suitable land, whilst respecting the local context, history and character of the area.

3.2.10 In London, the potential for a site to accommodate new homes is guided by a Density Matrix in the London Plan, which links housing density with public transport accessibility, as well as the surrounding context of an area. Central Leaside meets the Matrix's description of an 'urban' area, and therefore able to accommodate higher housing densities, however, access to public transport in large parts of the study area is limited⁽¹⁰⁾ and transport accessibility needs to be improved if higher 'urban' densities are to be workable in Central Leaside.

Question 5

At what density should housing be provided in Central Leaside?

3.2.11 We think that there are three options. Please tell us if you agree with any of these, or if you think there are alternative options.

Option 5A

Encourage new housing of a similar density to existing and adjacent housing areas within Central Leaside.

Implications: This option would ensure that new residential development respects the context of the surrounding area. However, this may not always be the most efficient use of suitable land. Where existing densities, for example, do not reflect public transport accessibility levels, new housing developments may be unnecessarily limited in terms of their density. A smaller number of residents can be accommodated in lower density developments, which minimises the potential for a critical mass to be accommodated in Central Leaside to support new transport and social infrastructure. Furthermore, higher density housing developments might better complement the scale of the road infrastructure and existing land uses in Central Leaside, and allow development to make the best use of assets in the area, such as the waterways.

3 Living in Central Leaside

Option 5B

Encourage higher housing density in Central Leaside, in areas that are more accessible by public transport.

Implications: Given many parts of the area currently suffer from limited access to public transport, within this option efforts would be made to secure public transport infrastructure improvements. As indicated above, higher density development would enable a critical mass of residents to be accommodated in the area, helping to build a business case for public transport improvements and investment in social infrastructure.

Option 5C

Encourage higher density housing development at appropriate locations, using a ‘design-led’ approach.

Implications: Whereas option 2 could be described as a ‘transport-led’ approach, this design-led option would allow elements of the built and natural environment to also determine the best locations for higher density development. For example, along the waterways and designated thoroughfares (both existing and new), higher density would be promoted, which would complement the scale of these features, and allow housing to benefit from the views made available. Relatively lower density family housing would be located in the heart of the community, away from main thoroughfares. As with option 2, this option would make efficient use of available land, and help to create a critical mass of people within Central Leaside to support the provision of new services and public transport facilities.

3 Living in Central Leaside

Housing type and mix

- 3.2.12** Current guidance at all levels highlights the importance of encouraging sustainable, mixed and balanced communities. In order to achieve this, new housing developments must include a suitable range of housing types and tenures, taking into consideration the composition of housing in surrounding communities.
- 3.2.13** In terms of housing tenure, our background research has identified that there is a need for affordable housing in the wider area around and including Central Leaside. Enfield's Housing Needs Study (2005) estimated that there is a net annual shortfall of 2,916 affordable homes, whilst Haringey's Housing Needs Assessment 2007 has identified an annual shortfall of 4,885 affordable housing units. Haringey's UDP (adopted 2006) states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. New housing developments in Central Leaside need to take account of the London Plan strategic targets for 50% of all new housing within the capital to be affordable, and the associated target for a 70/30 split between social housing and intermediate provision, and for 10% of all housing provision to be suitable or easily adaptable for wheelchair users.
- 3.2.14** Central Leaside should encourage housing in a range of sizes and tenures. There is a particular need for larger, family-sized homes in both boroughs, especially units of four or more bedrooms. Equally, there is a shortage of affordable homes of all sizes in the action plan area. One of Enfield Council's strategic housing objectives is "to support the aspirations of residents to become homeowners." Affordable housing products such as intermediate shared ownership are key to achieving this vision. Whilst addressing the boroughs' housing needs, the AAP should also ensure that development across the Central Leaside area offers accessible homes in a mixture of sizes and tenures, to achieve a balanced and successful community. Enfield Council is commissioning a Local Housing Study to establish the size and type of housing required for the borough.



Figure 3.2 Terraced Housing in Central Leaside

3 Living in Central Leaside

Question 6

What housing tenures should be provided within Central Leaside?

3.2.15 We think that there are two options. Please tell us if you agree with any of these, or if you think there are alternative options.

Option 6A

Provide a mix of housing tenures within new housing developments, including a balance of private-for-sale housing, affordable social and intermediate housing, reflecting Haringey's overall borough target of 50% affordable housing and London Plan strategic targets of 50% affordable housing with a 70/30 split between social and intermediate housing.

Implications: This option will ensure the creation of a mixed and balanced community, although an opportunity might be lost to address the annual shortfall in affordable housing in both boroughs.

Option 6B

Provide a greater proportion of affordable housing within new developments in Central Leaside than other areas in the two boroughs.

Implications: This option will take advantage of opportunity sites in the area to deliver a high proportion of affordable housing, reflecting the current high need and demand. However, this may not contribute towards the creation of a mixed and balanced community. The requirement for a higher proportion of affordable housing may reduce the value of land where private developers are seeking to promote change, and minimise the potential for new development to cross-fund the social and transport infrastructure required. The viability of the development itself may even be an issue given costs of flood mitigation measures, decontamination and other site costs that would fall to the developer in addition to requirements for affordable housing.

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Question 7

What house sizes should be provided within Central Leaside?

3.2.16 We think that there are two options. Please tell us if you agree with any of these, or if you think there are alternative options.

Option 7A

Ensure that all new residential development in Central Leaside includes a high proportion of family housing

Implications: This option would encourage families to move to and stay in the area, helping to create a vibrant community. The provision of family housing would, however, have implications for social and community infrastructure. In other words, if there are more families within the Central Leaside area there will need to be sufficient schools, health facilities, play areas etc. Given the lack of these facilities in Central Leaside at present, new developments will need to generate sufficient profit in order to be able to cross-fund social infrastructure. Developers' profits tend to be greater with smaller sized units, therefore a balance to be struck. This option would help to meet the need for larger owner occupied units within both boroughs. However, it may result in lower development densities across the area, therefore reducing the numbers of extra homes which both boroughs can secure.

Option 7B

Provide a mix of house sizes within Central Leaside, with a greater priority on one and two bed flats.

Implications: This option will result in the provision of less family housing and more flats, therefore reflecting future predictions of demographic change. Under this option, higher development densities may be achieved, which could help to cross-fund required transport and social infrastructure. However, developing a new neighbourhood that does not include much family housing may not be sustainable in the long run. Further, it will not help to meet the current shortfall in family housing in both boroughs.

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Existing housing

3.2.17 Given the low energy efficiency ratings for much of the housing in the surrounding areas, there could be an opportunity to designate energy action zones for surrounding residential neighbourhoods. On the back of new development in Central Leaside, match-funding could be secured, which would help to attract other funding for such schemes. There could also be an opportunity to make links between green industries in the employment areas (see working in Central Leaside) and energy efficiency and renewable energy schemes for new and existing housing.

Question 8

How could development opportunities in Central Leaside help improve the condition of the existing housing stock? Are there any areas of housing in the immediate vicinity that could benefit from energy efficiency schemes?



Figure 3.3 Tower blocks in Central Leaside

3 Living in Central Leaside

3.3 Community Facilities

Introduction

- 3.3.1** People living within the Central Leaside study area tend to be part of adjoining communities rather than part of a coherent Central Leaside residential neighbourhood. So their community facilities, such as schools, health centres, post offices, community centres and libraries, are typically outside the study area. However, this means that there are some residents within the study area that are under-provided for. The area to the south of Pickett's Lock and to the north of the North Circular, for example, lies outside of the recommended catchment for either a primary school or a secondary school⁽¹¹⁾.
- 3.3.2** The community facilities that do exist in the periphery of the study area will be placed under increasing pressure if Central Leaside's population increases over the coming years. The possibility of new or extended services therefore needs to be considered, so that new residents would be supported by an appropriate range of community facilities, which are both easily accessible and of a high quality. Indeed, both boroughs recognise the importance of community facilities within their current development plans, and acknowledge the role of these facilities in supporting the creation of a successful, healthy and inclusive society⁽¹²⁾.
- 3.3.3** In response to these pressures the Enfield and Haringey Primary Care Trusts are in the process of developing a strategy that will enable care to be provided closer to people's homes. This could include the provision of new primary care facilities distributed across the two boroughs. Although there are currently no plans for a new facility in Central Leaside, this may need to be reconsidered if the area is to accommodate substantial new housing development. It is also important to recognise that the provision of safe and attractive open spaces, parks and leisure facilities provides the opportunity for people to take part in sports and physical activities, therefore contributing to health and general well-being.
- 3.3.4** There are no schools in the study area, although there are a number close by. Most have been expanded over the last 10-20 years because of growing demand for places and are reaching capacity. The potential to extend and expand these schools is extremely limited. The only option for expansion of a primary school in this part of Enfield is at St. John and St. James CE Primary School on Grove Street, where some of the need arising from new development in Central Leaside could potentially be accommodated. Expansion here would require the incorporation of the adjacent St James open space into the school site to provide sufficient play space for the enlarged school. The open space could still, however, remain available for community use. The boroughs have identified a need for at least one new 2-form entry primary school, depending on the amount of housing that might be accommodated in Central Leaside. Expanding the capacity of surrounding primary schools would not provide sufficient additional school places to meet the demand from significant new residential development. In terms of secondary school provision, it is likely that a need for a new school will develop if significant new development is to take place at Central Leaside, since existing secondary schools are full and do not lend themselves to expansion. Although Haringey is building a new secondary school, this is only likely to meet current demand. New provision of both primary and secondary schools will therefore need to be considered in Central Leaside.

11 Central Leaside Area Action Plan Baseline Report (2007). Urban Initiatives for LB Enfield and LB Haringey.

12 Enfield Council, April 2007, The Enfield Plan Issues and Options Report (section 8 – social infrastructure); and Haringey Council, July 2006, Haringey UDP (section 10 – community well being).

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3.3.5 The following options therefore ask what community facilities should be provided in Central Leaside in order to support the creation of a mixed and balanced community.

Question 9

How can we work with the Primary Care Trusts to ensure that there are adequate health facilities to support Central Leaside's local community?

3.3.6 We think that there are two options, both of which could be implemented if necessary. Please tell us if you agree with any of these, or if you think there are alternative options.

Option 9A

Identify potential locations for new health care facilities in Central Leaside, which could be considered by the Primary Care Trusts in their forward plans.

Implications: This option will work towards providing new health facilities in the heart of any potential new Central Leaside residential community. This, combined with other community facilities, could help to create a sense of community in Central Leaside.

Option 9B

Make the exiting health care provision in the boroughs of Enfield and Haringey more accessible to existing and future populations in Central Leaside.

Implications: This option will require improved links and connections to be made between any potential new residential communities in Central Leaside and those existing facilities outside of the study area. However, if implemented on its own, this option may not provide adequate provision should the population of the area significantly increase through new housing development.

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Question 10

How can we ensure that there are adequate schools to support a potential new residential community in Central Leaside?

3.3.7 We think that there is one option. Please tell us if you agree with this option, or if you think there are alternative options.

Option 10A

If a new residential population is to be accommodated in Central Leaside, identify a suitable location for a new primary and secondary school (or schools) in the heart of the area.

Implications: Depending on the level of potential population increase and family housing in Central Leaside, either one or two new primary schools are likely to be required and a secondary school will be required in the longer term. This option would provide new education facilities in the heart of the area, which would help to foster a sense of community, provide out-of-hours facilities for the wider population and promote sustainability, in particular through minimising the 'school run'.

Question 11

If significant new housing is to be developed in Central Leaside, where would be the most appropriate location for a new school (or schools)?

Question 12

What other community facilities might be required (for example a Children's Centre, library etc.)?

3 Living in Central Leaside

3.4 Shopping

Introduction

- 3.4.1** The only significant shopping area within Central Leaside is around the North Circular and is characterised by big box retail units such as IKEA and Tesco. The proximity of the area to the North Circular and the ready availability of space has encouraged such development to locate in the area. These facilities attract people from far beyond the Central Leaside study boundary.
- 3.4.2** Large format retailing is aimed at car-based shoppers and does not provide an attractive urban environment; typically the scene is one of large sheds sitting in big expanses of car parking. The surrounding environment is unwelcoming to both pedestrians and cyclists – the streets are poorly maintained and lit, and there are very few buildings providing ‘eyes onto the street’ at all times of the day.
- 3.4.3** The nearest district centres to Central Leaside are Edmonton Green, Angel Edmonton and Tottenham High Road. To the south of Central Leaside, the area around Tottenham Hale has been the subject of a Supplementary Planning Document and masterplan. As a result there are plans to transform the area, with new housing, improved public transport, retail space and community facilities.
- 3.4.4** If the future directions for Central Leaside indicate that population in this area is set to increase in the coming years, and is to develop into a thriving community, decisions need to be made about the type of retailing that would complement a new residential community in Angel Road. We can therefore assume that further ‘big-box’ retailing is not an option here. Furthermore, it would not be supported by the need for a sequential test, which supports retail in existing town centres. However, there is a decision to be made about the scale and breadth of new local retail and amenity facilities to be provided, which is considered in the options below.
- 3.4.5** We recognise that in order to effectively answer these questions a more detailed understanding of Central Leaside’s future population is needed. So at this stage we are just asking you about the principles of retail development. This is based on the assumption that the area’s demographics will significantly change. Look at the following options and tell us what you think.

3 Living in Central Leaside

Question 13

If a significant new residential community is to grow in Central Leaside, should we assume that the existing nearby superstore provides suitable local provision, or should we be more ambitious and build the community around a new local centre, incorporating shops, services (such as a post office, launderette etc), cafes, and restaurants?

3.4.6 We think that there are two options. Please tell us if you agree with any of these, or if you think there are alternative options.

Option 13A

Incorporate only minimal units for retail and services within potential new development at Central Leaside, assuming that most people can shop at the nearby superstore.

Implications: This option would enable a greater proportion of the development to be residential, which could maximise potential cross-funding for other social infrastructure, such as schools and healthcare and transport. It might help to support nearby district centres, which might benefit from an increased residential catchment for custom. However, it would miss the opportunity to create a vibrant new local centre, which could help to bring life and safety to the area.

Option 13B

Build the new residential community in Central Leaside around a new local centre, incorporating shops, services (such as a post office, launderette etc), cafes, and restaurants.

Implications: This option would allow for the creation of a new local shopping area, with small scale shops and services, that would support Central Leaside's growing population. This may in turn act as a focus for other uses, including public transport facilities, a school, healthcare facility and higher density housing development. Potential impacts on surrounding district centres and other shopping facilities would need to be considered. There could also be an issue of viability of convenience shops in this location, given the proximity of the nearby superstore.

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