Enfield’s Local Plan

Policies Map for the Proposed Submission Development Management Document

March 2013
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Proposed Submission Policies Map for the Development Management Document (DMD)

Since the adoption of the Core Strategy and Proposals Map\(^1\) in November 2010, further evidence based studies have been undertaken. These include:

- Detailed Green Belt Boundary review (2013);
- Detailed Metropolitan Open Space (MOL) Boundaries Review (2013) including the review of Green Chain Associated Open Spaces;
- Update of the Enfield Open Space and Sports Assessment (2011);
- Detailed Open Space Boundary Review (2013);
- Enfield Characterisation Study (2011);
- Review of Enfield’s Town Centre Uses and Boundaries (2013);
- Surface Water Management Plan (2012);
- Review of Enfield’s Sites of Importance for Nature Conservation (SINCs) (2013);
- Review of the Areas of Special (2013);
- Report on Location of Tall Buildings and Important Local views in Enfield (2012);
- Enfield’s Employment Land Study Update (2012);

This evidence has informed the proposed submission policies in the DMD and changes to the following policy designations shown on the Policies Map:

- Green Belt;
- Metropolitan Open Land (MOL);
- Green Chain;
- Local Open Space;
- Sites of Importance for Nature Conservation Areas of Special Character; and
- Town centre boundaries, shopping frontages and Retail Park boundaries.

The following designations are proposed to be removed from the Policies Map:

- Green Chain Associated Open Space – some sites are proposed for designation as MOL and all other sites are proposed to be designated as a Green Chain;
- Core Retail Frontages – these frontages are proposed to be replaced with Primary Shopping Frontages.

This document also includes a set of Inset Maps that will accompany the Development Management Document in its final format. The following feature as Inset maps:

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\(^1\) The Town and Country Planning (Local Planning) (England) Regulations 2012 which came into force on 6 April 2012 now refers to the ‘Proposals Map’ as the ‘Policies Map’.
• Areas of Archaeological Importance;
• Groundwater Flood Risk maps;
• Surface Water Flood Risk Maps;
• Source Protection Zones;
• Existing Tall buildings; and
• Existing Important Local Views.

North Circular Area Action Plan

For details of proposed designations on land covered by the North Circular Area Action Plan, located in the south west of the Borough, please refer to the North Circular Area Action Plan Proposed Submission documents http://enfield.gov.uk/ncaap
Policies Map Key

- Greenbelt
- Major Developed Site in the Greenbelt
- Crews Hill Defined Area
- Lee Valley Regional Park (LVRP Act 1966)
- Metropolitan Open Land
- Local Open Space
- Green Chain Corridor
- Green Chain Missing Link
- Green Chain
- Site of Metropolitan Importance for Nature Conservation
- Site of Borough Importance for Nature Conservation
- Site of Local Importance for Nature Conservation
- Site of Special Scientific Interest (Wildlife & Countryside Act 1981)
- Wildlife Corridor (diagrammatic)
- Conservation Area as at November 2010
  (Planning (Listed Buildings and Conservation Areas) Act 1990)
- Area of Special Character
- Enfield Town
- District Centre
- Local Centre
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Strategic Industrial Location
- Locally Significant Industrial Site
- Retail Parks
- Land covered by Area Action Plan
- Place Shaping Priority Area / Regeneration Priority Areas
- Area of Special Advertisement Control (Town and Country Planning (Control of Advertisements) Regulations 1992)
- Unimplemented UDP Site Proposals with Proposal no.
- Unimplemented UDP Highways Improvement/Upgrading with Proposal no. (diagrammatic route)
- Land not in Enfield Borough
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Proposed Submission DMD Policies Map – Key to individual maps
Map 3
Inset Maps
Areas of Archaeological Importance (See Proposed Submission DMD Policy 44)
Groundwater Flood Risk (See Proposed Submission DMD Policy 59)
London Borough of Enfield
Surface Water Flood Risk

Main Rivers

Surface Water Flood Risk
(100 Year with Climate Change)

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Policies map for the Proposed Submission Development Management Document March 2013
Source Protection Zones (See Proposed Submission DMD Policy 70)


SPZ1 – Inner protection zone - Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres. SPZ2 – Outer protection zone - Defined by a 400 day travel time from a point below the water table. The previous methodology gave an option to define SPZ2 as the minimum recharge area required to support 25 per cent of the protected yield. This option is no longer available in defining new SPZs and instead this zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction.

Aquifers are underground layers of water-bearing permeable rock or drift deposits from which ground water can be extracted. A link to this map can be found on the Environment Agency’s webpage. Click here
Existing Tall Building Assessment (See Proposed Submission DMD Policy 43)

Existing Tall Buildings Assessment

KEY

- Inappropriate Location, Inappropriate Building
- Sensitive Location, Inappropriate Building
- Appropriate Location, Inappropriate Building
- Appropriate Location, Appropriate Building

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Policies map for the Proposed Submission Development Management Document March 2013
### Tall Buildings Assessment Key:

| 1. Civic Centre, Enfield                                      | 30. Hastings House              |
| 2. Edmonton Eco Park                                          | 31. Normandy House              |
| 3. Enfield Power Station                                      | 32. Picardy House              |
| 4. North Middlesex University Hospital                       | 33. Burgundy House              |
| 5. Tower Point                                                | 34. Brittany House             |
| 6. Cormorant House                                            | 35. Bliss House                |
| 7. Curlew House                                               | 36. Purcell House              |
| 8. Kestrel House                                              | 37. Jackson House              |
| 9. Merlin House                                               | 38. Swinson House              |
| 11. Shropshire House                                          | 40. Grampian House             |
| 12. Jersey House                                              | 41. Pennine House              |
| 13. Guernsey House                                            | 42. New River House            |
| 15. Herm House                                                | 44. Former BOC Premises Sheds  |
| 16. Ashcombe House                                            | 45. Barnet & Southgate College |
| 17. Tiverton House                                            | 46. The Grange (offices)       |
| 18. Honiton House                                             | 47. South Point House (offices) |
| 20. Dover House                                               | 49. Metro Point (offices)      |
| 21. Telephone Exchange                                        | 50. Cineworld                  |
| 22. Scott House                                               | 51. 44 Watermill Lane          |
| 23. Bridport House                                            | 52. Meridian Way Gasholders    |
| 24. Walbrook House                                            | 53. Glover Drive Gasholder     |
| 25. Walmer House                                              | 54. Coca Cola Bottling Plant   |
| 26. Welch House                                               | 55. Self Storage & Business centre Office Block |
| 27. Keys House                                                | 56. New Southgate Gasholder    |
| 29. Woolpack House                                            | 58. Gainsborough House         |
|                                                         | 59. Curtis House               |
|                                                         | 60. Shepcot House              |
Important Local Views: Longer Distance Views (See Proposed Submission DMD Policy 43)

Important Local Views: Longer Distance Views

Important Local Views: Longer Distance Views Key:

1. Barn Hill
2. King’s Head Hill
3. Mansfield Park
4. Broomfield Park
5. The Ridgeway (A1005)
6. Whitewebbs Lane
7. Rammey Marsh
8. Clay Hill
9. Approach to Enfield Town
10. Ponders End
11. Meridian Water
12. New Southgate
13. Forty Hall