

## MUNICIPAL YEAR 2015/2016 - REPORT NO. 127

### MEETING TITLE AND DATE:

Local Plan Cabinet Sub Committee  
26th November 2015

### REPORT OF:

Director – Regeneration & Environment

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Agenda - Part: 1	Item:
<b>Subject:</b> Draft Ritz Parade Development Brief	
<b>Ward:</b> Bowes	
<b>Key Decision No:</b> KD 4072	
<b>Cabinet Member consulted:</b> Councillors Sitkin, Georgiou and Anderson.	

### 1. EXECUTIVE SUMMARY

- 1.1. This report seeks agreement of the Draft Ritz Parade Development Brief, so that it can be published for public consultation.
- 1.2. Ritz Parade is an opportunity site identified as Site 12: Ritz Parade in the Adopted North Circular Area Action Plan (NCAAP). Bringing forward a Development Brief for Ritz Parade was a commitment in the NCAAP, NC Policy 23.
- 1.3. The objective of the development brief is to provide planning, design and development advice for the Ritz Parade site to help guide future redevelopment proposals as they come forward.

### 2. RECOMMENDATIONS

That the Local Plan Cabinet Sub Committee approve the Draft Ritz Parade Development Brief (Appendix 1) for public consultation.

### **3 BACKGROUND**

- 3.1 The Council adopted the North Circular Area Action Plan in October 2014. The Action Plan identifies 20 opportunity sites for development along the A406 corridor in south-west Enfield. The Plan sets out the Council's requirements for these sites, including details of appropriate uses, indicative assessment of development mix, capacity and housing densities.
- 3.2 Site 12, known locally as Ritz Parade, is the principal parade that sits on the northern side of the North Circular Road (A406) and is designated within the wider Bowes Road Large Local Centre in the adopted Development Management Document (DMD) November 2014.
- 3.3 Over the years, Ritz Parade's commercial viability and physical character has suffered from the blight caused over the indecision of historic road widening plans. The parade was originally earmarked for demolition and previously safeguarded in Transport for London's (TfL's) ownership. In April 2010, Notting Hill Housing Trust (NHHT) acquired the majority of the parade as part of the wider 400 property transfer deal made with TfL.
- 3.4 The parade's overall vitality and viability was further exacerbated by the demolition of units 138 -152 Bowes Road for environmental enhancements and pavement widening to make space for a segregated cycle lane. Public realm enhancements to Ritz Parade have been minimal and the physical barrier of the A406 continues to be a challenge for the parade and wider Local Centre that straddles it. The result is poor provision of neighbourhood facilities.
- 3.5 The purpose of the Draft Development Brief is to provide a clear direction to future investors, including existing freehold and leasehold interests. The Ritz Parade Development Brief, once adopted, will be the Council's formal planning response to on-going developer interest. The adopted brief will be a material consideration in the determination of any future planning applications.

### **4. DRAFT RITZ PARADE DEVELOPMENT BRIEF**

- 4.1 The production of a planning brief is a commitment set out under NC Policy 23: Ritz Parade in the North Circular Area Action Plan; it will serve to provide a planning, design and development advice framework to help guide redevelopment proposals as they come forward.
- 4.2 The adopted NCAAP policy makes clear that the Council would welcome redevelopment of the individual development opportunity sites either side of the parade, or, should the opportunity arise, a more comprehensive redevelopment approach involving the redevelopment of the whole parade. The draft planning

brief identifies scenarios for both partial redevelopment either side of the parade, and a comprehensive redevelopment approach, should the opportunity arise to redevelop the parade and the Assembly Hall building.

- 4.3 In arriving at the two preferred options a number of development scenarios were considered for the site, from low to high level interventions and appraised for financial viability. Options considered the implications of retaining the Assembly Hall building and the Ritz Parade frontage as well as considered more comprehensive options. In all options, the site has been subdivided into five parcels (A,B,C,D,E) to facilitate a phased approach.
- 4.4 All options were considered to have merits in their own right in terms of design and regeneration but had varying levels of viability in the current economic climate.
- 4.5 The draft development brief takes forward two preferred scenarios for consultation, one which provides a framework within which the existing parade and Assembly Hall could be retained, Option A, and one which explores the potential of the site if it came forward for comprehensive redevelopment, Option B.

#### **Option A – The Parade Option**

- 4.6 This is the minimal intervention scenario, which retains the existing Assembly Hall and car park as well as maintaining a continuous retail parade along North Circular Road. 2 to 3 storey terraced houses with a setback along the northern edge and 3 to 4 storey flats along the southern edge of the site. Option A assumes that the Assembly Hall remains in situ and this option could come forward with the existing retail parade being retained or replaced. There is therefore a lower land assembly cost for this option when compared to Option B, the more comprehensive scenario.

#### **Option B – The Court Yard Option**

- 4.7 This is a comprehensive development scenario but housing rather than apartment- led. The delivery of Option B is predicated on the Assembly Hall being demolished and car parking removed. Under this scenario it is assumed that the new resident's car parking can be accommodated at grade, but this would be minimal to accommodate the level of development required.

#### **Next Steps**

- 4.8 The Ritz Parade Development Brief is intended to be prepared in partnership with the local community, landowners and wider stakeholders, such as TfL, Broomfield School, and Ritz Parade Retailers Association. A public consultation

process will be undertaken to inform the final draft to be considered and adopted by the Council later this year.

## **5. ALTERNATIVE OPTIONS CONSIDERED**

- 5.1** The requirement to bring forward a development brief for Ritz Parade is a commitment as set out in the Council's adopted North Circular Area Action Plan and once adopted it will form part of Enfield's Local Plan as supplementary guidance. Several development scenarios have been considered upon arriving at the two preferred options, all other options have been discounted on account of development viability.

## **6 REASONS FOR RECOMMENDATIONS**

- 6.1** The production of a detailed development brief for this site is a commitment set out under NC Policy 23: Ritz Parade in the North Circular Area Action Plan; it will serve to aid the delivery and implementation of this key site in consultation with the wider community.

## **7 COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS**

### **7.1 Financial Implications**

The cost of bringing forward a development brief for Ritz Parade has been made in the Local Plan Reserve.

Any future proposals arising with cost implications would need to be subject to separate reports and full financial appraisal.

### **7.2 Legal Implications**

Part 2 of the Planning and Compulsory Purchase Act 2004 includes provision for local planning authorities to prepare a Local Plan.

The Local Plan is part of the formal policy framework (Development Plan) against which planning decisions are taken. Once adopted, the Ritz Parade Development Brief will become a Supplementary Planning Document which will form part of Enfield's development framework.

Consultation is required as part of the process for preparing a Local Plan document. It is also necessary to consider any comments before a local planning authority can adopt such a document. This report seeks authority to proceed with issuing the document for consultation.

The recommendations contained within this report are in accordance with the Council's obligations and duties.

## **8 KEY RISKS**

Timely completion of the development brief is critical to underpin and help deliver the Council's regeneration programme and ensure that development decisions in the borough are plan led.

The risk of not preparing a development brief for this key regeneration site may lead to inappropriate development coming forward; this would undermine the delivery and implementation of the North Circular Area Action Plan.

## **9 IMPACT ON COUNCIL PRIORITIES**

### **9.1 Fairness for All**

The North Circular AAP is an important tool in tackling inequalities in south-west Enfield. The Ritz Parade Development Brief will support the delivery of the Area Action Plan by ensuring investment, regeneration and in turn employment as well as a range of community facilities are delivered on this key site.

### **9.2 Growth and Sustainability**

The development brief will provide a positive framework for attracting investment and managing the delivery of development on this site.

### **9.3 Strong Communities**

The involvement of the local community in the preparation of the Brief and its implementation will strengthen existing communities and ensure that future development contributes to the environmental, social and economic benefits to the area.

## **10. EQUALITIES IMPACT IMPLICATIONS**

An Equalities Impact Assessment has been undertaken to support the preparation of the North Circular Area Action Plan. The Ritz Parade Development Brief will sit as a supplementary document to this higher tier Local Plan document.

Further equalities Impact Assessments may be necessary following the consultation as future options are considered.

## **11. PERFORMANCE MANAGEMENT IMPLICATIONS**

Completion of the Ritz Parade Development Brief will enable the Council to make informed planning decisions on future development proposals. The Council's Business Plan 2011/14 identifies this project, (via the North Circular Area Action Plan), in seeking to meet the objective of improved quality of life for residents through regeneration of priority areas.

## **12. PUBLIC HEALTH IMPLICATIONS**

Ritz Parade has the potential to act as a community hub by providing everyday convenience and support services. The adoption of a development brief for Ritz Parade to guide future development opportunities should have a positive impact upon general health and well-being in terms of improving the environment and facilitating a more vibrant place that can fulfil the day to day community needs of local people. If the development can encourage social interaction, incidental physical activity and provide retail it will benefit health in the area.

### **Background Papers**

None