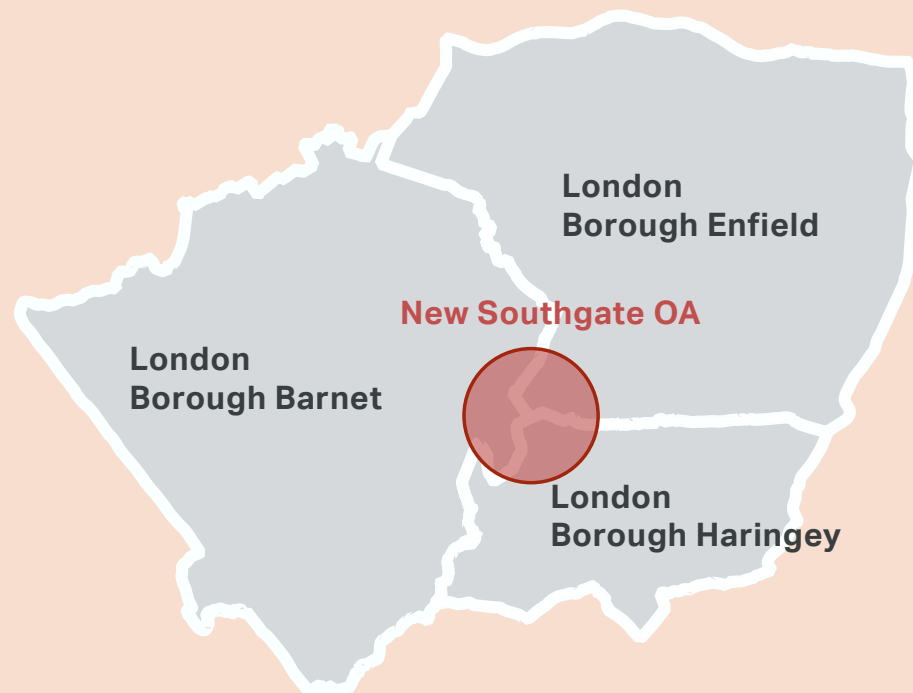


Opportunity Area Portrait

New Southgate



Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.



Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

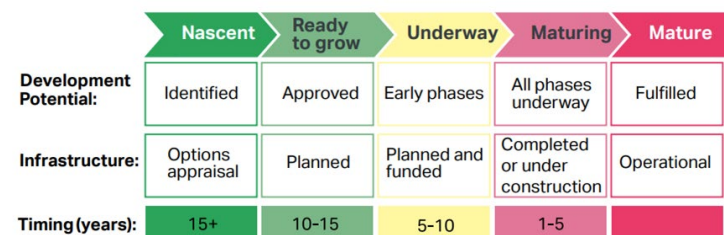
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram



Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction

Contents

Context

Key info

Transport
and
connectivity

Delivery of
homes

SHLAA 2017

Site
allocations

Development
activity 2021
and 2024

Jobs

Town Centre
and High
Streets

Industrial
Land

Place
strategies*

Moving
forward

* This section refers to existing/ emerging strategies for the OA.

New Southgate Context

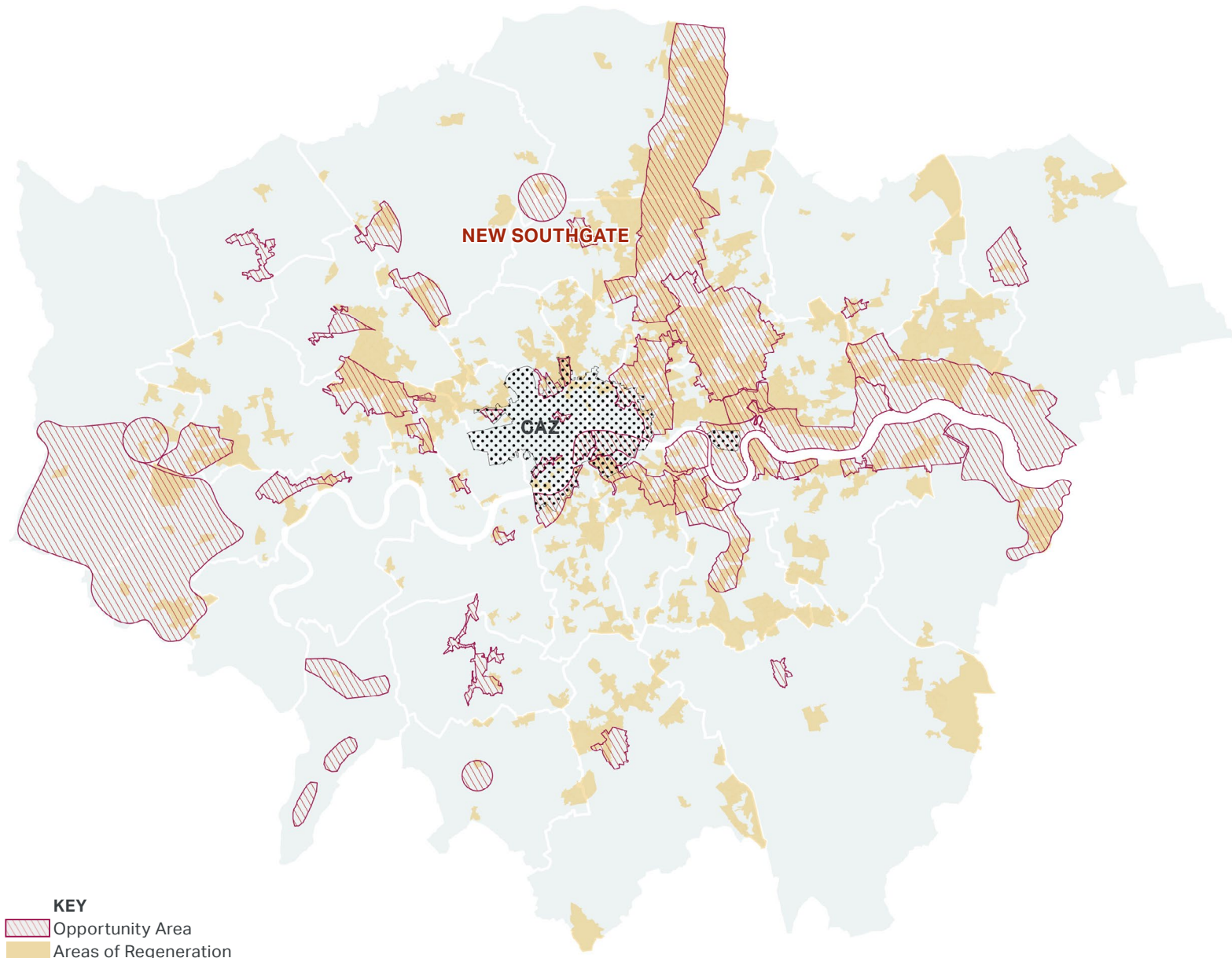
OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

New Southgate sits in Outer London.

Areas of Regeneration

The OA overlaps with some areas of regeneration (Enfield).

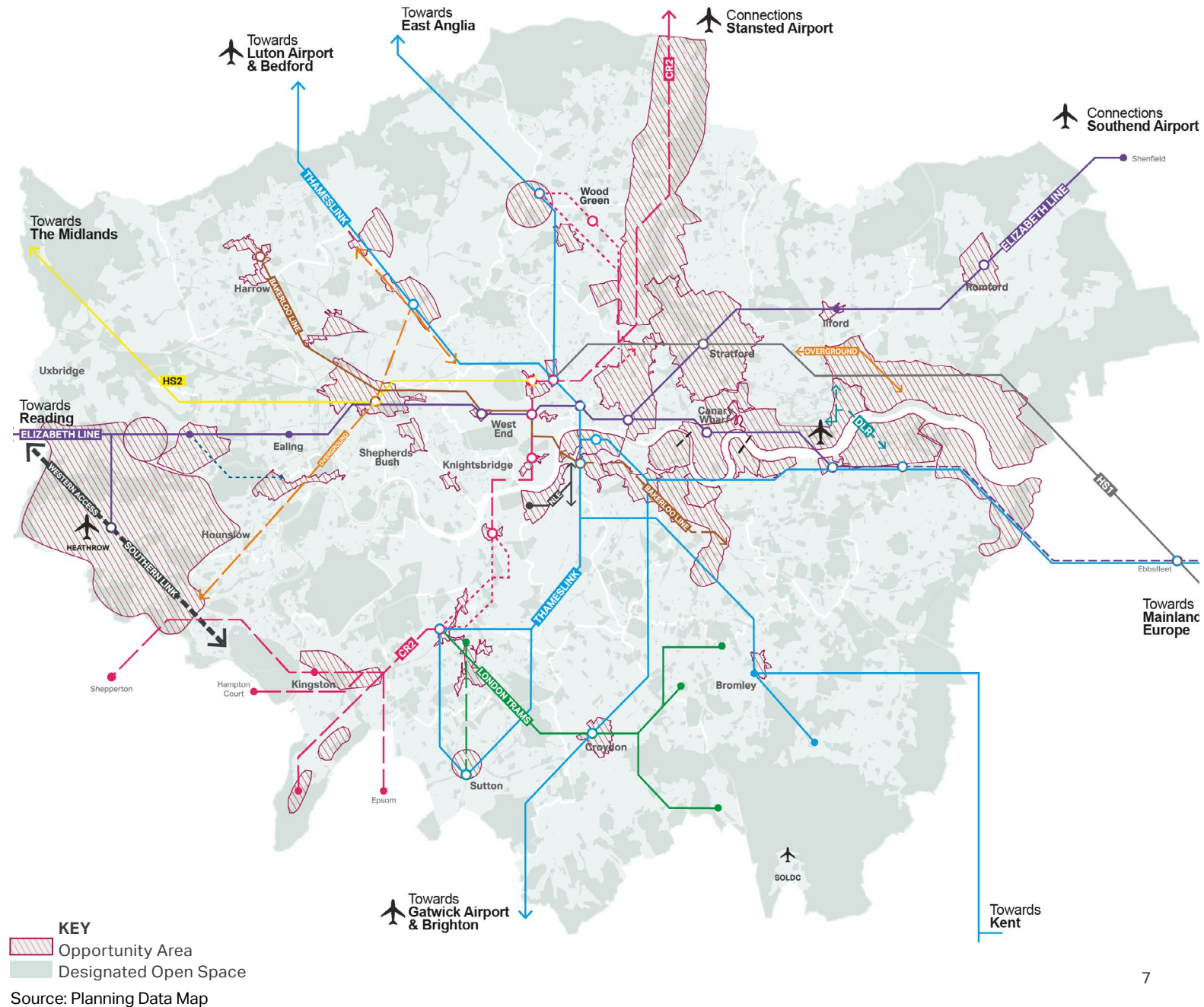


Source: Areas of Regeneration as per London Plan 2021

New Southgate Context

Transport and Growth Corridors

- Potential delivery timescales for Crossrail 2 (a major new line connecting south west London to north east London) are now beyond 2040.



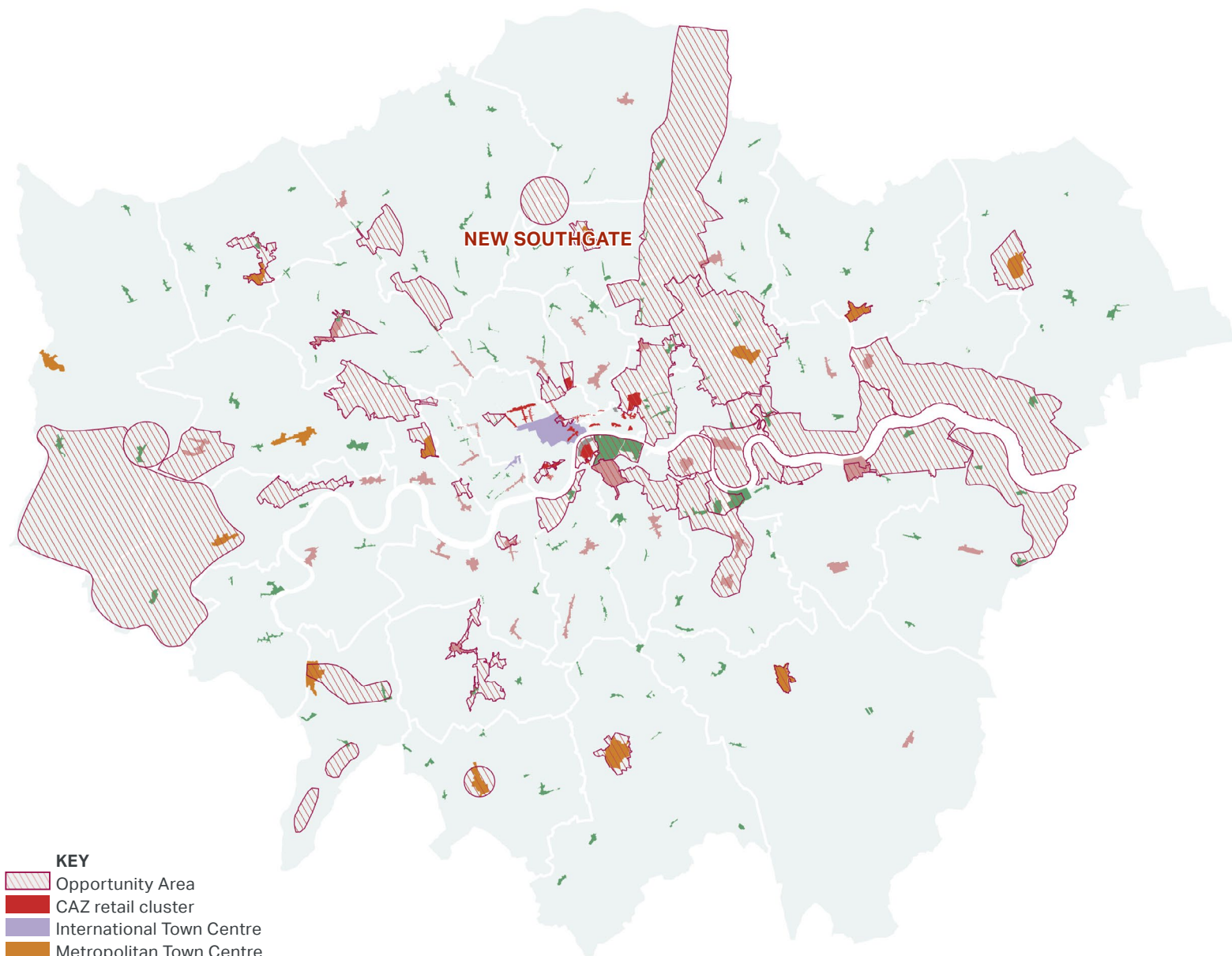
New Southgate

Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

Not relevant for this OA, but sets the wider context and relationships between town centre network and OAs.



KEY

- Opportunity Area
- CAZ retail cluster
- International Town Centre
- Metropolitan Town Centre
- Major Town Centre
- District Town Centre

Source: Planning Data Map

New Southgate

Key info

London Plan Designation Year

2004 2008 2011 2016 **2021**

Borough

LB Enfield, LB Barnet, LB Haringey

Area



OA specific plans

The OA does not have an adopted boundary.

Local Plan status

Enfield(Examination in public), Haringey (Early engagement), Barnet (Adopted)

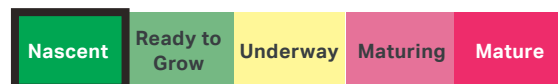
Growth Corridor

Crossrail 2 - North (Eastern branch)

Housing Delivery Test 2023

Enfield (Buffer)

OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

KEY

Opportunity Area (indicative circle, as boundary is not defined)

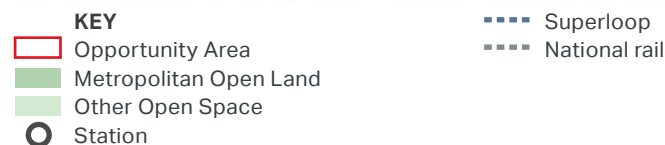
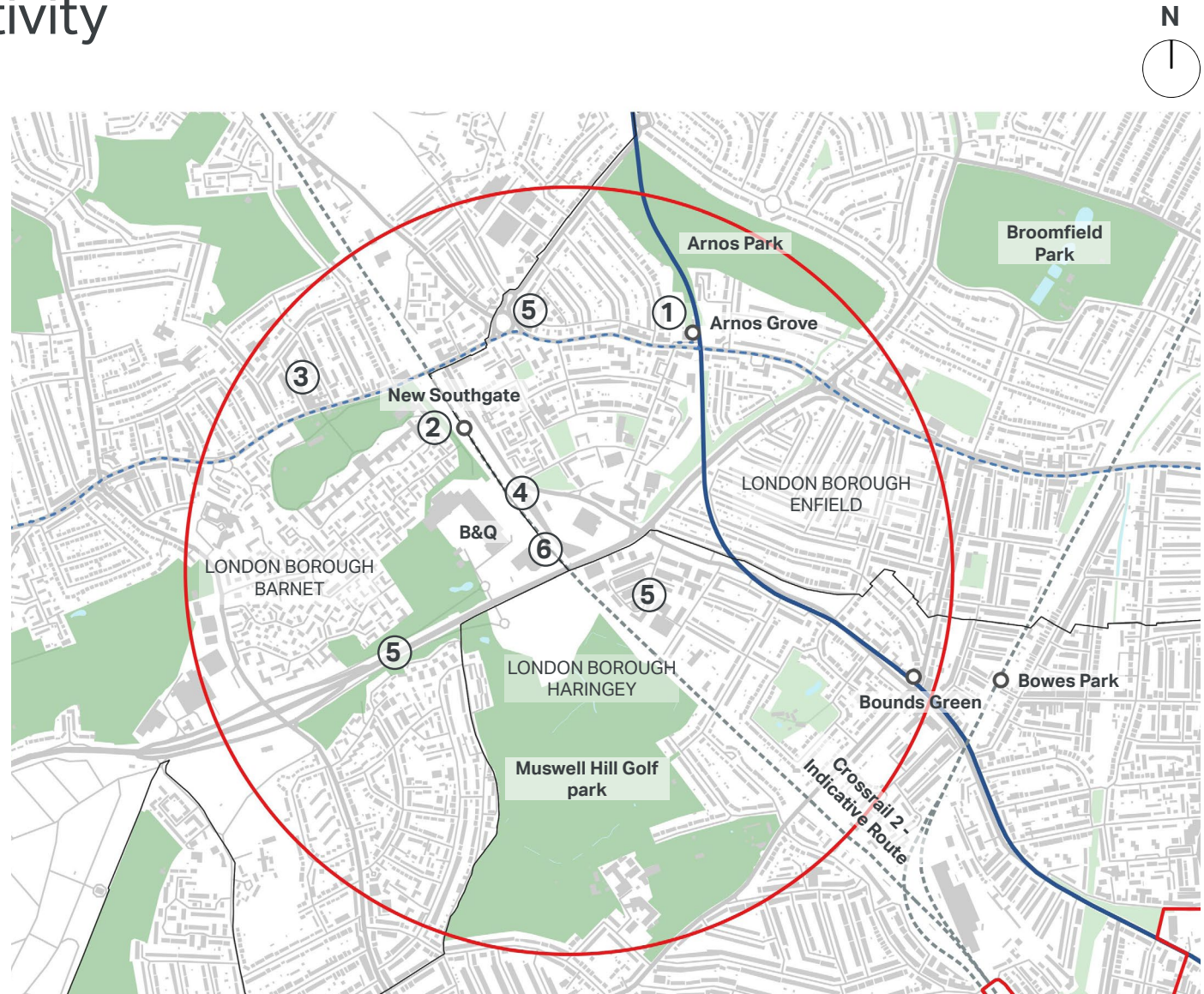
New Southgate

Transport and connectivity

- ① Arnos Grove station key link to central London.
- ② New Southgate has less footfall and less frequent connections.
- ③ SL1 - Superloop - North Finchley - New Southgate runs through the OA, whilst other buses serve more local and east/west connections. Minimal bus coverage to south west.
- ④ The OA sits in the Crossrail 2 - North growth corridor (Crossrail 2 eastern branch), with a potential new station planned in New Southgate.
 - Crossrail 2 is unfunded/paused.
 - TfL identifying it as an OA where transport is holding back development.
- ⑤ Severance issues from major roads and rail impede local connectivity.
- ⑥ There are minimal pedestrian friendly crossings of road and rail infrastructure.



New Southgate station. Source: Google Earth



New Southgate

Delivery of homes

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity

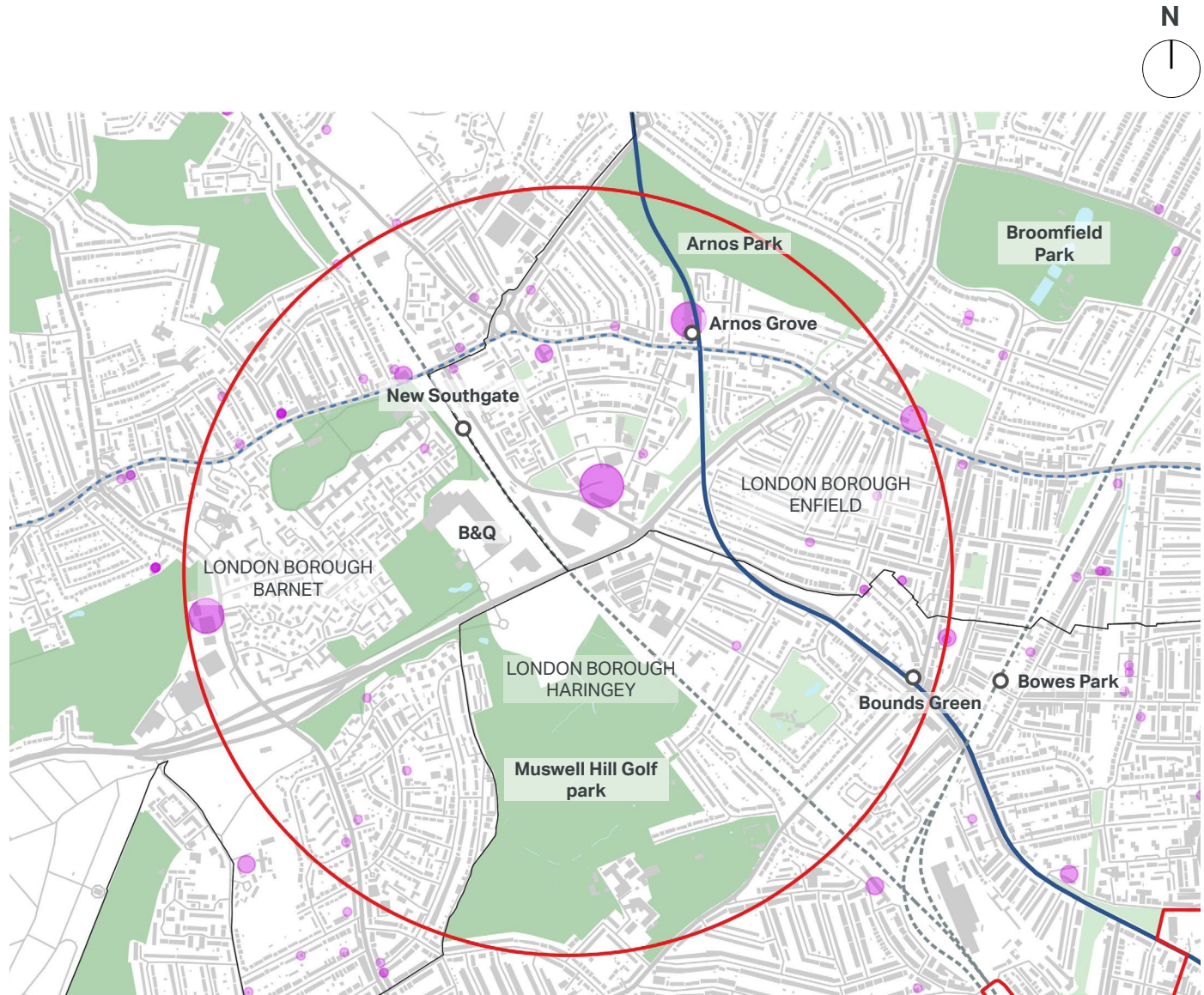
22 yr **2,500**

10 yr 464

Completed 77

Pipeline 504

Completions and current pipeline account for less than 24 per cent of the indicative homes capacity by 2041. There seems to be little/ almost no activity within the indicative boundary of the OA.



KEY
 Opportunity Area
 Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

** [Residential Pipeline in 2023/2024](#)

New Southgate

SHLAA 2017: Approvals and Allocations

- ① Very few sites identified on the Enfield side of the OA.



KEY

- Opportunity Area
- Approvals and Allocations (SHLAA, 2017)

New Southgate

Site allocations: Emerging local plans

- Since SHLAA 2017, progress has been made in terms of plan making in the OA.
- Enfield and Barnet are in the latest stages of plan making (examination in public). New Southgate station has been identified as a broad location for growth dependent on delivery of major public infrastructure.
- The diagram shows the emerging site allocations:

- ① Former Gasholder, New Southgate: 182 homes, 371sqm. non residential floorspace.
- ② Aldi, New Southgate (Formerly Homebase): 203 homes and non - residential reprovision.
- ③ Ladderswood Estate: 107 homes, 1,554 sqm. non residential floorspace.
- ④ Arnos Grove Station Car Park: 162 homes, 84 sqm. non residential floorspace.
- ⑤ Coppice Wood Lodge, 10 Grove Road, Southgate: 45 homes.
- ⑥ Very few allocated sites for development on the Barnet and Haringey parts of the OA, i.e. Tesco Coppetts Centre (Major Thoroughfares) with 397 homes.



KEY
 [Red Outline] Opportunity Area
 [Blue Area] Emerging site allocations

New Southgate

Development activity 2021



Source: vu.city

KEY	
■	Consented
■	Under construction
■	Completed




New Southgate

Development activity 2024

- ① Very little activity.
- ② Ladderswood Estate:
The comprehensive redevelopment of the site is underway with phases 1, 2 and 3 having been completed, phase 4 (due to be completed by 2024). This forms part of the New Southgate masterplan that was approved in 2011.

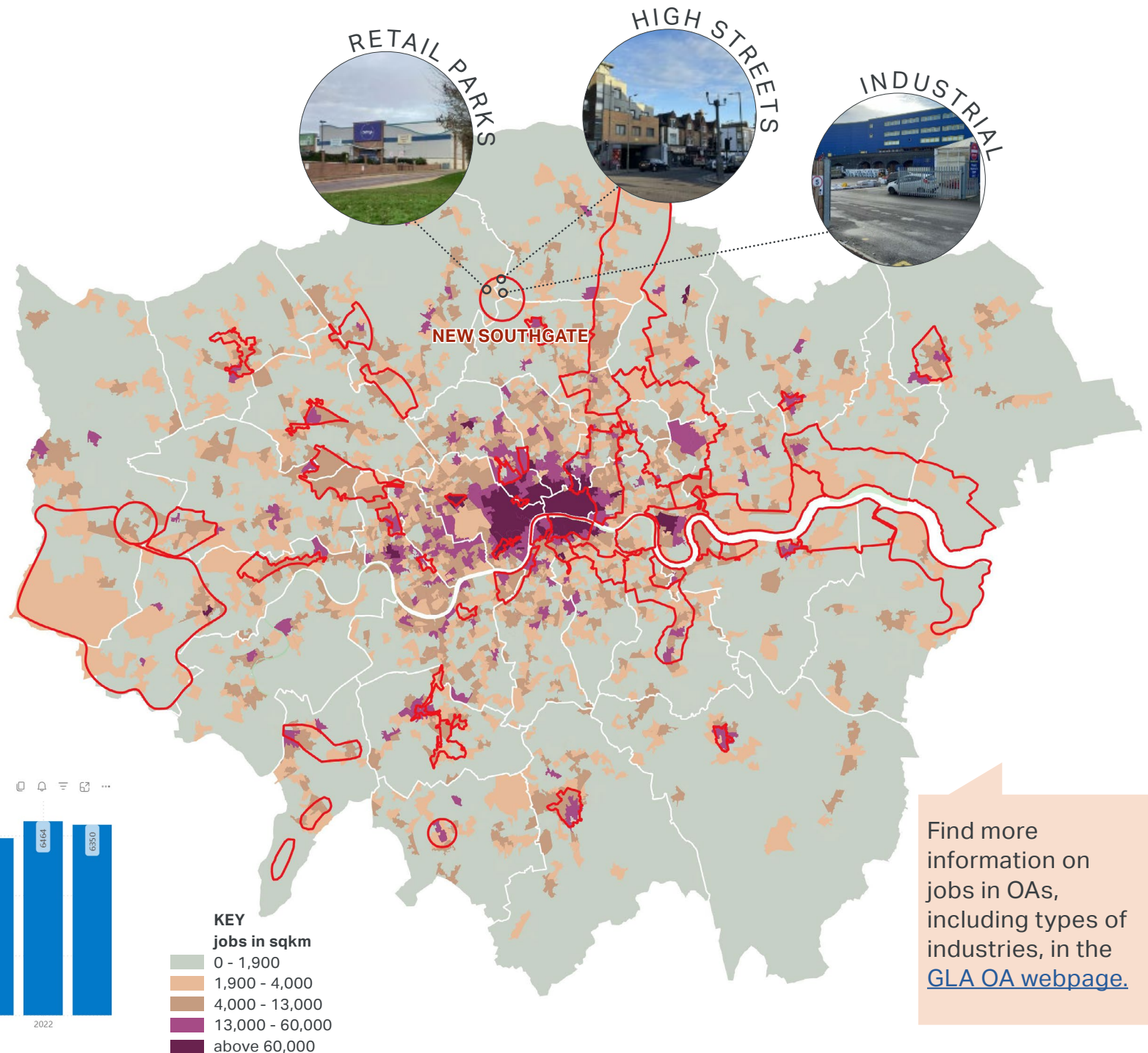


Source: vu.city

KEY	
	Consented
	Under construction
	Completed

New Southgate Jobs

- The diagram shows low job densities in the OA.
- New Southgate had 6,350 jobs in 2023, placing in in the lowest quantile across all London OAs based on the number of jobs.

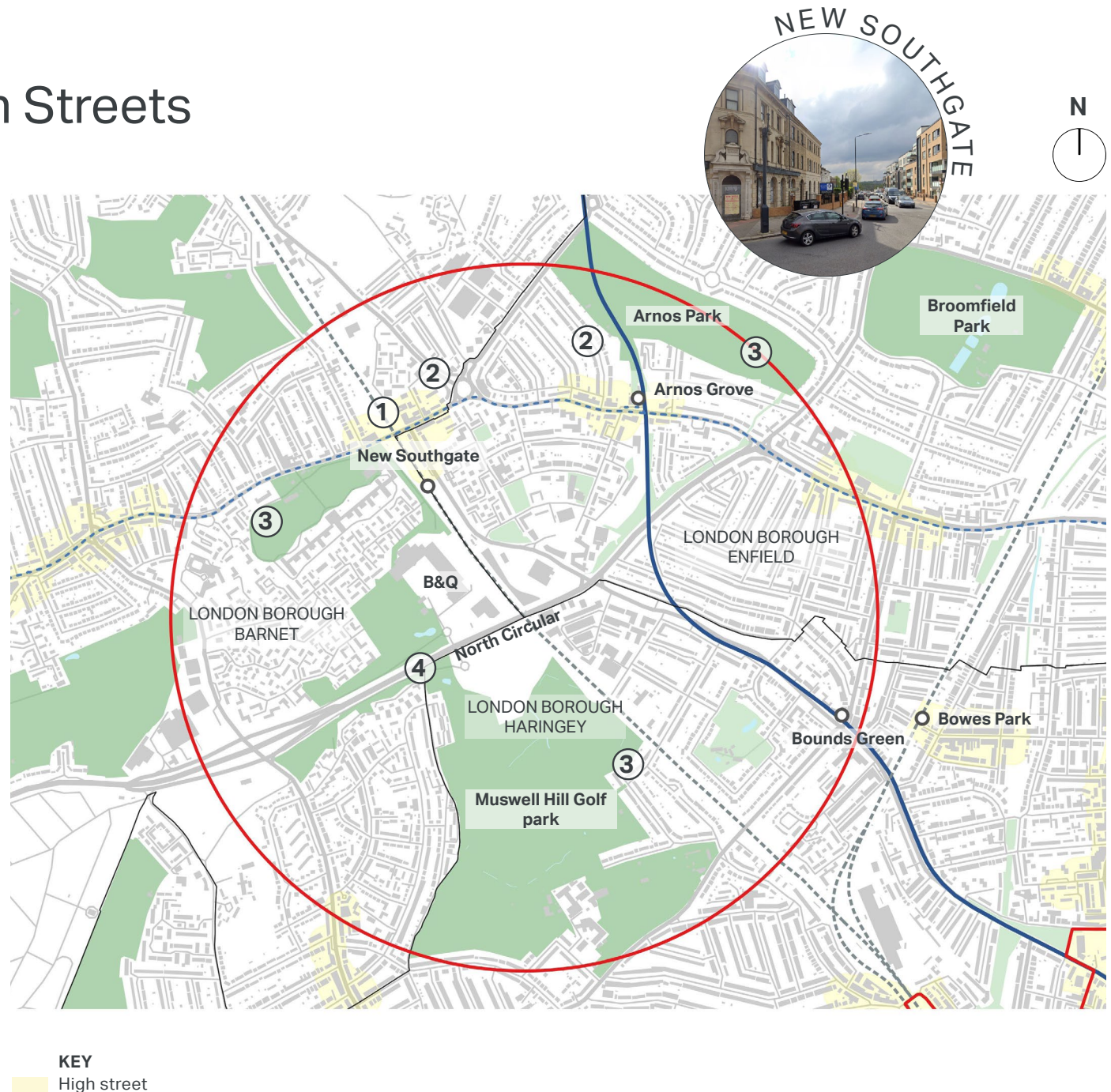


Source: Census, Business Register

New Southgate

Town Centres and High Streets

- ① Emerging local plans promote intensification around town centres and transport nodes. The OA contains a series of high streets along the North Circular (along the Superloop).
- Enfield published a [placemaking vision](#) to support the development of the local plan. New Southgate is one of the 11 neighbourhoods/ areas outline in the plan. (See following page). The placemaking vision highlights some opportunities and challenges:
 - ② The shopping areas at New Southgate and Arnos Grove stations will undergo revitalisation, welcoming new developments and creating more attractive shopping and station environments.
 - ③ Improved connection on foot and by bike to green spaces.
 - ④ Collaboration with Haringey and Barnet Councils to secure cross-borough funding for early activation of empty spaces to reach across boundaries and build a sense of place.



New Southgate

Place strategies

- There is no adopted boundary and planning framework for the OA.
- As mentioned in the LB Barnet Local Plan, the borough is working with the GLA, LB Enfield and LB Haringey to produce a joint strategy for the growth area.
- LB Enfield identified a placemaking vision and challenges for New Southgate to support the local plan development.

7. New Southgate

Placemaking vision

New Southgate will become a new enhanced gateway to the Borough, boasting connections to Enfield and adjacent neighbourhoods in adjoining boroughs. The area will have enhanced connectivity with the surroundings by foot, with improved connections provided over existing road and rail barriers. It will offer an exemplary quality development on its western edge with housing alongside modern commercial space and enhanced community facilities. Throughout the neighbourhood, a network of connected pocket parks will be interspersed around the area, ensuring that green spaces punctuate and permeate the neighbourhood, with improved access to the larger green spaces on the area's boundaries. The shopping areas at New Southgate and Arnos Grove stations will undergo revitalisation, welcoming new developments and creating more attractive shopping and station environments.

Placemaking challenge

Ensuring through cross-borough working with the London Borough of Barnet and London Borough of Haringey that New Southgate emerges as a cohesive place with a strong, authentic identity and a range of offers.

Understanding the existing community's sense of place at this edge of the borough, and building on that within the changing shape of the place.

Helping the local community connect to and utilise the beautiful local green spaces and quiet routes which bring together the community.

Collaboration with Haringey and Brent Councils to secure cross-borough funding for early activation of empty spaces to reach across boundaries and build a sense of place.

Enfield Place Shaping Framework

A vision for Enfield



journeys
& places

ENFIELD
Council

Enfield Place Shaping Framework

19

ENFIELD
Council

New Southgate

Protected Industrial Land

- Protected industrial land in the OA (mostly in Haringey) (accounts for 4.22 per cent of the total OA area).
- The OA only includes Locally Significant Industrial Sites (LSIS).

① The [North London Waste Plan](#) identifies the site as a priority area for New Waste Management facilities.

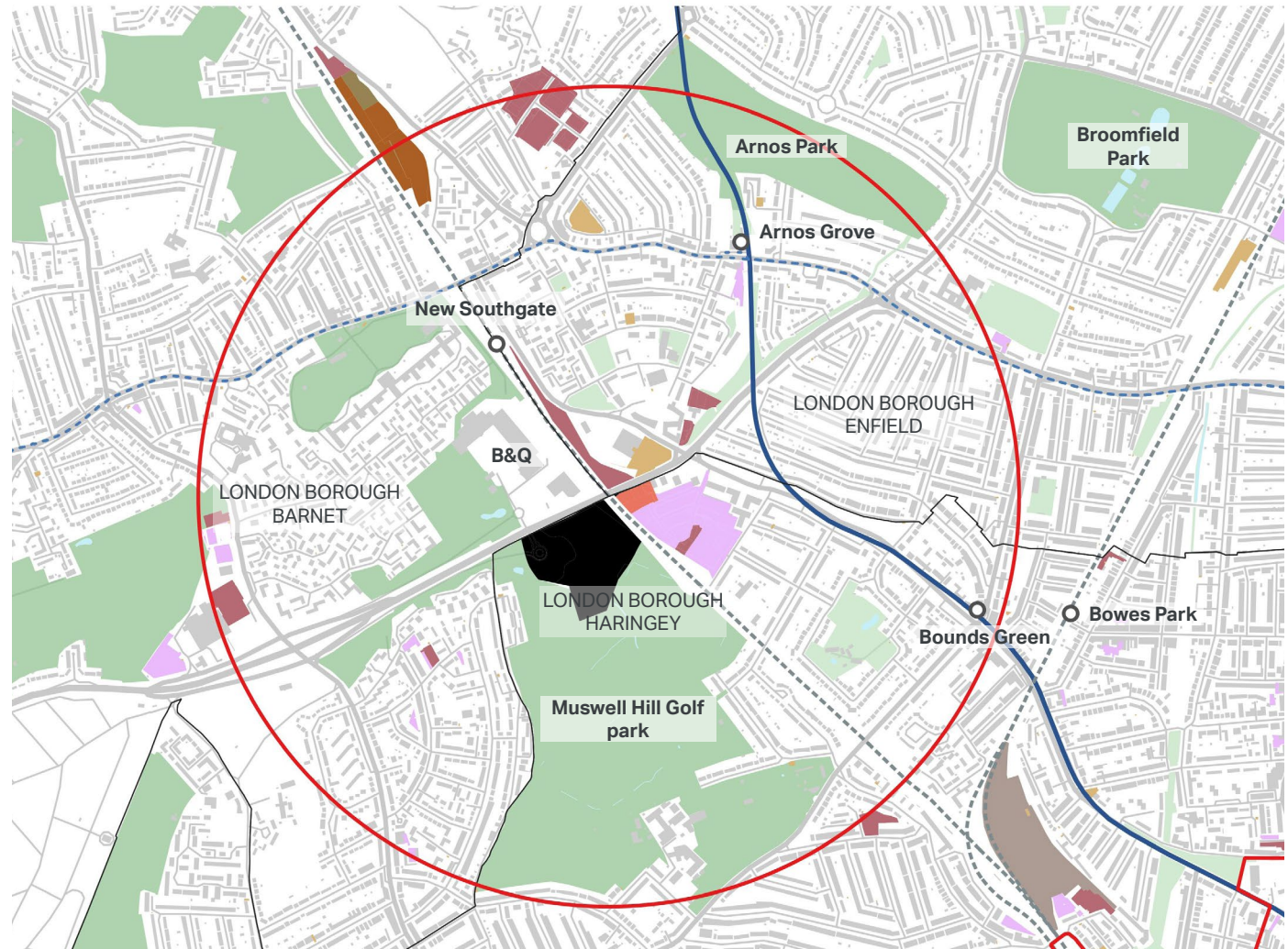


Source: [Planning Data Map](#)

KEY
LSIS

New Southgate

Industrial land: Types of uses



Source: OSNGB, City Intelligence Unit (GLA)

KEY

- General Industry
- Land for rail
- Open storage
- Self storage
- Utilities
- Vacant industrial land
- Warehouse
- Waste management and recycling

New Southgate

Land uses

- ① Predominantly residential context.
- ② Variety of use generally in Enfield side.
- ③ Little leisure/health use.
- ④ Significant retail and light industrial employment floorspace.
- ⑤ Some existing heritage assets, i.e. Friern Hospital.
- ⑥ Significant amount of open space, but many are poor quality and have poor access

KEY

	Opportunity Area
	Attraction or Activity
	Commercial Activity: Distribution or Storage
	Commercial Activity: Business site
	Commercial Activity: Other
	Commercial Activity: Retail
	Community Services: Emergency
	Community Services: Other
	Community Services: Funerary
	Community Services: Religious Worship
	Construction
	Education & Culture
	Government Services
	Medical or Health Care
	Mixed Use
	Residential Accommodation
	Sports Attraction or Facility
	Temporary or Holiday Accommodation
	Transport: Rail
	Transport: Road, Track or Path
	Unknown Use
	Utility or Environmental Protection



Source: OSNGB, City Intelligence Unit (GLA)

New Southgate

Moving forward

- **To date the delivery of homes has been slow**, with the OA meeting below 24 per cent of its indicative capacity as per London Plan 2021. (Please note that Crossrail 2 was not factored in the indicative capacities).
- **Uncertainty over Crossrail 2 limits scale of potential development.** With the lack of Crossrail 2 and with the current development trends in the OA (indicative capacity from emerging site allocations is less than 1,500 new homes), the case for it to be designated as an OA seems weak, when compared to other OAs in London.
- **There seem to be few easily developable sites in the OA.** Beyond the lack of major transport infrastructure improvements, challenges include ownership, flooding risk, local connectivity severance, and higher retail land values.
- New Southgate has an indicative OA boundary extending across three boroughs with agendas that are supporting growth. Barnet, Enfield and Haringey are encouraged to **continue coordinating as part of this growth area**, adopting a joined up master plan approach.
- **New Southgate has no dominant character**, but it is a patchwork of different characters. This includes large swathes of suburban residential development, and large areas of industrial/box character which adds to the fragmentation of the area.
- **Opportunities for the GLA to support delivery and placemaking in the OA could be explored through the Place Unit.** This may include opportunities to improve connectivity of disparate areas through green routes and active travel, support housing delivery and improved supporting social infrastructure.

Proposition

- OA to be de-designated. Potential for a future OA dependent on Crossrail 2 progress.
- Cross-borough collaboration to ensure a joined up approach to the growth area.
- Potential to improve local connectivity, and mitigate high levels of severance.



Source: LB Enfield