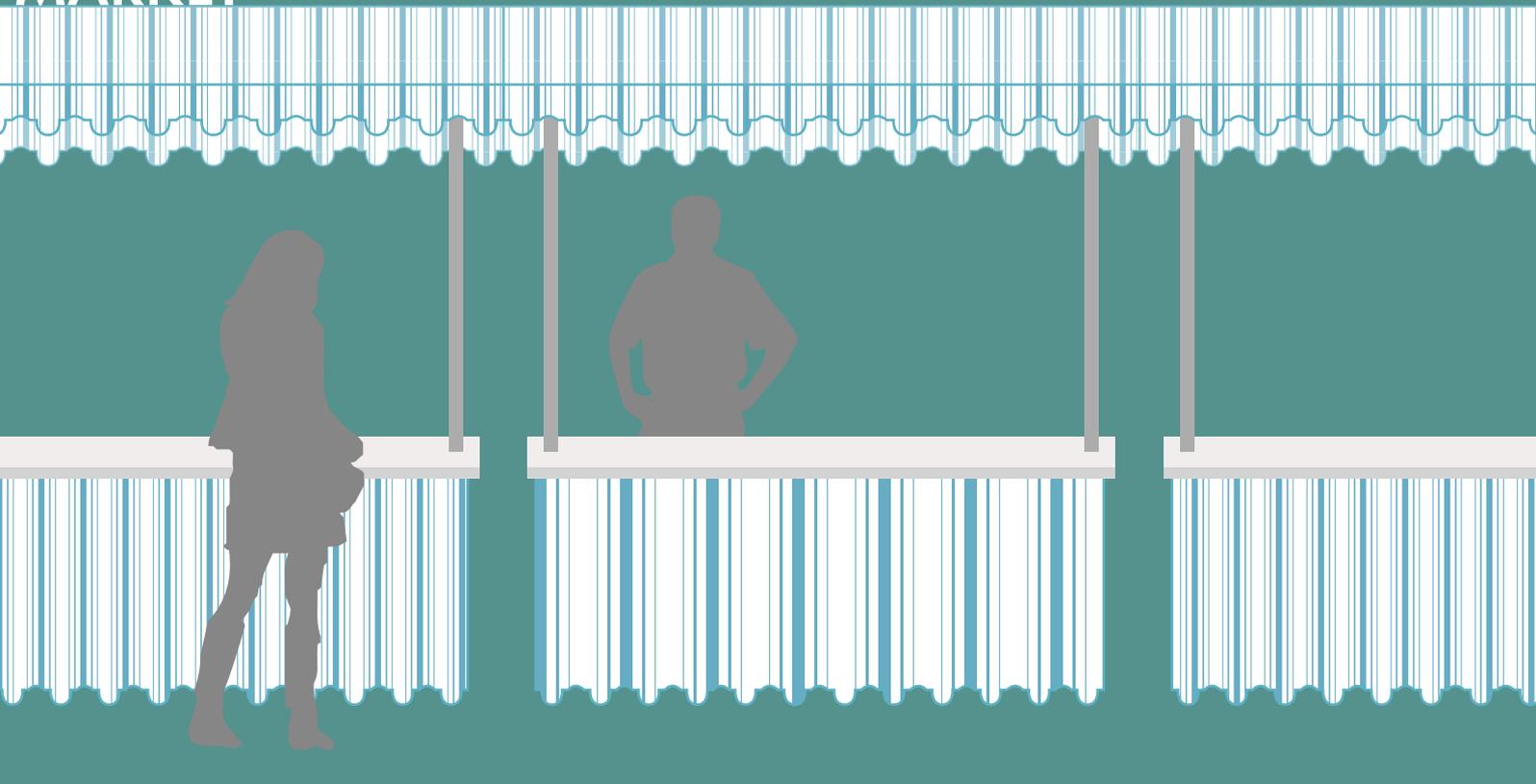


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7 Planning for vibrant town centres

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A diverse mix of land uses within the town centres is supported

Digitalisation of our town centres is supported

There needs to be an evening/night time economy
Arts and cultural activities within the town centres are supported

What respondents said about town centres as part of the 2015 Consultation and Enfield Conversation

The town centre offer needs to be improved to make them more as places and destinations

There are too many empty shops in the town centres

There is a need for more vibrancy and vitality within the town centres



7 Planning for vibrant town centres

7.1 Enfield's town centres

Locations and impacts of town centres

7.1.1 Enfield has designated a town centre hierarchy as set out in the Core Strategy, which focuses town centre uses that generate high footfall in accessible locations for those working, living in and visiting the area. The town centre hierarchy focuses town centre uses into five principle locations:

- Major centre;
- District centres;
- Large and small local centres; and
- Local parades.

The town centre hierarchy is shown overleaf as Figure 7.1



Town centre hierarchy

7.1.2 Enfield Town will be promoted as the borough's main town centre for comparison shopping and a diverse mix of other retail, business, evening, leisure and community activities and significant residential growth. Accordingly, the majority of the retail growth is proposed to be located in Enfield Town and the Council will support development that improves the vitality and viability of the centre.

7.1.3 District Centres have a more localised role and are intended to complement Enfield Town, by providing reasonably sized facilities for main and bulk convenience food shopping and a reasonable range of comparison shopping facilities. The district centres are: Angel Edmonton, Edmonton Green, Southgate and Palmers Green. Each centre has its own characteristics we can enhance and celebrate.

7.1.4 New Local Plan policies will seek to provide further shopping and leisure uses at an appropriate scale to meet locally generated needs.

7.1.5 In key local centres the aim to is to ensure a greater variety of uses than in local parades. However, in both types i.e. large and small, the Council's approach will seek to retain a predominance of shopping over other uses in the first instance. These centres can help contribute towards the identified estimated need for further comparison and convenience retail floorspace to meet the needs of the local population and will continue to be supported.

7.1.6 In local parades, where shops and premises have been vacant for a long time, there will be more flexibility and possible alternative uses. These could include: small offices, health facilities and other A Class uses.

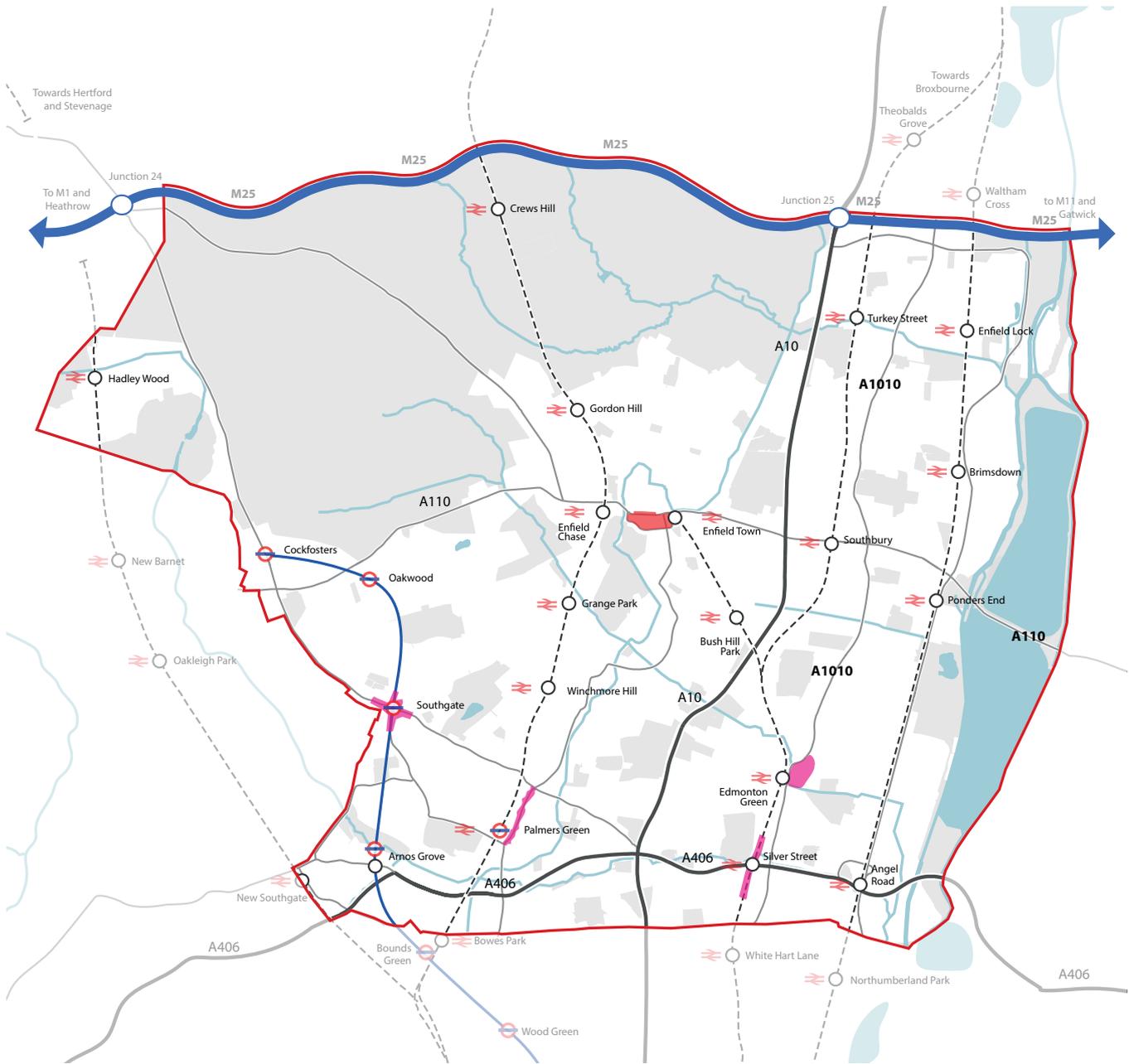


Figure 7.1: Map showing Enfield's town centres

Key

- Enfield borough boundary
- Railway
- Piccadilly line
- Main routes
- Open space
- Waterbody
- National Rail station
- London Underground station
- Major Town Centre
- District Centre

- 7.1.7 The Council endorses the town centre first approach to the development of new town centre uses, as a central component to maintaining the character of successful and diverse centres and optimising accessibility to these uses. However, the Council recognises the need for flexibility to meet changing needs.
- 7.1.8 It may be appropriate for edge or out of centre town centre uses to help meet the area’s town centre use needs over the next 20 years. This could also include the potential need for temporary or meanwhile space to serve needs in early phases and town centre uses needed to support the construction community, associated with the construction of large schemes in the borough, such as Meridian Water. Where proposals for town centre uses are located outside of a designated centre, the Council will expect the applicant to demonstrate a sequential approach to site selection, focussing uses firstly on the edge of designated town centres.

7.1.9 In terms of small scale walk-to town centre uses, the Council recognises that these uses can help businesses in Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) in the borough that may wish to sell their produce on their premises to cater for the needs of workers and help to improve the character and vibrancy of the area. Proposals for this sort of operation will therefore generally be supported but will need to ensure that any negative impacts on the transport network are minimised and that they do not have a detrimental impact on the vitality and viability of designated town centres. Any such uses should be small-scale and be in accordance with the London Plan.

Table 7.1: Hierarchy of town centres

Status	Centre		Status	Centre		
Major Town Centre	Enfield Town		Small Local Centre	Aldermans Hill	Amos Grove	Bush Hill Parade
District Centre	Angel Edmonton	Edmonton Green		Cambridge Circus	Freezywater	Hertford Road South
	Palmers Green	Southgate		Main Avenue	New Southgate	Silver Street
Large Local Centre	Baker Street	Hertford Road Central		Windmill Hill		
	Bowes Road	Oakwood	Local Parades	Barrowell Green	Brimsdown	Bullsmoor
	Bush Hill Park	Ordnance Road		Bury Street West	Carterhatch Lane	Chaseville Park Road
	Meridian Water	Ponders End		Durants Road	Dysons Road	Empire Parade
	Chase Side	Winchmore Hill		Enfield Island Village	Enfield Lock	Enfield Road/Linkside
	Cockfosters	including: Broadway, Green and Green Dragon		Firs Lane	Green Street	Hadley Wood
	Enfield Highway			Hazelbury Road	Hertford Road North	Hoppers Road
	Enfield Wash			Huxley Parade	Kempe Road	Mottingham Road
	Green Lanes			Nightingale Road	Percival Road	South Street
		Southbury Road		Southbury Road/Kingsway	Southgate Green	
		The Grangeway	Town Road	Victoria Road		
		Westerham Road	Whittington Road	Winchester Road		

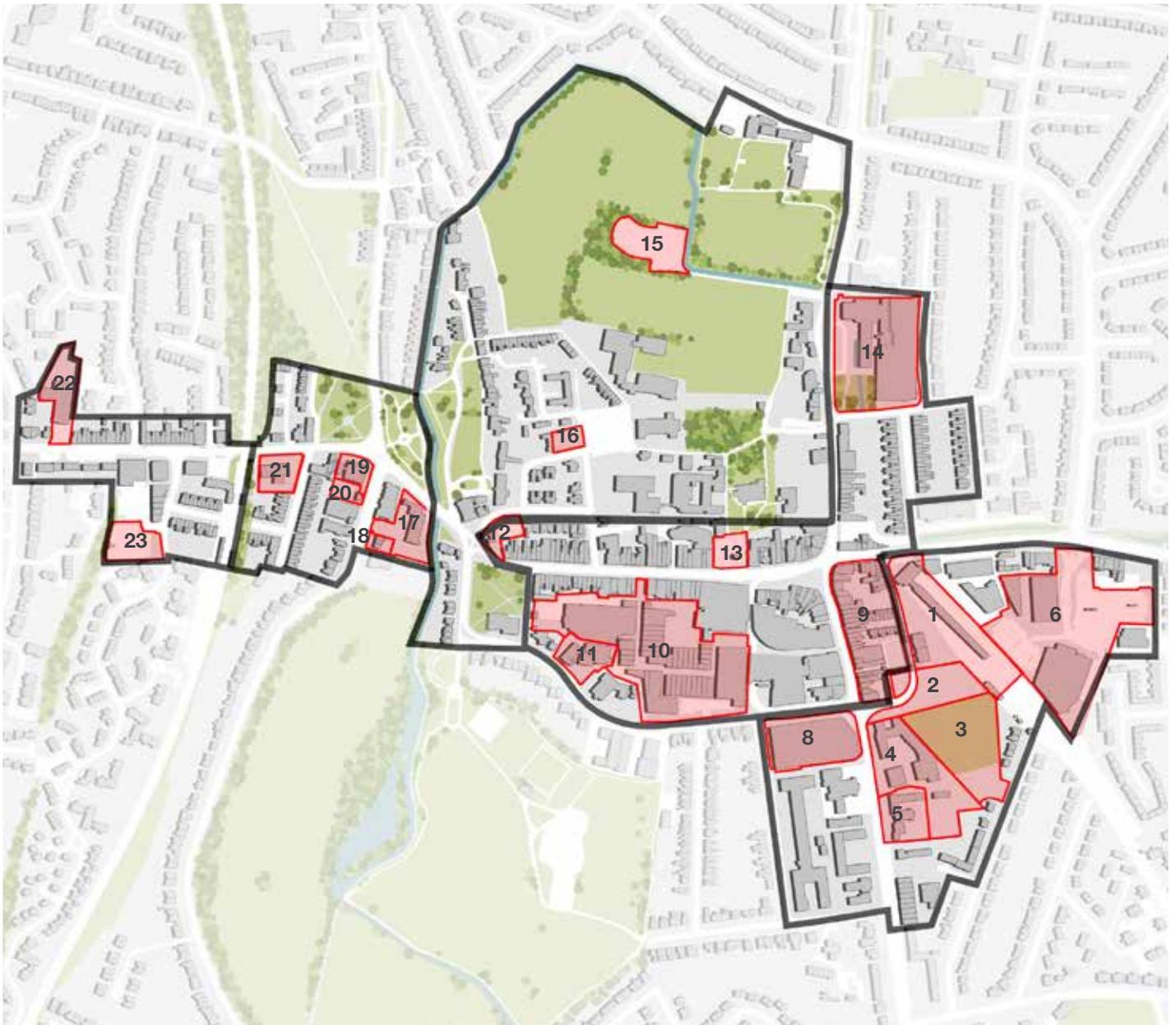


Figure 7.2: Development opportunity sites within the Enfield Town masterplan (2018)

Enfield Town

- 1. Enfield Town Station
- 2. Genotin Road Car Park
- 3. St Anne’s School playing fields
- 4. St Anne’s School
- 5. 52 London Road
- 6. Tesco and Royal Mail
- 7. Genotin Road corner
- 8. Dugdale Centre

Core Centre

- 9. London Road Island
- 10. Palace Gardens Shopping Centre
- 11. BT Exchange, Cecil Road
- 12. Little Park Gardens Bus Station
- 13. Market Place
- 14. Civic Centre

Centre North

- 15. Portcullis Lodge
- 16. Chapel Street / Little Park Gardens Centre West
- 17. Metaswitch
- 18. Old Park Avenue
- 19. Magistrate’s Court Building
- 20. Land to the rear of the Magistrate’s Court
- 21. Ross House

Enfield Chase

- 22. Auto 2000
- 23. Gladbeck Way Car Park

- 7.1.10 Impact assessments are a national requirement for retail, leisure and office schemes outside of designated town centres. This should address the requirements of the NPPF and its associated National Planning Practice Guidance (NPPG), specifically, ensuring that the scale of the development is appropriate within the wider hierarchy of centres. Where necessary, impact assessments will need to take into account the cumulative effect of permissions. The assessment will assess the likelihood of a significant adverse impact on the investment within existing centres, and on their vitality and viability, taking into account the health of the existing centres.
- 7.1.11 Any mitigation being proposed by the applicant should be set out clearly. The approach set out in this section of the Plan is in line with the aims set out in the Corporate Plan to develop vibrant town centres.
- 7.1.12 The Council has adopted a Masterplan Framework for Enfield Town in 2018. This is focused on 'place based' regeneration including improved accessibility, safe, functional and attractive public realm as well as working to attract a diverse mix of land uses aimed at promoting a strong, successful, vibrant and viable town centre. Figure 7.2, to the left shows key sites in meeting this objective, as well as providing new housing are clustered around five core areas including:
- The area around Enfield Town station;
 - The core centre area;
 - The area to the north;
 - The area to the west; and
 - The area around Enfield Chase.
- 7.1.13 Consequently, the Masterplan Framework will be a material consideration when considering planning applications.



TC1 Draft policy approach: Town centres

To support, complement and avoid the significant impacts to the role and function of the borough's town centres, proposals for town centre uses will be supported:

- a) In Enfield's designated town centres, as identified on Figure 7.1 and table 7.1;
- b) Outside of designated centres within the emerging growth and investment areas, as identified in Chapter 2;
- c) On the edge of or outside of designated centres where the sequential approach to site identification has been applied, in accordance with the NPPF sequential test, except for areas in Strategic Industrial Locations (SIL), where town centre uses will only be supported where they do not have an unacceptable adverse impact on the functioning of the SIL, in line with the London Plan; and
- d) Where they provide meanwhile uses (see draft policy approach TC3).

We will expect development proposals to:

- e) Be supported by an impact assessment in accordance with the NPPF and NPPG; and
- f) Contribute to, where appropriate to measures to support the continuing vitality and viability of the town centre.

7.2 Successful town centres

7.2.1 Town centres form an important part of the borough's identity and character, acting as anchors for the local areas with a mix of uses and activities that draw Enfield's communities together. Commonly, there is an expectation that they should be pleasant environments for people to linger and socialise in or pass through, as well as perform a function from a daily, weekly and night time needs perspective, enabling a variety of needs to be met in one trip. This policy approach deals with the concerns around existing and the future of town centres as components of successful places in line with the overarching objectives of the new Local Plan to create high quality places and successful communities and to optimise development, which is in line with the Council's Corporate Plan's aims to create thriving neighbourhoods, improve public health and wellbeing, making Enfield a safer place and developing a vibrant town centre.



Town centres as places

7.2.2 There is a need for our town centres to be successful as economic places or destinations in their own right, whilst promoting the overarching objective of delivering growth. This is measured by the degree of vitality as well as commercial spending and competitiveness (viability) in line with national and London-wide policy. Whilst there will be differing expectations in terms of the scale of growth in Enfield Town and our four district centres of Angel Edmonton, Edmonton Green, Palmers Green and Southgate, when compared to our local centres (large and small) the overarching ingredients of place quality for centres are applicable whatever the scale and function.

7.2.3 When evaluating the quality of place on offer in the borough's town centres at present using the standard 'health check' methodologies, the results of consumer survey and other engagement, as well as character analysis a number of weaknesses are identified that need attention to make our town centres more attractive and pleasant. These need to be combined with those aspects recognised as important by good practice guidance, whilst cross referencing to specifics of each town centre where most change is anticipated in the growth section of the new Local Plan.

7.2.4 A key factor, is ensuring people can easily reach the town centres and other town centres from the local area, and the point of arrival and public realm around the shops and services is convenient, attractive and easy to get around, accessible to whatever the person's ability, visually interesting, and safe by applying the healthy streets approach. This includes ensuring that large commercial uses do not have blank, inactive façades and frontages, or blocks which are out of scale that disrupt routes. Development therefore brings the opportunity to address past mistakes of this type. In addition to design quality, security features such as natural surveillance and the management of town centre specific characteristics such as crowding and aspects of night-time economy including the implications of alcohol consumption on behaviour and noise.

Mix of uses

- 7.2.5 The Council is aware that in the context of economic, demographics, retail supply and social changes, some centres will require substantial extra retail space and others will need to plan for a more static and in some cases possible decline in retail space. A key aim in relation to the town centre hierarchy is to ensure that there is sufficient capacity for new retail floorspace in line with identified need and that surplus capacity does not lie vacant. There is a need for a flexible approach to land uses in which a wide range of retailing, services and community activities are promoted as part of a healthy town centre mix.
- 7.2.6 Existing policies in the Core Strategy and Development Management Plan seeks to maintain a higher proportion of shop units (Use Class A1) in the primary shopping areas of Enfield Town, the district centres, and the local centres, regardless of whether they are large or small. The Council recognises that retail is important, with a variety of retail formats to incorporate a range of convenience and comparison, independent and multiple, large and small businesses, particularly in the larger centres such as Enfield Town, and the district centres. Together, these bring valued diversity that can add to local identity, whilst also allowing for changes to market circumstances over time.

- 7.2.7 However, retail uses alone do not provide for sufficient activation and usage to create fully vital and viable town centres in today’s market. Therefore, there is the importance of diversification both vertically above shops (mainly in the case of residential) and across the centre. This should draw in new customers who may undertake linked trips, extend activity into the evening, and generally encourage people to spend longer in a centre as more of their needs are met in one place.
- 7.2.8 In larger centres, such as Enfield Town and the four district centres provision for visitors from beyond the local area will also be important, including both visitor attractions (e.g. street markets) and facilities (e.g. public toilets, changing facilities and water fountains). The importance of quality leisure and cultural uses such as restaurants, bars, other performance space that contribute to the night time economy is particularly recognised. The proximity of the borough to Central London, offers opportunities for development of a local night time economy in the borough’s centres as part of London’s cultural offer – see draft policy approach TC4.
- 7.2.9 The interpretation of our guidelines, clusters or overall numbers of non-retail uses has proven unreasonably restrictive and has sometimes overshadowed the other considerations of the policy. Uses such as housing, offices, sport, schools or other social, commercial and cultural enterprises and meeting places can and will make an important contribution to the health and vibrancy of town centres, but do not fall within the remit of the A1 use class. Consequently, we need new policies to enable this to happen.

Figure 7.3: (far left and below)
Examples of mixed uses and active streetscene



7.2.10 The Council recognises that getting the right balance of uses including new homes in town centres is key to regeneration and growth, attracting investment, increasing trips and visits. Consequently, the Council proposes to remove the general guidelines for the proportion of A1 retail units within the primary and secondary shopping areas of Enfield Town, district centres, local centres and shopping parades whilst recognising the importance for flexibility to meet changing needs. Where proposals for town centre uses are located outside of a designated centre, the Council will expect the applicant to demonstrate a sequential approach to site selection, focusing uses firstly on the edge of designated town centres.



Town centre boundaries

7.2.11 In order to promote effective functioning of town centres and optimise access to shops and services, the London Plan requires boroughs to define town centre boundaries and Primary Shopping Areas where they wish to promote the retail function of the centre and therefore the greatest concentration of retail development, and Secondary Shopping Areas providing locations for a wider mix of retail and non-retail town centre uses. For the borough, Enfield Town is the only town centre with primary and secondary areas. Its retail function will always be important.

7.2.12 However, both the primary and secondary frontages need to be reviewed to allow Enfield Town to attract new offers and fulfil a greater function including a night time economy. The development of retail and other main town centre uses outside town centres can pose a threat to their vibrancy and needs to be carefully managed to ensure it does not have adverse impacts on them. The Council supports the 'town centre first' principle. Proposals for new and extended town centre uses located outside of town centres, will be required to provide a sequential test and an impact assessment.

Car parks

7.2.13 In Enfield, parking does not necessarily equate to spend. The Council wants to avoid over-provision of car parking where public transport, walking and cycling offer a practical means of accessing facilities and services. The areas with the highest public transport accessibility are in the borough's town centres.

Figure 7.4: Example of active streetscenes as seen in Covent Garden (top) and on Exhibition Road, South Kensington (bottom)



TC2 Draft policy approach: Successful town centres

The Council will ensure that the borough’s town centres are vibrant, vital and valued as components of neighbourhood and for Enfield as a whole, being successful in social and economic terms. Town Centres should act as community focused hubs and as destinations through their distinctive character, offer and connectivity to their surroundings.

We will work with the Mayor of London and other stakeholders, such as Business Improvement Districts, to enhance the vitality and viability of the borough’s hierarchy of town centres, including Enfield Town as the main town centre, four district centres, 18 large local centres, ten small local centres and 33 local parades (see Table 7.1 and Figure 7.1 for details).

We will achieve this by:

- a) Ensuring routes to and from local areas and local transport nodes and across the centre are convenient, attractive and feel safe, creating them or enhancing them where necessary;
- b) Encouraging high quality, accessible public realm and a series of features facilities such as water fountains, public toilets and changing facilities, and public spaces that complement the centre’s offer;
- c) Diversifying uses, encouraging innovation and flexibility, meanwhile uses (see draft policy approach TC3), a quality night-time economy (see draft policy approach TC4), visitor and cultural attractions and facilities so that uses can expand and/or change between uses classes, subject to demand and appropriate permissions/agreements;
- d) Promoting town centres as places for business and networking and supporting initiatives and enterprises that encourage this;

- e) Supporting the creation or redevelopment of used or underused space above or below ground floor units for residential accommodation in centres (subject to the requirements of other relevant policies) to add to their activity levels (see Part 2 of this draft policy, below);
- f) Seeking a mix of shop sizes and types, with independent as well as national traders that are accessible to local residents, workers and visitors; and
- g) Ensuring that new development for town centre uses are appropriately located, are of an acceptable scale, and do not negatively impact on the existing town centre hierarchy, in accordance with national and regional policy and local need.

Housing in town centres, above and below shops

The Council will promote the development of housing within Enfield’s centres, including above and below shops, where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses.

We will expect development proposals to provide appropriate attenuation measures in locations with high levels of noise, in line with the agent of change principle, to protect incompatible uses. Development will be resisted:

- In areas at risk of flooding, where housing at basement levels is proposed;
- In order to protect the retail and town centre uses the Council will only permit conversion of retail and other town centre uses to residential use where it does not harm the role and character of the centre, including maintaining the supply of shop premises in centres across the borough.

Other uses within town centres

The Council will support other town centre uses (in line with the NPPF) in our town centres and the upper floors provided they do not cause harm to the amenity of existing residents or introduce activity that would prejudice future residential use on other levels or in neighbouring properties.

We will expect development proposals to: Provide appropriate attenuation measures in locations with high levels of noise, in line with the agent of change principle to protect incompatible uses.

Surplus car parks

The Council will promote the development of a mixture of uses including housing within car parks of the borough's centres that are surplus to requirements because they are no longer suitable, underused or expensive to maintain where there is marketing evidence to suggest no demand, car parks may provide greater opportunities to introduce life back into town centres and promote a better use of available land to meet the borough's growth strategy.

Loss of existing shops

When considering planning applications involving the loss of existing shops outside designated town centres, the Council will take account of the following matters:

- Whether the loss of the existing shop would leave the area under-served by convenience retailing i.e. under-served areas are generally those where no alternative provision is available within a 400m walking distance;
- Whether there is a realistic prospect of a shop unit remaining viable in that location; and
- Whether the proposed alternative use is compatible with the surrounding area.

Managing Town Centres

We will promote a proactive and strategic approach to town centre improvement.

We will achieve this by:

- Optimising the Council's available resources to promote strong strategic and local partnership approaches, community engagement, better public realm, leisure/cultural activities and seek investment and suitable delivery partnerships to achieve its objectives;
- Encouraging the creation of a healthy part of London by supporting uses that have a positive impact on health and well-being;
- Reviewing the town centre boundaries to strengthen policies and delivery actions on creating and maintaining a safe, clean and attractive public realm;

Working with developers, retailers, businesses and other key stakeholders to:

- Enhance buildings;
- Respond to, and work positively with historic and natural assets;
- Promote safe, clean and attractive public spaces;
- Support improved transport/access;
- Respond to the needs of multi-channel retailing; and
- Support enhanced managements and partnership arrangements.

Ensuring the evening economy across the borough's town centres is well managed to create a safe, clean and vibrant leisure-oriented environment (see TC4).

7.3 Meanwhile uses

7.3.1 Meanwhile, interim or pop-up uses are uses introduced for a temporary period of time, which can play a valuable role in creating a sense of place. These uses can also play a major role in bringing empty shops back to use and allowing start-ups to trial their business model and explore their market. The value of meanwhile uses has been recognised across the property and regeneration industry, not least as a strategy for enabling early delivery of longer-term regeneration and development proposals. Meanwhile uses provide the opportunity for early wins by quickly bringing life and activity to an area, in some cases before permanent development begins and enabling a period of testing project ideas and establishing uses, recent examples include: Box Park Shoreditch, Artworks in Elephant and Castle and Pop Brixton.

7.3.2 In line with the Council’s aims in the Corporate Plan to support vibrancy in our town centres and in our emerging growth and opportunity areas, the Council will encourage the provision of meanwhile uses to act as an attraction to draw people into an area. Such uses could include: culture, sports, leisure uses, education and health institutions. The provision of Central St Martins University of Arts at King’s Cross provides a good example of how such uses can help create a sense of place. The Council will work with partners, developers and providers to explore ways in which such uses can be attracted to help accelerate development and regeneration.

7.3.3 Small and medium sized meanwhile uses are an integral part of town centre uses and should be focused within the centres identified in the town centre hierarchy, or in areas of high footfall. Whilst large-scale meanwhile uses can play a more fundamental role in regeneration and growth, helping to create a destination and providing uses that serve a London-wide need as well as meeting local needs, such as at Meridian Water. Large-scale uses may have a significant land-take, with subsequent impacts on amenity and transport networks. They may also result in a need for greater flexibility in development densities to continue to achieve the homes and jobs targets identified.

7.3.4 Consequently, different large scale meanwhile uses will have different impacts on their surroundings and for such uses to be acceptable these would need to clearly demonstrate how they have successfully mitigated these impacts. The Council will be generally supportive of meanwhile uses. However, it will be important to ensure that any meanwhile use does not result in an unacceptable impact on residential amenity and that the uses do not prevent development sites from being brought forward for development in a timely fashion.

7.3.5 Through occupying temporary land, buildings or units, meanwhile uses can be low cost and low risk, making them attractive to business start-ups, community groups and the creative and cultural sectors. To support these, the Council will require developers to put in place appropriate mechanisms to support occupiers of meanwhile spaces to secure space within permanent structures. Further details on the requirements for this will be in the next stage of the new Local Plan.



TC3 Draft policy approach:
Meanwhile uses

The Council will support proposals for meanwhile uses, where they contribute to regeneration and enhance the character and vitality of the area.



Figure 7.8: BoXPark in Shoreditch, Hackney showing meanwhile uses acting as prototype of the character where a new or reformed piece of the city may develop.



7.4 Evening and night time economy

- 7.4.1 The NPPF requires local authorities to recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. The London Plan requires local planning authorities in their Local Plans to minimise the impact of night time economy uses on other land uses.
- 7.4.2 Evening and night-time economy uses comprise a wide range of uses including A3 restaurants, A4 drinking establishments, A5 hot food takeaways, D2 uses such as theatres, music venues and cinemas. Public houses also play a valuable role in the evening and night-time economy, and they can also fulfil an important social and community function.
- 7.4.3 The night-time economy is worth £26.3 billion a year to the London economy and is part of the reason that London is an attractive place to live, work and visit. The Mayor’s Culture and Night Time Economy Supplementary Planning Guidance (SPG) (2017) identifies that opportunities should be taken to extend the opening hours of activities and uses. For example, this could include more traditional night time economy uses such as eating and drinking establishment, alongside uses usually associated with the day time, such as shops, cafes, recreational, community and leisure facilities, helping to create a ‘bridge’ between day time and night time economy uses.
- 7.4.4 A high-quality night-time economy offer contributes to the local economy by attracting visitors to the borough, sustaining local businesses and providing local jobs. However, for Enfield, specifically Enfield Town (the borough’s only major town centre in the London Plan hierarchy) is not identified as having a night time economy in the draft London Plan. However, the Council wishes to encourage this activity and further opportunities to enhance the night time economy especially in the town centres and emerging growth and opportunity areas as set out in Chapter 2 as part of mixed use developments.
- 7.4.5 For Enfield Town, the Masterplan (adopted in February 2018) provides a framework to make better use of Market Place to encourage evening economy activity, which could be activated by pop-ups such as an open-air cinema, or seasonal festive events during the year. This would support strengthening of Enfield Town’s evening economy and retail and leisure offer, whilst also respecting and enhancing its market town characteristics, making Market Place a focal point within the centre.
- 7.4.6 With Meridian Water envisaged to be a new neighbourhood, the Council will encourage uses such as events space, restaurants and leisure activities which provide opportunities for people to enjoy and socialise in the evening and night time.
- 7.4.7 In line with the Council’s Corporate Plan to develop safe communities, we will encourage activities such as restaurants, cafés and bars, cinemas and theatres, adding variety and vitality to town centres and places, and together with facilities in local centres, providing services for the local community and visitors to the borough. In addition, these uses can provide important employment and economic development opportunities for the community and shoppers, who are increasingly seeking an extra dimension to shopping trips, whilst also creating more opportunities for employment. Increasing the importance of having a strong entertainment and cultural offer in town centre are often a proven draw for users of town centres and can add

Figure 7.9: Promoting night time and evening economy through different uses such as open air cinema, as seen in Amsterdam



significant footfall and vibrancy to an area.

economy and high quality residential environment.

7.4.8 However, some of the uses and activities associated with this economy can, if not properly managed, detract from creating a high quality residential environment. In particular, the traffic and car parking generated, particularly in the evening and anti-social behaviour associated with some licensed premises, which can cause problems for local residents. Another matter is the appearance of ventilation ducts, noise and smell generated by restaurants, can also be a major problem, particularly in conservation areas, or where they are in close proximity to residential areas.

7.4.11 In order to manage the impact on residential amenity, the Council will need to control the scale and nature of new proposals, including how premises are managed, notably through regulation of opening and closing times. In addition, because of the impact that some uses may have on amenity, the use of planning conditions may be applied to control hours of early morning opening.

7.4.9 The Council will work with applicants to support the delivery of a vibrant evening and night-time and will look to apply the 'agent of change' principle to appropriately manage the impacts of late night premises. When a town centre use is the 'agent of change', proposals for late licences will be assessed in terms of the use's impact on residential amenity. There will also be consideration on issues such as noise within the premises, smells, light pollution and the impact of those going to and from the facility, such as traffic, car parking and anti-social behaviour.

7.4.12 Flexibility and exceptions to opening times may be possible. In this respect, the Council will consider a number of factors, including:

- The type of use and the number of customers likely to attend;
- The proposed hours of operation;
- The level of public transport accessibility for customers either arriving or leaving the premises and the likely means of public or private transport that will be used by its customers; and
- The means of access to premises, the level of car parking demand on surrounding streets and the cumulative impact of uses in the area, and the scope for mitigating any impact.

7.4.10 Conversely, under 'agent of change' principles, if a town centre use is in place before a residential development, as the 'agent of change', the residential development is responsible for militating against potential residents' complaints, licensing restrictions or the threat of closure. Residential uses within or close to town centre locations, where there is potential for late night activities, should carefully consider the locations of habitable rooms and in particular bedrooms. They should also clearly demonstrate how noise attenuation measures have been included and designed to the highest standards. This approach is necessary to ensure both a vibrant night-time

7.4.13 The Council works closely with the police, the fire authority, local businesses, community representatives and local people in meeting these objectives. The licensing policy recognises that certain types of licensed premises can lead to an increase in anti-social behaviour and the draft policy is designed to assist in prevention of crime and disorder in safeguarding public safety, in the prevention of public nuisance and in the protection of children from harm.

7.4.14 Where premises do not require planning permission or already have consent, it will not be possible to control hours of operation through the planning process. Through town centre management initiatives, the Council will ensure that the night time economy is managed in a way that benefits residents, visitors and businesses.

TC4 Draft policy approach: Evening and night time economy

Evening and night time economy uses including: food and drink establishments, cinemas and theatres will be directed within the defined town centre hierarchy and emerging growth and opportunity areas as defined (chapter 2).

The Council will expect development proposals involving use classes A3, A4 and A5 food and drink establishments as well as arts, culture and leisure uses to demonstrate that they promote a safe and high-quality environment for all and will be subject to conditions controlling hours of operation to minimise their impact on residential amenity.

Development proposals would need to demonstrate that:

- There would be no detrimental harm to the amenity of the neighbours resulting from the use itself or from those travelling to and from the facility;
- The proposal would not result in harmful cumulative impacts in association with other late licenced properties;
- Where there are proposals for new residential properties and they are located within mixed use schemes or in close proximity to established or planned uses with late night licences, the proposed residential use will need to demonstrate that it is capable of mitigating against the impact of established or planned use such that the amenity of the future residents is protected.

Enfield Town

The Council will work with partners to establish an improved way-finding strategy to points of interest for evening visitors. The Council will support:

- The clustering of food and drink uses along London Road through the relaxation of planning policy to allow shops (A1) to be used as hospitality venues;
- Improvements to the green spaces to the west of Church Street/Windmill Hill and the entrances to the town centre to attract food and drink suppliers encouraging people to visit and stay, adding to the vibrancy of an area;
- The use of empty shop units as permanent community use hubs to develop culture, entertainment and community involvement initiatives; and
- Enhance the market offer and multi-functioning space at Market Place for evening-based activities.

