
Written Statement

Matter 5: Key Diagram, Spatial Strategy and methodology for selecting site allocations.

On behalf of New Ladderswood LLP

Introduction

1. This Written Statement (“Statement”) has been prepared by Savills (UK) Limited on behalf of the New Ladderswood LLP in the context of their land ownership at Ladderswood Estate (“the Site”). This Statement sets out our responses to Matter 5 (Issue 5.5)
2. This Statement should be read in conjunction with the initial representations (dated 22 May 2024) which refer to Site Allocation “SA7.3 Ladderswood Estate” (“the Site Allocation”) within the London Borough of Enfield (LBE). The Site is bound to the north by Upper Park Road, to the east by Palmers Road and to the south by Station Road. The Site is located within a Place Shaping Priority Area/Regeneration Priority Area and has a very good level of connectivity (i.e Public Transport Accessibility Level (PTAL)) rating of 5 (with 1 being the lowest and 6 the highest) as denoted by Transport for London (TfL). The Site has no other planning designations.
3. The redevelopment of the Ladderswood Estate was approved on 14 February 2014 (application reference P12-02202PLA). The application approved the Masterplan for a mixed-use scheme comprising 517 residential units, 1,486.04 sqm of commercial floorspace lining the Station Road frontage, 297.25sqm of community centre floorspace, an 80-bed hotel together with associated amenity, child play facilities, landscaping enhancements, energy centre and new access to Station Road.
4. Following the granting of planning permission in February 2014, development was implemented on site in 17th March 2014 and since then significant progress has been made, including the demolition of existing buildings in 2014 and 2015. The planning permission is split in to 6 construction phases . Phase 1 completed in 2017, Phase 2 (including the hotel) completed in March 2020, Phase 3 completed in November 2020 and Phase 4 in November 2024. Phase 1 was first occupied in October 2017.
5. The remaining Phases 5 and 6 are the subject of this representation. Under the previous (P12-02202PLA) consent, Phases 5 and 6 comprise of 158 dwellings, largely designed as 3 and 4 bedroom private tenure houses alongside 10 shared ownership and 21 social rent homes. In March 2024, an initial feasibility study was prepared to test options for increasing housing delivery on the remaining phases. These options have been taken informally to LBE Planning and Regeneration

teams for initial high level feedback. New Ladderswood LLP is currently in the process of submitting for pre-application advice in relation to the proposed intensification scheme.

6. The Ladderswood Regeneration site provides significant redevelopment opportunities to deliver a mixed-use redevelopment. Having reviewed the *IN2: Appendix 1 – ‘Stage 1’ Matters, Issues and Questions*, we have the following comments in answer to the issues/questions outlined below.

Issue 5.5: Whether the allocations in the Plan have been selected using an appropriate methodology based on proportionate evidence.

7. Issue 5.5 is situated within Matter 5 and asks whether the site selection process is **justified**, **positively prepared** and **consistent** with national policy and in general conformity with the London Plan. This written submission focusses on Question 5.26:

Q5.26: Has the site selection process ensured the allocated sites are consistent with the spatial strategy, as set out in Policy SS1?

8. Draft Strategic Policy SS1 sets out that provision will be made for at least 33,280 homes by 2041. This provision is set to be derived from a major focus on regeneration of previously developed sites including New Southgate where Site Allocation “SA7.3 Ladderswood Estate”, is situated within. Policy SS1 also sets out the strategic aim for at least 50% of these homes to be genuinely affordable.
9. Question 5.26 asks is the site selection process ensures the allocated sites are consistent with Policy SS1. Whilst it is noted that issues concerning specific sites will be considered under separate Matters, the following comments should be taken into consideration in order to assess whether the various site allocations (including Ladderswood Estate) are **justified**, **effective**, and **consistent** with national policy, in general conformity with the London Plan and consistent with Policy SS1.
10. Our client strongly supports the site selection process completed, which in our view is consistent with the spatial strategy as set out in Policy SS1. However, we request that greater flexibility is awarded to Site Allocations to allow a wider range of housing types to come forward on appropriate sites namely: co-living, purpose built student accommodation and build to rent schemes. This will allow estate regeneration schemes such as Ladderswood Estate, increased flexibility to encourage

regeneration that delivers different types of residential housing to meet the required need. This would ensure that the site allocations in the Plan have been selected appropriately and ensure the Local Plan is **effective** in its delivery of a mixture of new homes as well as affordable homes.

11. In order to ensure a successful delivery of 33,280 new homes, consistent with Strategic Policy SS1, where appropriate to provide residential dwellings, greater consideration should also be given to appropriate locations for tall buildings, allowing for increased densities. We request that sufficient allowance is made to ensure there is sufficient flexibility for tall buildings in appropriate Site Allocations, through a design-led approach to building heights. This will ensure that Site Allocations remain **deliverable** for larger quantities of housing-led development and **effective** in making use of previously developed/brownfield land.

Conclusions and Recommendations

12. In summary, New Ladderswood LLP supports the Site Allocations in the Draft Local Plan have been selected using an appropriate methodology based on proportionate evidence. However, as set out above, some of the policy items noted are in their current form considered to constrain potential redevelopment options and therefore would not be effective in their delivery. This Statement suggests that greater flexibility should be given to different types of residential housing. Furthermore, there should be sufficient flexibility for tall buildings in the appropriate Site Allocations, through a design-led approach to building heights.
13. We look forward to acknowledgement of receipt of these representations and any additional information about the examination hearing sessions which we have applied to participate in.

Word Count: 1050 Words