

ENFIELD LOCAL PLAN, 2019-2039
REGULATION 18

MAIN ISSUES AND PREFERRED APPROACHES
JUNE 2021

SITE AT OAK FARM AND HOMESTEAD
NURSERY, CATTLEGATE ROAD, ENFIELD, EN2

SITE CHC 10

OF AND HS LP R18 DOC - SEP 2021

1 OVERALL RESPONSE

- 1.1 The owner of the above site fully supports the Council's vision for a new sustainable settlement at Crews Hill.
- 1.2 The owner notes that the delivery of the Crews Hill gateway settlement will extend beyond the plan period.
- 1.3 The owner fully supports the Council's vision for Crews Hill to become an important gateway to north Enfield's part of the 'London National Park City', and the residential-led redevelopment of brownfield sites that will integrate with the area's horticultural and food producing industries.
- 1.4 The owner fully supports Strategic Policy SP PL9, which provides for the strategic removal of selected sites currently in the Green Belt to facilitate the above vision.
- 1.5 The owner fully supports the aims of Strategic Policy SP PL9, which requires that development should take a consolidated and compact urban form in order to ensure a sustainable form of development where new residents are within easy reach of, and connected to, the railway station and existing and proposed green and blue infrastructure networks.
- 1.6 The owner notes that Strategic Policy SP PL9 indicates that the retention of existing rural uses is considered important, including equestrian and horticulture uses,
- 1.7 The owner fully supports Site Allocation SA27, and notes that the delivery period for development is in excess of 10 years.
- 1.8 The owner fully supports the allocation of part of the above site as an indicative location for housing in the Green Belt, as shown on the Draft Policies Map.
- 1.9 The owner intends to engage fully in future consultations, including the proposed a comprehensive masterplan (SPD), for the area as a whole.

2 SITE SPECIFIC MATTERS

- 2.1 The site has a distinctly built up and urbanised appearance. Moreover, most of the site is previously developed land as defined in the National Planning Policy Framework.
- 2.2 Much of the surrounding land also has a distinctly built up and urbanised appearance.

- 2.3 The site is located some 200m from Crews Hill Railway Station and on the route of bus service W10.
- 2.4 The English Heritage website indicates that there are no listed buildings on the site.
- 2.5 The Environment Agency's website reveals that no part of the site is at risk from flooding from rivers or the sea.
- 2.6 Given the past use of the site it is unlikely to contain significant amounts of contaminants.
- 2.7 The site has existing mains water, gas and electricity connections.
- 2.8 Although there are existing stable buildings at the Homestead Nursery site, it should be noted that these are solely for the accommodation of privately-owned horses. There are no equestrian businesses at the site and it contains no areas for the exercise of horses
- 2.9 The site is available and deliverable for development in the short term, well before the proposed delivery period.
- 2.10 The site is suitable for residential development for the following reasons:
 - It is partly previously developed land with significant permanent built structures sited thereon
 - It lies in a very accessible and sustainable location
 - It has excellent pedestrian connectivity to local transport links
 - It is adjacent to existing built-up areas
 - It is of a generally poor appearance that does not contribute to landscape quality
 - It is well screened from the surrounding countryside
 - Safe vehicular access exists and can be enhanced
 - There are no local heritage constraints
 - There are no local biodiversity constraints
 - No part of the site is at risk from flooding
 - It is likely to be free from contaminants