

PL10: Chase Park – Site Allocations

SA28: Land at Chase Park			
Existing Site Information			
Address	Land between Hadley Road & Enfield Rd, EN2, Bramley Road, London, N14 4UW		
Site Area	59.74ha		
Existing Use(s)	Mix of uses including equestrian, fields and other uses.		
Site Considerations			
Flood Zone	1-3		
PTAL	1a-1b		
Heritage Considerations	Within the wider setting of the Trent Park Conservation Area as well as the immediate setting of two groups of locally listed buildings. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within the setting of APA 2: Enfield Chase and Camlet Moat Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide new homes and associated non-residential uses including social infrastructure 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	n/a	Approximately 3000 homes	

3.10 Chase Park

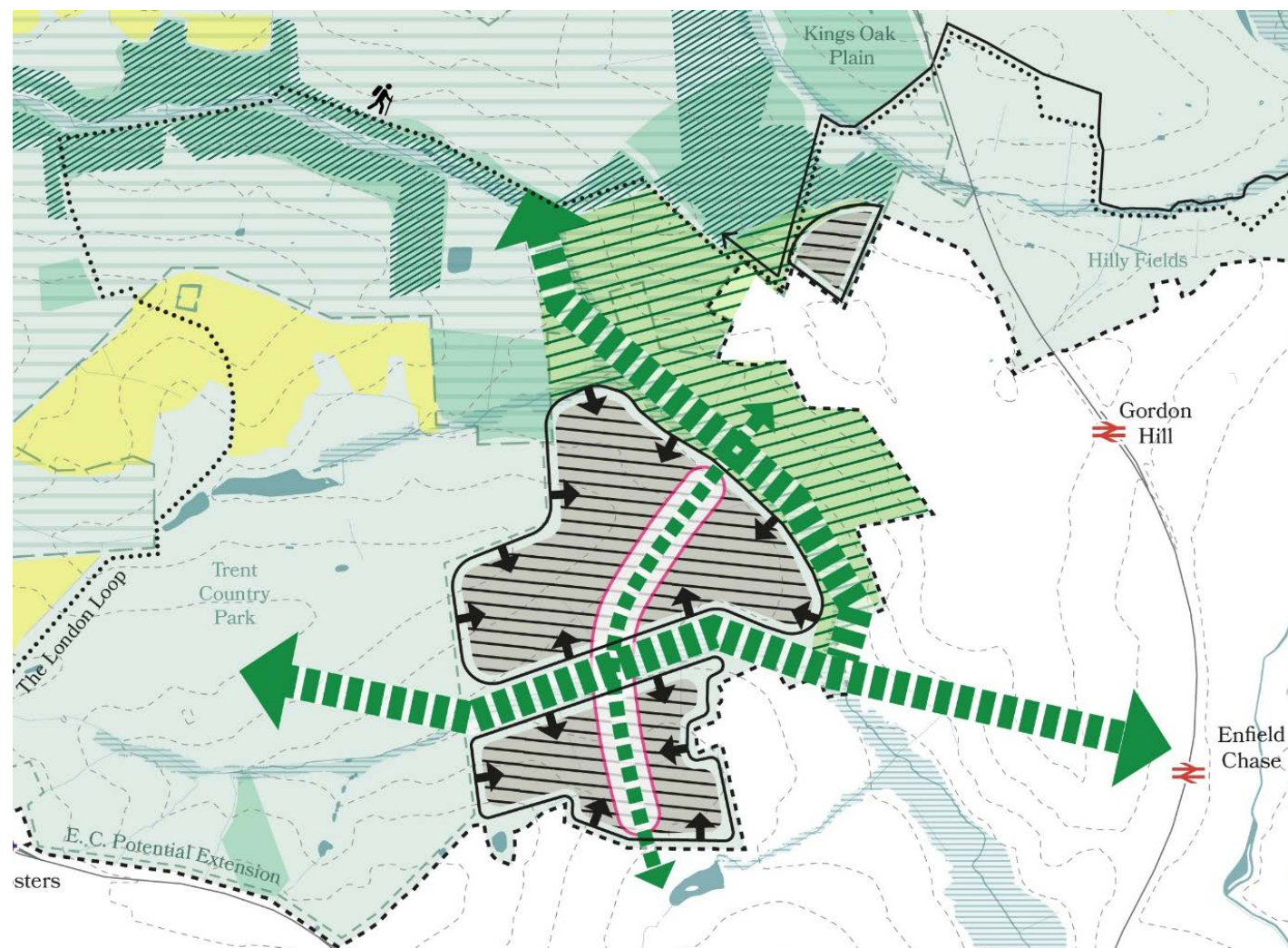
Context and Characteristics

- 3.10.1 Chase Park is an area that sits immediately adjacent to the existing suburban edge of north west Enfield. It is approximately 2.5km north west of Enfield Town, which is the Borough's primary shopping area and a major employment centre. The surrounding area is mostly residential streets, although there are also a range of community facilities such as shops and schools, and Chase Farm Hospital – a major local medical facility – which is located on the north-eastern edge of the area. As well as being a key healthcare facility, the hospital is a major employment location. The area comprises typical urban-edge landscape, with extensive areas of pasture and some areas of trees and planting. There are several active recreational facilities in close proximity and the landscape is also well used by locals for informal recreation such as dog walking.
- 3.10.2 The urban edge of Enfield around the Chase Park area comprises typical 1930s suburban homes - a mixture of detached and semi-detached properties with large rear and often front, gardens. There are some infill developments that are more recent – such as small clusters of 1960s-70s terraces. The housing is generally of good quality, the majority of houses having large plots and private gardens. The area is relatively well served by public transport, with three stations within an approximately 30-minute walk, and two further stations within a 45-minute walk. It also has regular bus services running through and around the area. National Cycle Route 12 runs to the north, but there is a break in provision as it passes. There are a few schools within approximately 1.5km of the area, local medical facilities and local retail parades in Enfield Chase and Oakwood.
- 3.10.3 The topography of the area is defined by the two watercourses which run through it – the Salmons Brook and the Merryhills Brook. These form localised valleys which give the area a broadly flat character, but with elevated land in the middle distance. To the east the area is enclosed by the hill which The Ridgeway runs along the ridge of, and to the west there is another area of taller land, which roughly follows the route of Cockfosters Road. The landscape is generally laid to pasture and forms part of a larger contiguous area of arable farmland which stretches to the M25 and beyond. The area closest to the urban edge is dominated by recreation and pasture use, while further out it is more agricultural. There are several large areas of woodland, some of which are fragments of Enfield Chase. There are also several golf courses in the area, and other recreational facilities at Trent Park, which create distinctive landscape patterns and forms.

Chase Park Placemaking Vision

Chase Park will become an exemplar development which, through careful attention to its townscape and landscape setting, density and high-quality design, creates a new neighbourhood that positively addresses the relationship between the existing urban area and its rural landscape setting. Shaped by the brooks, woodlands and green spaces that define the area, and its relationship to the adjoining historic landscape at Trent Park, Chase Park will provide a mixture of homes supporting people through all stages of their lives. Provision of doorstep workspaces and links to existing employers such as Chase Farm hospital to the north will provide employment opportunities for new and existing residents. Located on the main east-west route through the Borough to Enfield Town, with access to Oakwood, Enfield Chase and Gordon Hill stations, the National Cycle Network and London Loop, Chase Park will facilitate access to the rural landscape and London National Park City initiative in north west Enfield, prioritising active travel modes and benefitting the health and well-being of residents and visitors alike. It will provide opportunities to link the wild places within the site and in Enfield Chase to the north, down into the urban areas to the south – extending green and blue infrastructure networks, improving their quality and access to nature, benefitting existing residents in the Borough and new residents alike.

Figure 3.11: Chase Park concept plan



Strategic Policy SP PL10: Chase Park

DRAFT STRATEGIC POLICY SP	PL10	Chase Park
<p>To realise the place vision set out Figure 3.11 development in the Crews Hill area must adhere to the following place-making principles:</p> <ol style="list-style-type: none"> 1. The boundary of the placemaking area includes sufficient land to deliver more development beyond 2039 to enable the creation of a new sustainable development. Sites anticipated to come forward in the next plan period will be removed from the Green Belt as shown on the Policies Map. These sites will be protected from development other than that which is necessary in relation to the operation of existing uses, change of use to alternative open land uses or temporary uses. Any development in land beyond the site allocation must not prejudice the possibility of long term development in the wider placemaking area. The status of this land will only change through a review of the Local Plan. 2. To ensure that development in the Chase Park placemaking area comes forward in a strategic and comprehensive manner, planning permission on the allocated sites will only be granted following the approval by the Council of a comprehensive masterplan (in the form of an SPD), for the area as a whole. Development in this area must be brought forward in accordance with a planned and coordinated approach for this area as set out in adopted and emerging SPDs. <p><i>Distinctiveness in the Landscape</i></p> <ol style="list-style-type: none"> 3. Development should front onto the Green Belt and have a positive relationship with the wider landscape, including the restored Enfield Chase and the London National Park City “north west Enfield”. The landscape setting of Chase Park should be defined by the brooks, woodland and green spaces, as shown on the Concept Framework Plan Figure 3.11. 4. Development should front onto the open space of Trent Park to the west, creating a positive and sensitive relationship with the historic landscape. <p><i>Character Responsive to Context</i></p> <ol style="list-style-type: none"> 3. Development at Chase Park will have a distinctive character, delivered at all scales of design, for example through its layout, form, range of building typologies, materials, landscape design and green infrastructure. 4. The design of new development should acknowledge the townscape of the 1930’s residential context but make more efficient use of land with a higher density, sustainable urban form which reflects its suburban location. 5. Development along the eastern and western edges of the development must positively respond to the landscape and watercourses which form the edge of the site, while development along the southern edge of the area which abuts existing residential areas will need to carefully mediate the change in density between the existing 1930’s suburbs and the new higher density development within Chase Park itself 6. Development along the Enfield Road frontage should act as a gateway into the wider Chase Park development, while development along the Merryhills Brook should respond to the important blue-green function of the watercourse. 		

7. To the north of the main Chase Park area, higher density development close to Chase Farm Hospital will support the delivery of a range of types and tenures of new homes in an area which has excellent walking and cycling connections to employment opportunities.

Sustainable Movement & Connectivity

5. Development must maximise opportunities for sustainable and active travel. The design, form and layout of transport infrastructure must create a place where walking, cycling and use of public transport is the natural choice.
6. The development should provide new green links to facilitate movement between the existing and new communities, and to Trent Park as a publicly accessible landscape. Development should close the gap in the missing link in wider routes such as National Cycle Network route 12 and the link between the Enfield Chase landscape and its namesake station, as shown on the Concept Framework Plan at **Figure 3.11**.

Mix of People and Activity

7. The development should create a place which provides opportunities for living, working and relaxing within the local neighbourhood, creating an inclusive community and delivering a mix of dwelling sizes, tenures and types to support people through all stages of life.
8. Provision of specialist housing for older people should be considered along the A110 Enfield Road corridor, where improvements to existing footways along the road will be required in order to create an attractive environment for walking, cycling and other non-polluting wheeled transport.
9. The design and layout of the public realm, community spaces, buildings and facilities should create opportunities for people to interact with their neighbours.
10. Development in this location will be required to provide a school and health facilities, as well as other social infrastructure, in line with evidence of need.

Accessibility and variety of Open Space

11. Development should deliver a suitable mix of public and private spaces, whilst acknowledging the wider open space setting of Trent Park and the London National Park City initiative in north west Enfield, providing an abundance of opportunities to enjoy the nature and wildlife within easy reach of all homes. Development should facilitate easy access to this wider landscape setting.
12. Development should facilitate the rewilding at Enfield Chase; and the naturalisation and restoration of the river corridor along Salmons Brook in particular, through wetland creation and flood risk alleviation to enhance the ecological potential of the area.
13. Biophilic design principles should be incorporated where possible to maximise urban greening and integration with blue and green networks. The development must include greening elements on buildings, gardens, in streets in public open space and through the materials used. Sustainable urban drainage systems should be integrated into the public realm and designed to be multi-functional, people-focussed spaces.
14. High quality play spaces at a variety of scales and sizes should be provided, which reinforce the local character. This should be provided through a combination of designated and informal playable space. Doorstep play must be provided within individual development parcels.

Accessibility and variety of Facilities & Services

15. Sustainable and active travel routes should be delivered to provide easy access to existing local centres at Oakwood and Enfield Chase, the major centre at Enfield Town and the major employer at Chase Farm Hospital.
16. Social and physical infrastructure such as community centres, shops, health and education facilities to support day-to-day needs should be available within an easy walk or cycle.
17. The range of open spaces, employment opportunities, services and facilities within reach of Chase Park provides an opportunity for it to be developed as an exemplar scheme of a place that facilitates active and sustainable lifestyles.

Explanation

- 3.10.4 Development at Chase Park has potential to deliver a new sustainable urban extension during the current local plan period and the next. The parts of the placemaking area that are expected to come forward in the next plan period are proposed to be removed from the Green Belt designation as part of this Local Plan to ensure that Green Belt boundaries will last beyond the end of the Local Plan period. This is in accordance with national planning policies which states the intention for Green Belt boundaries to have permanence in the long term. However, this land will continue to be safeguarded from development during the plan period through the National Park City designation. Although development will not generally be appropriate within this designation, it is recognised that not all development will prejudice its function. It will therefore, be appropriate to permit development required in connection with established uses, or change of use to an alternative open land use or to temporary uses which would not prejudice the possibility of development after the plan is reviewed, nor is detrimental to the character of the site and its surroundings.
- 3.10.5 Chase Park offers an opportunity to deliver housing in a location which is accessible with good public transport connections within walking and cycling distance, and where there are opportunities for leisure and active lifestyles on the doorstep.
- 3.10.6 The vision for Chase Park is to be a place, where vehicles do not dominate the streets and instead green corridors with space for cycling and walking are form the primary movement networks around the area, with people being able to easily access public transport via these routes. While the development must be a 'good neighbour' to the existing urban edge of Enfield, it should not be shaped by these existing townscapes, but rather by the blue and green spaces which surround it on the other sides, and which should run through the heart of the development itself. Contemporary suburbs can offer high-quality family accommodation in a way that makes active travel – walking and cycling – the natural choice for day to day moving around.
- 3.10.7 In the northern part of the placemaking area, higher density housing can have a synergy with Chase Farm Hospital with facilities and accommodation related to this significant health and employment centre. In the southern part of the allocation a long-term phased approach can provide development in more than one plan period and will typically be more mixed and have areas of varying density.

- 3.10.8 Chase Park provides a key opportunity to create a high quality and liveable new suburb that takes the best of the existing 1930s suburbs and combines it with a highly green environment where the environment is protected, conserved, and enhanced. A place that can act as the gateway to the parkland landscapes of north Enfield while being a great place to live sustainably. Generous blue-green corridors provide a strong setting and support ecological corridors provide rewilding connections between the wider habitats and landscapes to the North and the existing urban area to the south and east to form a coherent network.

Have your say on Chase Park...

- 3.10.9 In relation to the proposed Chase Park placemaking area:
1. Does the vision for Chase Park set out an appropriate vision for the future of this place? If not, what components do you think should be changed or are missing?
 2. Will the proposed placemaking policy for Chase Park help to adequately deliver the aspirations set out in the vision? If not, what proposed changes, omissions or additions are required in the policy to help deliver the vision?