
Sent: 13 September 2021 15:24
To: LocalPlan <LocalPlan@Enfield.gov.uk>
Subject: Draft Local Plan comments

Dear Sir/ Madam,

Thank you for giving us the opportunity to comment on the new local plan.

We write in reference to the site known as SA34: 241 Green Street, Brimsdown on the new local plan.

The designation proposes that:

- The redevelopment of the site should provide new homes and replacement employment floorspace with no net loss;
- The capacity estimate is for 92 homes + employment space re-provision; and
- The timeframe for Delivery is 0 – 5 years;

Our Client, Stonegate Homes Enfield Limited has recently submitted an application for the redevelopment under application reference 20/01526/FUL for the development of the site for the following:

Redevelopment of site involving demolition of the existing buildings and erection of a mixed-use development ranging from 2 storeys to 16 storeys comprising 148 residential units in three blocks, together with commercial floorspace (classes A1, A2, A3, B1, B2, B8, D1 and D2) at part ground / first floor levels together with substation, car parking, cycle parking, amenity areas, landscaping and associated works. | 241 Green Street Enfield EN3 7SJ

The application went to the planning committee on the 15th December 2020 with a recommendation for approval and it was approved by the committee subject to the submission of a s106 agreement – please see attached the officers report and minutes from the meeting. The s106 is to be signed off very shortly.

The key aspects we would like to highlight is the fact that the scheme proposed by our clients and supported by the Planning Committee in December 2020 differs significantly from the proposed designation in that:

- The redevelopment of the site does provide new homes and replacement employment floorspace but with a net loss of employment space; and

- The capacity is for 148 homes with some employment space re-provision.

However, the timeframe for delivery remains within the next 5 years.

As the development for 148 units and has already been accepted, it is considered that the proposed designation of site SA34: 241 Green Street, Brimsdown, is amended to reflect the current consent in place.

Thank you for your time.

Regards,
