



25th February 2021

Strategic Planning and Design Team,
Enfield Council
Civic Centre
Silver Street
Enfield
EN1 3XA

Land west of The Ridgeway and Fairview Road, Gordon Hill

I am writing to you in relation to the promotion of land to the west of The Ridgeway and Fairview Road, Gordon Hill. I previously submitted representations as Lanes Land and New Homes, to the Council's 2019 Call for Sites and Local Plan Issues and Options December 2018 consultation. I also informed you on 12th February 2020 that I had been transferred to Lambert Smith Hampton (LSH). Since then, I have left LSH and set up my own planning consultancy, PJB Planning. I continue to be retained by my client, the landowner of this site, as their planning consultant. Please can you alter your records in relation to any future correspondence that should be addressed to myself at PJB Planning.

As part of the evidence gathering for the consideration of potential housing allocations within the new Local Plan, we have been focussing on the technical delivery of development of the site at land west of The Ridgeway and Fairview Road.

A key issue is how to provide vehicular access to the site, and to minimise the impact on trees and wooded area to the west of Fairview Road. Both EAS Engineering Ltd and Tracy Clarke Tree Consultancy were commissioned by my client to provide the least impacting access route and design to deliver up to 95 dwellings on land to the middle and southern part of the site.

Attached is a copy of EAS's review which presents how the land could be accessed from Fairview Road, meeting highway requirements. It also reviews two options for constructing the access:

Option 1 – Standard road construction

Option 2 – No-dig construction

EAS provide an example of where the no-dig option has been accepted in Hampshire as an acceptable form of road construction. The two options have been designed to meet relevant standards, and we would be happy to discuss the preferred option with yourselves.

The plan prepared by Tracy Clarke Tree Consultancy shows trees that would need to be removed in both options, with Option 2 having a lesser impact on trees. In both cases, there is sufficient land within the rest of the site to design compensatory tree replacement for those that are to be removed. My client would also be happy to discuss with yourselves how a development could bring about nature conservation, biodiversity gains and recreational enhancements to the wooded area to the north area of the site.

I would therefore request that this additional information be included with the Call for Sites submission for the site, and taken into account by the Council when considering the deliverability of a potential housing site allocation.

We would very much welcome the opportunity to discuss the site and proposals with yourselves. Please can we arrange a videocall to discuss the site and progress of the Local Plan.

I look forward to hearing from you.

Yours sincerely,

Mobile

Email