

ENFIELD LOCAL PLAN, 2019-2039
REGULATION 18

MAIN ISSUES AND PREFERRED APPROACHES
JUNE 2021

RESPONSE ON BEHALF OF ADELMILL LIMITED

LAND AT BURNT FARM RIDE, ENFIELD

SITE CHC3

BFR LP R18 DOC - SEP 2021

1 OVERALL RESPONSE

- 1.1 The owners of the above site fully support the Council's vision for a new sustainable settlement at Crews Hill.
- 1.2 The owners note that the delivery of the Crews Hill gateway settlement will extend beyond the plan period.
- 1.3 The owners fully support 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 owners fully support 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 owners fully support 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 owners note that Strategic Policy SP PL9 indicates that the retention of existing rural uses is considered important, including equestrian and horticulture uses,
- 1.7 The owners fully support Site Allocation SA27, and notes that the delivery period for development is in excess of 10 years.
- 1.8 The owners fully support 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 owners intend 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 Part of the site constitutes previously developed land as defined in the National Planning Policy Framework. The owners are flexible regarding the area of the site to be allocated for development.
- 2.2 Much of the surrounding land has a distinctly built up and urbanised appearance.

- 2.3 The existing business at the site will be retained in the short term, but will be relocated well before the above delivery period.
- 2.4 The site is located some 500m from Crews Hill Railway Station and on the route of bus service W10. Pedestrian footways connect the site to the Railway Station.
- 2.5 The English Heritage website indicates that the former Glasgow Stud Farmhouse is a grade II listed building.
- 2.6 The Environment Agency's website reveals that only a small sliver of the site, either side of the Cuffley Brook, is located where there is a risk from flooding.
- 2.7 Given the past use of the site it is unlikely to contain significant amounts of contaminants.
- 2.8 The site has existing mains water, gas, electricity and mains sewer connections.
- 2.9 The site is available and deliverable for development in the medium term, before the proposed delivery period.
- 2.10 The site is suitable for residential development for the following reasons:
- Part of the site is previously developed land with significant permanent built structures sited thereon
 - It lies in an accessible and sustainable location
 - It has good pedestrian connectivity to local transport links
 - It is adjacent to existing built-up areas
 - It is of a moderate appearance that does not contribute significantly to landscape quality
 - It is well screened from the surrounding countryside
 - Safe vehicular access exists and can be enhanced
 - There are no significant local heritage constraints
 - There are no significant local biodiversity constraints
 - Only a small part of the site is at risk from flooding
 - It is likely to be free from contaminants