

ENFIELD LOCAL PLAN, 2019-2039  
REGULATION 18

MAIN ISSUES AND PREFERRED APPROACHES  
JUNE 2021

SITE AT BROOKBANK STABLES,  
WHITEWEBBS ROAD, ENFIELD, EN2 9HW

SITE CHC 9

BS 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 is previously developed land as defined in the National Planning Policy Framework.
- 2.2 The existing equestrian use is low key one, with only private livery and grazing provided.

- 2.3 To the west of the site there are garden centres and an established residential area. To the south there are other garden centres. The land to the south and west has distinctly built-up and urbanised appearance.
- 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 only the eastern margin 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 and electricity connections.
- 2.8 The site is available and deliverable for development in the short term, well before the proposed delivery period.
- 2.9 The site is suitable for residential development for the following reasons:
- It 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 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
  - Only a small part of the site is at risk from flooding (that part of the site could form an effective buffer at the new green belt boundary)
  - It is likely to be free from contaminants