



Date: 13 September 2021

Strategic Planning and Design  
Enfield Council  
FREEPOST  
NW5036  
EN1 3BR

By email to: [localplan@enfield.gov.uk](mailto:localplan@enfield.gov.uk)

Dear Sir or Madam,

## **Representation to Regulation 18 Draft Enfield Local Plan Consultation on behalf of Regenta Development**

We write on behalf of our client, Regenta Development, and are pleased to submit this representation in response to the Draft Enfield Local Plan (DELP) 'Main Issues and Preferred Approaches' (Regulation 18) Consultation.

Regenta Development has an interest in two sites located in Enfield Town which are situated in close proximity to each other; 29 Southbury Road (Site A) and Genotin Road (Site B). These are illustrated on the submitted location plan at Appendix A.

## **Response to Preferred Approaches Consultation**

In terms of an overall planning policy context, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing, employment and other development uses can be delivered. The London Plan (2021) is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for development. Boroughs' local development documents must be in general conformity.

As a general point on the emerging document, the substantial level of information that is provided is disappointing. In this respect, it is considered that the volume of supporting text should be reviewed and reduced, and that clarity would be assisted through a comprehensive glossary, in addition to a clear indication of which policies apply to major applications, and which apply to minor applications.

A Local Plan should be direct, precise, and accessible to a wide range of audiences. A revision of the document to fulfil this criterion will be welcomed at Regulation 19 stage.

### **Strategic Policy SP SS1: Spatial Strategy**

Regenta Development is supportive of Enfield's preparation of the DELP and alongside it, the identification of key challenges, issues, and objectives. These include, *inter alia*, providing the right housing and meeting the needs for all including economically, socially, and environmentally; tackling the climate emergency; creating beautiful places through a greater emphasis on placemaking; and ensuring the timely delivery of infrastructure to support potentially significant levels of growth.

**Our ref: TJ/AMJCG25430**

Regenta Development supports Enfield's recognition that a fundamental part of the DELP involves the spatial strategy to deliver the required level of development in the Borough over the plan period and to increase housing delivery to meet the Government's commitment to tackle the national housing crisis.

It is understood, and broadly supported by Regenta Development, that Option 2 is the preferred spatial strategy option for the Borough. Option 2 is considered to deliver the Council's vision and strategic objectives and corporate priorities whilst also providing for an ambitious programme of development and allowing a visionary long-term approach to the delivery of environmental, economic, and social enhancements across the Borough.

It is encouraging to read that support has been given for development in town centres and those sites located in close proximity to transport nodes.

No recommended changes to Strategic Policy SP SS1.

### **Strategic Policy SP SS2: Making Good Places**

This policy should provide an emphasis on development surrounding transport nodes, as set out in the Spatial Strategy. This is a fundamental element which is recognised in both the National Planning Policy Framework (2021) and in the London Plan (2021).

The draft policy sets out that the Council will ensure that development is planned and implemented in a coordinated way in the identified placemaking areas, guided by Supplementary Planning Documents, Area Investment Plans, Masterplans and/or planning briefs where appropriate. Pending the preparation and adoption of Masterplan SPDs for the identified placemaking areas and Borough-wide design guide, proposals for major development will be considered on the basis of good growth principles and policies included in the Enfield Local Plan and the London Plan.

Given the anticipated adoption date of the Enfield Local Plan, as set out in the Local Development Scheme, is early 2024, it is expected that a number of planning applications will be received by the Council for sites within the placemaking areas prior to this date. It is therefore broadly supported that proposals for major development will be considered on the basis of good growth principles and policies included in the Enfield Local Plan and London Plan.

National Planning Policy Framework updates were published in July 2021 in respect of the design, and we would welcome the inclusion of wording related to a Borough-wide design guide within the draft policy and would encourage that both local communities and site owners are consulted to enable a collaborative working approach. Furthermore, any design guide should give consideration to London Plan Policy D3, which outlines that development must make the best use of land by following a design-led approach that optimises the capacity of sites. London Plan Policy D3 requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth.

Recommended changes: Strategic Policy SP SS2 to include wording related to a Borough-wide design guide and the explanatory text should confirm that local communities **and** site owners will be consulted.

### **Strategic Policy PL1: Enfield Town**

The draft policy seeks to reinforce Enfield Town's role as the Borough's major centre and states that development must contribute to delivering a mix of uses, including new housing, new retail, and commercial development. Regenta Development is supportive of this focus on housing and mixed-use development in Enfield Town Centre.

Site Allocation SA4 (Former Enfield Arms and Enfield Town Station), as referred to in draft Policy PL1, is set out in the Appendix of the draft Local Plan. As stated previously, Regenta Development has interest in land within this site allocation and is in principle supportive of the allocation, however, we would like to clarify the following points which should be altered within the site allocation:

- The 'vacant' public house was demolished in 2005 and no longer exists on the site;
- Clarification on what is meant by 'usual methodology for assigning indicative density will not apply' (as outlined in Heritage Considerations and Impacts on Archaeological Priority Area);

- The land use requirements set out that the site should provide new homes and a renewed station entrance, public square and public realm improvements. It is important to note that the site allocation is in multiple different ownerships. As detailed on the supporting site location plan, Regenta Development does not own the land outside the station and therefore the allocation should make it clear that a phased development with different applications would be supported; and
- The land which Regenta Development has an interest in would be available for delivery in years 0-5.

As noted in the latest available Annual Monitoring Report (May 2019), Enfield achieved 85% delivery against its housing targets and, as a result, was required to prepare a Housing Action Plan to help increase delivery of new homes across the borough, which was finalised in September 2019. Furthermore, the latest Housing Delivery Test results for 2020, published by the Government in January 2021, confirm that Enfield has only delivered 56% of housing against its targets over the period 2017 to 2020 (1,314 delivered against 2,328 target). As such, there is therefore an acute need for new housing within Enfield given the consistent under delivery of housing over the previous years.

Emphasis on small and medium infill sites development through the redevelopment of brownfield land, vacant and underused buildings should be given in this draft policy in order to give due consideration to London Plan Policy D3 and strengthen the policy. These small and medium infill sites provide a strong opportunity to make a meaningful contribution towards meeting local housing need whilst making efficient use of brownfield land.

Recommended changes: Strategic Policy PL1 Site Allocation SA4 Pro-forma to remove ~~vacant public house~~ from the existing use text.

Recommended changes: Strategic Policy PL1 Site Allocation SA4 Pro-forma to clarify what is meant by 'usual methodology for assigning indicative density will not apply' from the heritage considerations and impacts on archaeological priority area text.

Recommended changes: Strategic Policy PL1 Site Allocation SA4 Pro-forma to confirm that the site may come forward through different parcels of land which will provide the new homes, renewed station entrance, public square and public realm improvements accordingly.

Recommended changes: Strategic Policy PL1 Site Allocation SA4 Pro-forma to identify that the site is available for delivery in **0-5 years** instead of ~~5-10 years~~.

Recommended changes: Strategic Policy PL1 to include wording to emphasise the importance of small and medium infill sites in the development process in order to meet the Borough's local housing need.

#### **Strategic Policy DM SE4: Reducing energy demand**

Part 5 of the policy sets out that all major developments shall monitor and report on energy use for five years after occupation.

Regenta Development does not support this onerous policy. If it is to be pursued, the Local Authority must provide more guidance on why the monitoring report is required, what purpose it will serve and how the data will be used.

Recommended Changes: Strategic Policy DM SE4, Part 5 to be removed from the draft Local Plan

#### **Strategic Policy DM SE8: Managing Flood Risk**

The policy sets out the Council's approach to managing flood risk. It is noted that there is no inclusion in the policy of flood risk assessments in relation to those sites in Flood Zone 2 and Flood Zone 3. National Planning Policy is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Regenta Development would recommend that this is made clear within the policy in order to manage flood risk appropriately.

Recommended Changes: Strategic Policy DM SE8 to include wording that identifies where site specific flood risk assessment will be required.

Our ref: TJ/AMJCG25430

### Strategic Policy DM SE10: Sustainable Drainage Systems

The policy states that all development proposals shall be required to prepare a Sustainable Drainage Strategy to demonstrate how the proposed measures will manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.

It should be made clear that SUDs are required for major developments only, or those where the inclusion of Sustainable Drainage Systems are necessary.

Recommended changes: A Sustainable Drainage Strategy will be required for ~~all developments~~ **all major developments or those where the inclusion of Sustainable Drainage Systems are necessary**, to demonstrate how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.

### Strategic Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities

The policy sets out that proposals will be expected to contribute to healthy and active lifestyles and include measures to reduce health inequalities through the provision of a set list of identified methods.

It is understood that health and wellbeing play an important role in communities, however, some of these identified methods should be provided at a Borough wider level and then filtered down through individual developments. These are not able to be provided by applicants without direction from the Council, its evidence base documents and through collaborative working.

Recommended changes: Strategic Policy SP SC1 1. to be amended from 'Proposals will be expected to contribute to **promote** healthy and active lifestyles and include measures to reduce health inequalities through the provision of **contribution to.**'

### Strategic Policy DM BG3: Biodiversity net gain, rewilding, and offsetting

The policy states that all development proposals shall be considered in light of the mitigation hierarchy (avoid, mitigate, and compensate) to protect most valuable ecological features of the site and minimise harm to nature.

All new development should not be required to demonstrate the above, instead Regenta Development would suggest that this is solely required from all major development.

Recommended changes: ~~New development~~ **All major development proposals** shall be considered in light of the mitigation hierarchy (avoid, mitigate, and compensate) to protect most valuable ecological features of the site and minimise harm to nature.

### Strategic Policy DM BG8: Urban greening and biophilic principles

The policy states that new development will need to demonstrate how it will exceed the urban greening factor targets set out in the London Plan and how the green features will be maintained throughout the life of the development in line with the principles of biophilic design.

It is not considered that all new development should be required to demonstrate the above and Regenta Development would instead suggest to the Council that this is required solely from all major development.

It is not necessary to exceed urban greening targets that are set out in the London Plan. Developers can be *encouraged* to achieve more but cannot be required to. Furthermore, there may be site specific circumstances that mean that developers will not be able to meet the London Plan urban greening factor target. Circumstances should be set out in the policy where this may be acceptable, in addition to appropriate mitigation where necessary.

Recommended changes: ~~New development~~ **All major development will be encouraged** to exceed the urban greening factor targets set out in the London Plan and to show how the green features will be maintained throughout the life of the development in line with the principles of biophilic design. Reference should be made to circumstances where urban greening factor London Plan targets cannot be met and how suitable mitigation, where necessary, is applied.

**Our ref: TJ/AMJCG25430**

### **Strategic Policy DM BG11: Blue and green infrastructure plans**

The policy sets out that blue-green infrastructure plans must be submitted alongside major planning applications.

This is not a requirement of the London Plan, and should not be applied in the Local Plan. Any draft policy relating to blue and green infrastructure plans should be in relation to contributions made by applicants to the delivery of any necessary blue infrastructure network or green infrastructure network.

Recommended changes: Remove Strategy Policy DM BG11 from draft Local Plan.

### **Strategic Policy DM DE1: Delivering a well-designed, high quality and resilient environment**

The policy sets out that all developments and interventions in the public realm must be high quality and design led. In addition, it sets out that development must take the opportunities available to improve an area in accordance with a set list of characteristics of well-designed places.

This draft policy is supported by Regenta Development; however, in order to be compliant with National policy, we would welcome the inclusion of how design guides will be prepared and how they will be used in the Borough within the text of the policy.

The supporting text of the policy outlines that the Council undertook a Character of Growth study to inform the development of the Local Plan and to ensure that new development responds to the unique qualities of the borough and its communities. Figure 7.1 outlines the scale of change recommended across the Borough.

Whilst this above forms an important part of the Local Plan, there is no recognition of this Figure within the draft policy. In addition, there are no definitions of the levels of changes set out in the Local Plan. This does not provide landowners/developers/planning agents with the relevant information in order to advance any development.

The site at Genotin Road is designated as a transformative level of change area and Regenta Development is in support of this.

The site at 29 Southbury Road is designated as a limited level of change area. Regenta Development does not support this designation and would seek for the Council to increase this level to transformative given its location within the Town Centre and the site allocations which surround the site.

Recommended changes: Strategic Policy SP DE1 to include wording related to a Borough-wide design guide and how this will be used.

Recommended changes: Strategic Policy SP DE1 to include information and definitions of levels of change in relation to the recommended scale of change.

Recommended changes: Land at 29 Southbury Road to be identified as a transformative level of change in any relevant figure/supporting text.

### **Strategic Policy SP DM DE6: Tall Buildings**

The policy sets out that the principle of tall buildings will be supported in appropriate locations and Figure 7.4 identifies areas where tall buildings could be acceptable. Figure 7.3 outlines the definition of tall buildings.

It is Regenta Development's interpretation that the sites at 29 Southbury Road and Genotin Road fall into an appropriate area for tall buildings, with Figure 7.4 showing a maximum height of 51m for this area. Regenta Development would advise the Council to review Figure 7.3, Figure 7.4 and the supportive text surrounding draft Policy DM DE6 as it is particularly unclear for readers and any prospective applicants.

Subject to clarification and refinement of the text, Regenta Development supports both sites falling within an area appropriate for tall buildings with a maximum building height of 51m. The sites will enable the Council to optimise housing delivery in order to meet the local housing need. The sites are ready for development, are highly sustainable and can be delivered within a short period of time.

**Our ref: TJ/AMJCG25430**

Recommended changes: Review of Tall Buildings section of draft Local Plan and Policy SP DM DE6 to ensure definition and information is clear and precise.

## **Chapter 8 – Homes for all**

Regenta Development has noted that there is no mention or information relating to First Homes within the draft Local Plan. Regenta Development would ask that this is reviewed and the Council's position on First Homes be confirmed.

Recommended changes: Draft Local Plan to include wording with respect to the Council's position on First Homes

### **Strategic Policy SP H1: Housing development sites**

The policy notes that the Enfield Local Plan will provide for at least 24,920 new dwellings in the plan period up to 2039, equating to 1,246 homes per year. This is in line with the London Plan housing target and as such, Regenta Development is in support of this quantum.

Site Allocation Reference SA4 (Enfield Town Station and the Former Enfield Arms, Genotin Road) is proposed for housing with an estimated capacity of 100 units. As noted above, Regenta Development supports this site allocation.

Regenta Development considers that the site should be fully optimised and other town centre uses should be listed as appropriate to support residential-led development. The site allocation should specify a minimum capacity of 100 units given that future feasibility and townscape analysis will determine the final deliverable number of units.

Table 8.2 of the DELP highlights the sources of housing supply over the plan period up to 2039. It is recognised that 1,540 units are identified as coming forward through unidentified small windfall schemes.

As outlined in the introduction, Regenta Development is promoting two sites at Genotin Road and 29 Southbury Road which will deliver high-quality and high-density residential-led developments, given their sustainable locations.

We are seeking the allocation of 29 Southbury Road as a residential-led site in order to limit the dependency on windfall schemes and other site allocations during the plan period and in order for completeness. The site at 29 Southbury Road is available and deliverable. The Site Proforma is attached at Appendix B.

Recommended changes: Strategic Policy SP H1 should be amended to state that Site Allocation Reference SA4 (Enfield Town Station and the Former Enfield Arms, Genotin Road) has an estimated capacity for a **(minimum of) 100 units.**

Recommended changes: Strategic Policy SP H1 Site Allocation SA6 should allocate the site at 29 Southbury Road for residential-led development.

Recommended changes: Amendment to be made to Figure 3.2 for the inclusion of 29 Southbury Road as site allocation SA6 in the Local Plan.

### **Strategic Policy SP H2: Affordable Housing**

The policy states that in exceptional circumstances, off-site provision, or contributions of broadly equivalent will be accepted where it:

- avoids an over-concentration of one type of housing (both on and off site) to ensure mixed and balanced communities;
- secures a greater proportion of affordable units overall; and

- offers the best way of delivering affordable homes, including a higher level of affordable rented family homes.

Regenta Development supports the ability for exceptional circumstances to be considered in the provision of affordable housing as set out in the draft policy. Nonetheless, to be compliant with London Plan Policy H4, it is suggested that the draft policy wording be amended from ‘and’ to ‘or’. London Plan Policy H4 notes that affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances where it can be robustly demonstrated that affordable housing cannot be delivered on-site or where an off-site contribution would better deliver mixed and inclusive communities than an on-site contribution.

To have a level of flexibility written within the policy, and to be compliant with the London Plan, the ability for consideration to be given to exceptional circumstances on the provision of affordable housing will ensure that developments are viable.

In this respect, donor sites can be one way of accommodating the affordable housing generated by the development on another site. As such, donor sites provide a good opportunity for schemes to provide optimised delivery of affordable housing and to ensure that there are mixed and balanced communities in an area. For this reason, it is particularly beneficial for donor sites to be located in close proximity and within the same borough.

The policy goes on to state that flexibility in the tenure mix will be allowed subject to viability where developments propose more than 50% affordable housing. This is not in accordance with London Plan policy. Tenure amendments contrary to planning policy are acceptable subject to viability at any level of affordable housing provision. Furthermore, the supporting text in 8.2.10 states that in exceptional circumstances where a reduced affordable housing contribution can be justified on viability grounds, the applicant will be required to enter into a planning agreement to implement the scheme within 12 months of the granting of the planning consent and deliver the agreed affordable housing contribution within a specific timescale. If the development is not implemented or affordable housing is not delivered within the agreed timescale, the applicant will be expected to deliver the full affordable housing requirement or in the case of renegotiated schemes revert to the original agreed position. This is also contrary to the London Plan, is ultra vires and should therefore be removed from the supporting text.

Recommended changes: Strategic Policy SP H2 should be amended as follows: avoids an over-concentration of one type of housing (both on and off site) to ensure mixed and balanced communities **or** secures a greater proportion of affordable units overall; ~~and~~ **or** offers the best way of delivering affordable homes, including a higher level of affordable rented family homes.

Recommended changes: Strategic Policy SP H2 should be amended as follows: Affordable housing should be provided in line with the guideline mix of 50% social affordable rented housing and 50% intermediate housing. Flexibility in the tenure mix will be allowed subject to viability. ~~where developments propose more than 50% affordable housing.~~

Recommended changes: Supporting text paragraph 8.2.10 should be removed.

### **Strategic Policy SP H3: Housing mix and type**

The policy outlines that the provision of new homes should contribute to meeting the needs of current and projected households having regard to providing an appropriate mix of dwelling types and sizes. The Council sets out the dwelling size priorities in Table 8.4 which is displayed below:

	Studio	One-Bed	Two-Bed	Three-Bed	Four+ Bed
Social / Affordable Rented	Low Priority	Medium Priority	High Priority	High Priority	Low Priority

Intermediate	Low Priority	High Priority	High Priority	Medium Priority	Low Priority
Market	Low Priority	Low Priority	Medium Priority	High Priority	High Priority

Whilst Regenta Development has no specific modifications to the draft policy, the London Plan glossary term for 'family housing' should be considered in this section. The glossary term sets out that family housing is a dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five or more bedrooms. Enfield Council should also recognise a transition in traditional family housing and that two-bedroom properties which cater for four people should also be considered to be family housing.

Greater flexibility to the policy should be considered as there may be material considerations which limit a site's ability to provide the specified housing unit mix as set out in the policy. An example of this material consideration would be the site's context and location and how this would have an effect on the unit mix sought within any development. This is particularly relevant to central locations that may be more appropriate for a higher proportion of 1 and 2 bed units.

Recommended changes: Strategic Policy SP H3 to include wording that allows greater flexibility for developers in the provision of housing mix and type dependent on the context of the site.

#### **Strategic Policy SP E4: Supporting offices**

The policy states that proposals which result in the net loss of office floorspace will be resisted unless there is no current or future market demand for the site as evidenced through a period of at least 24 months of active marketing for office employment uses at realistic market rates.

We suggest that the 24 months be decreased to 12 months given the economic context of London is continually evolving and the office market has been indirectly impacted with more people working from home and remotely.

Recommended changes: Strategic Policy SP E4 to alter wording to a period of **at least 12 months** instead of ~~at least 24 months~~.

#### **Strategic Policy DM E8: Local jobs, skills and local procurement**

Part 2 of the policy outlines that proposals resulting in a net loss of employment (land, floorspace, uses or jobs), and where there is a justification to approve the scheme, will be required to enter into a section 106 agreement and will be expected to relocate the existing businesses to suitable premises in the locality; or provide the equivalent number of jobs elsewhere within the Borough; or make a financial contribution towards industrial land regeneration projects, employment training schemes, job brokerage services or business support initiatives.

This policy is in direct contradiction to draft Policy SP E4 which provides justification where the net loss of office floorspace would be acceptable and appropriate. Policy SP E4 does not set out that there would be any consequences for this, provided that the office floorspace has been marketed appropriately.

Recommended changes: Remove Part 2 of Strategic Policy DM E8.

#### **Strategic Policy DM D2: Masterplans to achieve comprehensive development**

The policy sets out that proposals must be accompanied by a masterplan where they form all or part of a site allocation.

This is in direct conflict to Strategic Policy SP SS2 which sets out that the Council will ensure that development is planned and implemented in a coordinated way in the identified placemaking areas, guided by Masterplans. Pending the preparation of and adoption of Masterplan SPDs for the identified placemaking areas and Borough-wide design guide, proposals for major development will be considered on the basis of good growth principles and policies included in this plan and the London Plan.



**Our ref: TJ/AMJCG25430**

As such, Regenta Development does not support this policy and would advise that the Council amends it so that the Local Plan can be read as a whole and the policies within it complement each other.

Recommended changes: Removal of Strategic Policy DM D2.

### **Strategic Policy DM D3: Infrastructure and phasing**

The policy sets out that applicants will need to demonstrate that sufficient infrastructure capacity exists or will be made available to support the development over its lifetime (taking account of existing deficits as well as the needs it will generate).

In addition, supporting text to Policy DM D3 sets out that appropriate measures will need to be put in place to secure the ongoing maintenance and management of infrastructure and services as part of new development and that where appropriate, contributions will be sought towards on-going revenue costs relating to the physical upkeep and management of infrastructure assets associated with the proposed development. It goes on to state that planning applications will be expected to explain how this infrastructure will be maintained and managed over time.

This policy is not supported by Regenta Development and we would strongly oppose infrastructure requirements being the applicant's responsibility. All infrastructure requirements should be delivered and monitored through the Council's Infrastructure Delivery Plan.

~~Recommended changes: Remove from Strategic Policy DM D3 applicants will need to demonstrate that sufficient infrastructure capacity exists or will be made available to support the development over its lifetime (taking account of existing deficits as well as the needs it will generate) in line with the priorities and phasing requirements set out in the Infrastructure Delivery Plan.~~

## **Conclusion**

We trust that the comments herein provide a useful contribution to inform the ongoing preparation of the draft Enfield Local Plan.

We also wish to contribute towards the future stages of the draft Enfield Local Plan process and therefore would be grateful if the Council could advise of further opportunities for participation and the submission of representations and sites.

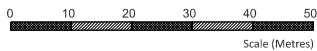
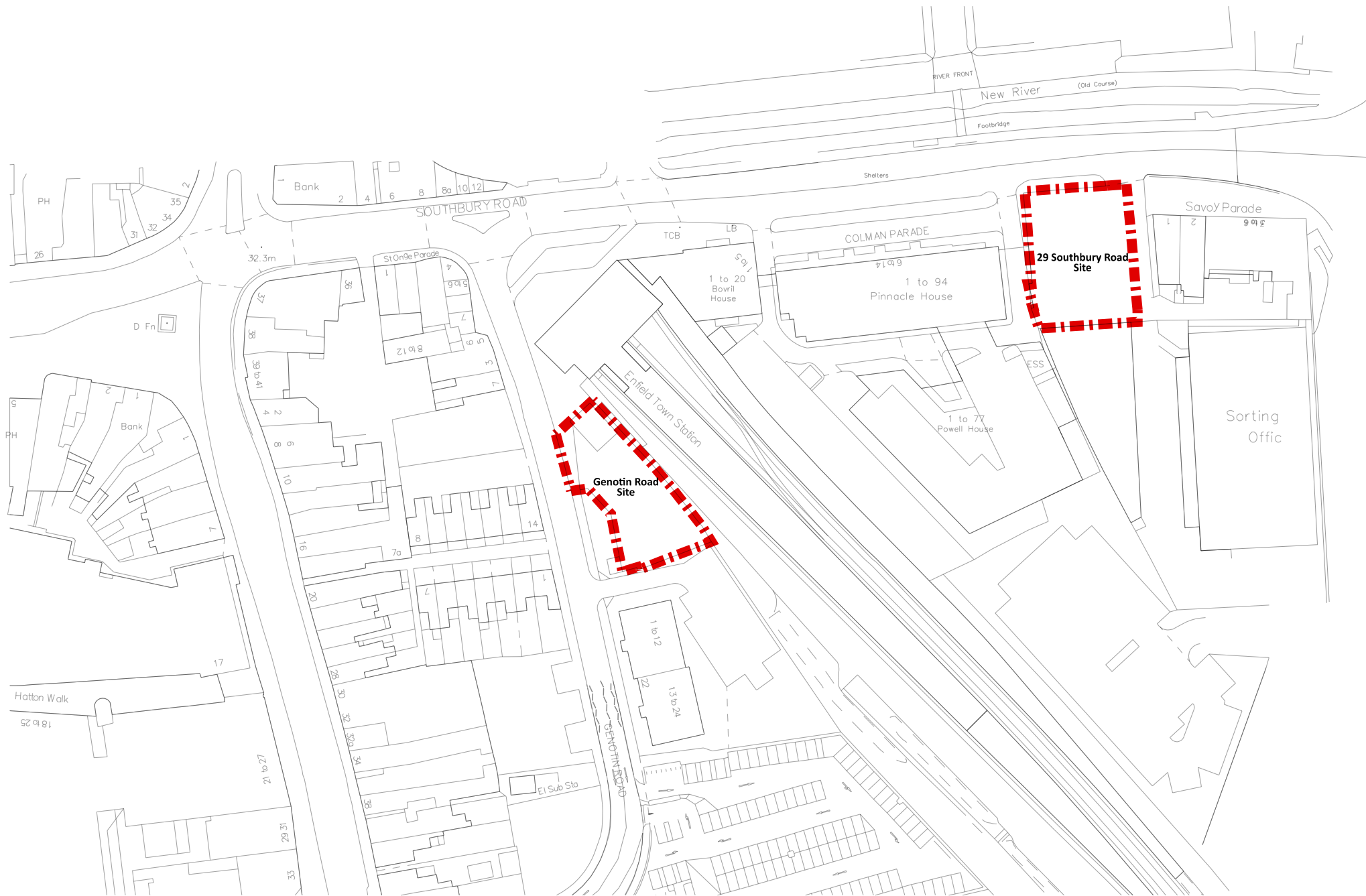
Please do not hesitate to contact me should you have any queries regarding this representation or require any further information.

Yours faithfully,  
for RPS Consulting Services Ltd

Our ref: TJ/AMJCG25430

# Appendix A

## Site Location Plan



**NOTE:**  
 This drawing is not intended to define the legal boundary of the site, and should not be used for this purpose. Legal advice should be sought on the precise location of ownership boundaries prior to any work taking place on site.

**Copyright**  
 This drawing is the copyright of Fourpoint Architects LLP and may not be used without their consent.

**Dimensions**  
 Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

**Local Authority**  
 All work is to be carried out to the requirements, and to the satisfaction of the Local Authority.

**Discrepancies**  
 Any discrepancies to be brought to the attention of the Architect immediately.

Rev	Date	Revision
1	28/05/2021	Planning Issue

By	Ctd
MR	SS

**PLANNING ISSUE**

**REGENTA** 29 Southbury Road  
 for Regenta Development

Drawing Title:  
 Site Location Plan  
 Southbury Road and Genotin Road



Scale:  
 1:250 @ A4

Date:  
 May 2021

Drawing Number:  
**F1017/PL/280521**

Our ref: TJ/AMJCG25430

# Appendix B

## Site Proforma: 29 Southbury Road

## Enfield's draft new Local Plan 2036

### Call for Sites 2020 Submission Form

Contact details			
<b>Name:</b>	Regenta Development c/o Agent, Anna Murray		
<b>Organisation:</b>	RPS Consulting Services Limited		
<b>Address:</b>	20 Farringdon Street, London		
<b>Postcode:</b>	EC4A 4AB		
<b>Telephone:</b>	07742 406916		
<b>Email:</b>	<a href="mailto:anna.murray@rpsgroup.com">anna.murray@rpsgroup.com</a>		
<b>Your interest in the site:</b>	I am a...	Developer	
		Freeholder	
		Leaseholder	
		Resident	
		Potential purchaser	
		Community group	
		Planning consultant	X
		Registered social landlord	
		Other (please specify)	On behalf of Regenta Development

<b>Site details</b>			
<b>Site address (or location)</b>	29 Southbury Road		
<b>Site area in hectares or square metres</b>	0.0865ha		
<b>Site location plan submitted?</b>	Yes	<input checked="" type="checkbox"/>	No
<b>Current or most recent use of the site</b>	29 Southbury Road site currently comprises an office building and associated parking area and garages to the rear.		

<b>Ownership of the site</b>					
<b>Please provide details of landownership/land interests if known</b>	Regenta Development is the freeholder of the site.				
<b>Are all the above owners/those with a land interest aware of this submission of the site?</b>	Yes	<input checked="" type="checkbox"/>	No		If 'No' please give reasons

Proposed development		
<b>What type of development is proposed? Please provide further details of the type of residential / employment / cultural / retail or mixture of uses proposed.</b>	Residential	X
	Employment / Industrial	
	Retail / commercial	X
	Office	X
	Arts and culture	
	A mixture of types	
	Other (please specify)	
<b>Please tell us more about the proposed type of development...</b>	Redevelopment of 29 Southbury Road to provide a residential-led scheme with commercial floorspace.	
<b>What is the potential capacity of the site? (Please provide approximate dwelling numbers and densities or approximate floorspace for employment / office development)</b>	Approximately: <ul style="list-style-type: none"> <li>• Residential units</li> <li>• Commercial floorspace</li> </ul>	



Site details			
<b>Does the site have direct access to the existing highway network?</b>	Yes X	Further comment: Southbury Road	
	No		
<b>What access is there in terms of public transport?</b>	Bus stop	X	Distance in Km: 50m
	Railway / tube station	X	Distance in Km: 100m
<b>Are there any known constraints to the site? (access difficulties, ground conditions, contamination, flood risk, legal issues or any others)</b>	n/a		
<b>Are there any known environmental constraints on, or in close proximity to the site? (i.e. Green Belt, Metropolitan Open Land, Biodiversity)</b>	The Enfield Town Conservation Area runs along the River Front, immediately to the north of the site, on the northern side of Southbury Road.		
<b>Has any work been done on the promotion of the site? (e.g. legal reports, traffic surveys, ecology reports etc)</b>	No		
<b>Are any of the following services available on or to the site?</b>	Water	Yes	
	Electricity	Yes	
	Gas	Yes	
	Foul sewer	Yes	
	Surface water sewer	Yes	
	Broadband	Yes	

<b>Does the proposed site require amendments to existing services?</b>	Water	Yes	
	Electricity	Yes	
	Gas	Yes	
	Foul sewer	Yes	
	Surface water sewer	Yes	
	Broadband	Yes	

**Delivery and timing**

**Broadly, when do you think that the site could become available for the commencement of development?**

1-5 years


**Any other relevant information**

**Please provide any other relevant information below:**

The site (0.0865ha) is located on the southern side of Southbury Road, an A-class road, and is situated 100m to the east of the Enfield Town overground station. The site is bounded by the 12-storey Pinnacle House to the west and Savoy Parade to the east; these buildings comprise commercial uses with active frontage at ground-floor level, and residential use above. The Enfield Royal Mail delivery office is situated to the south of the site, with vehicular access running along the site's eastern boundary.

The site currently consists of a two-storey brick building in use as offices (Class E), along with a landscaped forecourt to the front and a hard-surfaced parking area to the rear, accessed via an access road running along the site's eastern boundary. The site also includes single-storey garages running along the rear of the site, accessed via the Royal Mail delivery office access road.

The site is located within Flood Zone 1 and has a PTAL of 5. The site does not contain any listed or locally listed buildings, and is not within a Conservation Area. The Enfield Town Conservation Area, however, runs along the River Front, immediately to the north of the site, on the northern side of Southbury Road.

**Future updates**

Please tick this box if you do not wish to be added to our contact list and be updated about future progress on the Local Plan and other planning policy updates.

X