

Land Opposite Jolly Farmers, Enfield

Vision Statement

February 2019



Version: B: 28/02/19

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Savills or The Diocese of London

All plans are reproduced from the Ordnance Survey digital map data @ Crown copyright 2018 License number 100022432. All rights reserved.

Produced for the Diocese of London by
Savills Urban Design Studio

In partnership with
Iceni planning consultants





Contents

Foreword

1. The Vision
2. The Site
3. Delivering Growth
4. Assessment Summary
5. The Masterplan
6. Conclusion and Next Steps



Foreword

This Vision Document demonstrates and explains how land opposite the Jolly Farmers Public House, Enfield Road, Enfield can be delivered, not just simply as a means to meet the housing requirements of the London Borough of Enfield, but to create a sustainable and integrated place.

The land owned by the Diocese of London has the potential to help deliver over 40 new homes as well as opportunities for a 60 bed elderly care home or retirement living, and new green infrastructure, including public open space.

The benefits



Circa
40
new
homes

Circa 40 new homes (including affordable housing) and opportunity for **60 Bed Care Home**. Early housing delivery within the first 5 years cycle of the plan period.



**Economic
benefits**

Benefits include construction and permanent job opportunities, increased local retail spending power, significant council tax/CIL and revenues to support new and improved infrastructure.



**Protect
Key
Views**

The housing will be laid out in a manner which protects key views from the wider Green Belt, and creates a strong landscape edge to the north and east of the site.



**Sustainable
water
management**

Sustainable drainage corridors will be included on site and space to protect the existing streams on site.



**Natural
Green Space**

Green infrastructure will wrap around the development.



**Sustainable
Location**

The site has excellent access to a wide range of facilities, accessible on foot or on bicycle. The site also has easy access to public transport, including rail.

1. The Vision

Land opposite the Jolly Farmers Public House provides a real opportunity to create a high quality housing led development, with opportunities for public open space in a highly sustainable location, without any visual impact upon the Green Belt. The site also provides additional opportunities for a range of elderly provision and care home in an ideal location and help meet identified local need. It will be a welcoming and sensitively designed environment, with a strong sense of place and allow nature and landscape to form an integral part of the development.



1.1 Vision and Objectives

This illustrative masterplan sets out how a sensitive and sustainable development can be achieved on the site and deliver the following design objectives of quality place making.

Creating a positive identity to ensure that the development responds to site's landscape features and local townscape.

Delivering best practice in development which is responsive to ecology, connecting and protecting features and also creating opportunities for new habitats.

Creating a sustainable place, achieving best practice development and increasing the sustainability of the local area by providing new homes in a well-connected sustainable location.

Quality of life, with high quality homes, open space, good access to existing facilities and a place people can be proud of.

Key components of the development could include:

- Circa 40 new homes
- Opportunities for a 60 bed care home
- Mix of homes including affordable and family housing
- Opportunities for elderly provision, including a care home
- Public open space in the form of a linear space adjoining the river corridor
- High quality access to nearby facilities and public transport (rail and bus)
- Improved access to the leisure trails and adjoining countryside
- Biodiverse network of green infrastructure
- Multi-functional SuDS features.

Land opposite Jolly Farmers, Enfield

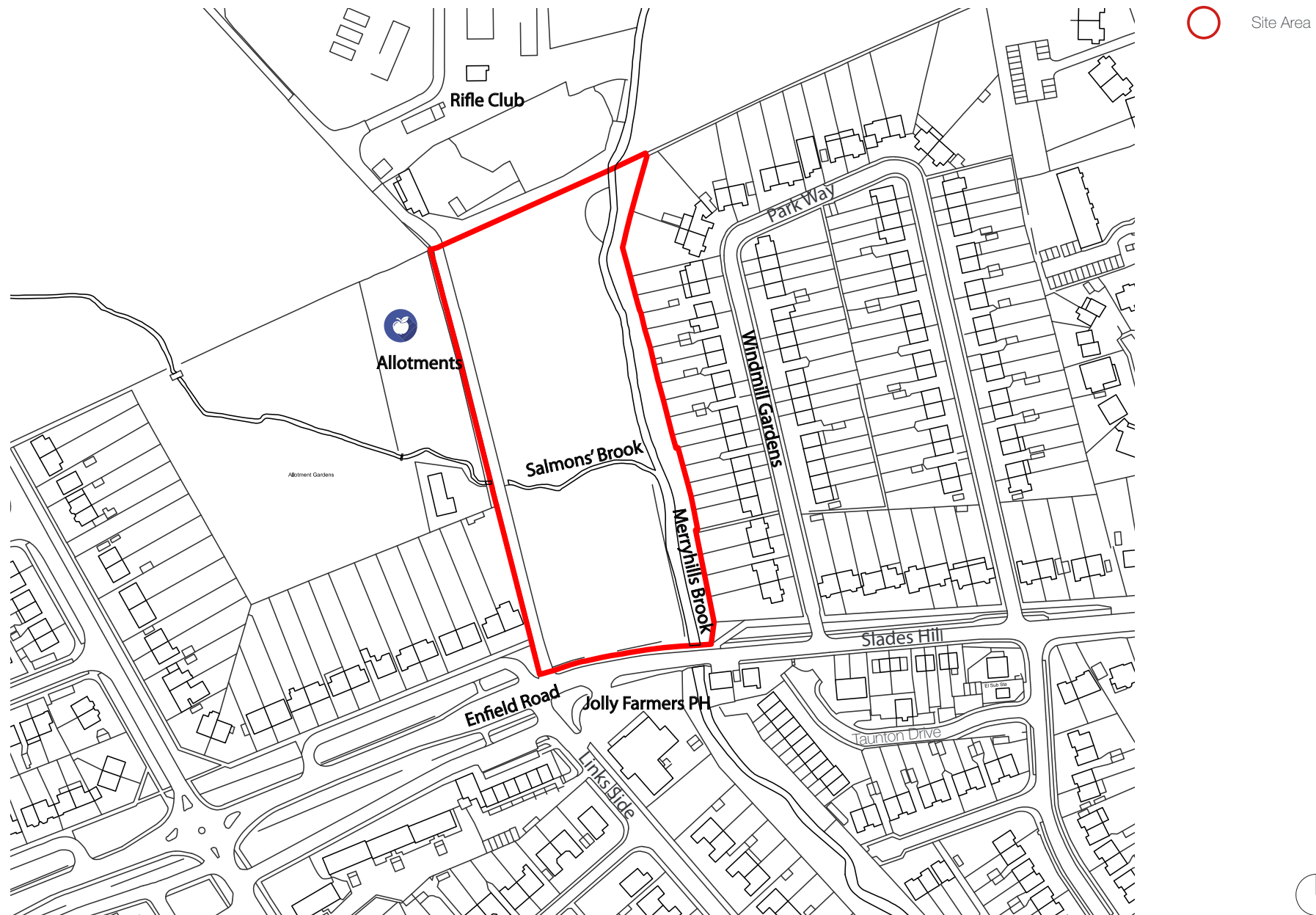


Fig 1: Location plan

2 The Site

2.1 Location and context

The land controlled by London Diocesan Fund covers an area of approximately 1.7ha (4.2 acres). The local land use is predominantly used as paddocks.

The proposed development area, as defined within this document, is a direct response to the physical attributes of the local landscape, including the location of deciduous trees, stream and the adjoining influences of the existing highway network and rail to the east.

A series of background studies have been commissioned to inform the emerging Vision Document, including a preliminary landscape appraisal and a highways review, which have been carried out and informed the illustrative concept plan.

The proposals will be further refined as more detailed studies are carried out.



3 Delivering Growth

3.1 Growth Context

Enfield is approaching a period of significant and sustained growth not seen since the post-war period. The acute housing crisis affecting the Capital means that all options for maximising growth are being explored.

The Greater London Authority (GLA) is seeking to deliver much higher levels of growth in the Outer London Boroughs, which are seen as having significant potential to accommodate the housing needs of Londoners desperately in need.

The target for Enfield in the New London Plan is 1,876 dwellings per annum. This is over double the previous target and will require the Borough to think very differently about how housing is delivered in their New Enfield Local Plan (2018-2036).

3.2 Planning Context

Enfield is currently producing a New Enfield Local Plan which seeks to deliver the growth envisaged by the London Plan. This is at the early stages of production, with a further two rounds of consultation required before it is examined by an independent Planning Inspector and then adoption (likely to be in 2021).

In this document the Council are exploring ways of accommodating what amounts to nearly 35,000 new dwellings over 18 years.

As directed by national and regional planning policy they are seeking to optimise the delivery of brownfield land in the Borough.

There are several options for this including:

- Increasing the density around town centres;
- Redeveloping new 'Opportunity Areas', such as Meridian Water or locations around new Crossrail 2 stations;
- Estate Renewal schemes; and
- Developing along transport corridors.

While developing brownfield land is encouraged, we consider that it will not be sufficient to meet the challenging housing targets set by the GLA on its own, neither would this approach be preferable.

The release of Green Belt land is required for the following reasons:

- Delivering all development on brownfield land would likely lead to nearly all 35,000 new units being flats and an opportunity to deliver much needed family homes would be missed.
- Previously developed land is a finite resource and there are limits to what it can sustainably accommodate without putting strain on existing infrastructure and impact on the historic environment.
- Green Belt sites provide an opportunity to deliver higher levels and better quality infrastructure, such as public open space and new schools.
- Green Belt sites are

3.3 Speed of Delivery

more likely to be able to delivery policy compliant affordable housing provision, particularly.

The Diocese of London support a diversified approach to housing supply sources and consider that Land Opposite the Jolly Farmers Pub can make a significant contribution to meeting the Council's housing target while delivering some of the benefits set out above.

The Council face a two-pronged challenge, not only do they need to allocate sufficient sites to meet a near tripling of their housing target, but they also need to ensure that these units are constructed in a timely fashion.

The Government places significant importance on the need to speed up delivery, including through the diversification of supply (NPPF, Letwin Review).

We consider that this further emphasises the need to allocate Green Belt sites, for the following reasons:

- Previously developed land is often more complex to bring forward and can face delay in the construction process.
- Bringing forward 35,000 flatted units (as would be likely to happen without

Green Belt sites) would be difficult for the Enfield housing market to absorb and would unlikely be resilient to market fluctuations.

- Much of the brownfield land to the east of the Borough is in lower value areas where the affordable housing and infrastructure requirements may delay the time at which these units can be brought forward.
- Many of the growth areas in the Borough are located around Crossrail 2 stations, which is not yet fully committed and will take many years to be delivered. Many sustainable Green Belt sites can be brought forward now.

The Diocese of London consider that the development of Land Opposite the Jolly Farmers Pub can bring forward units in the short-term and help meet

Enfield's housing and delivery challenge. A diverse mix of units, including family homes with gardens and potentially a care home, mean the site can be brought forward in one phase and with limited site preparation.

Land opposite the Jolly Farmers, Enfield

- Site Area
- Conservation area
- Local sites of importance for nature conservation:
- Site of Metropolitan Importance for Nature Conservation (CS)
- Site of Borough Importance for Nature (CS)
- Site of Local Importance for Nature Conservation
- Ancient Woodland
- Green Belt
- Listed Building
- Scheduled Ancient Monuments

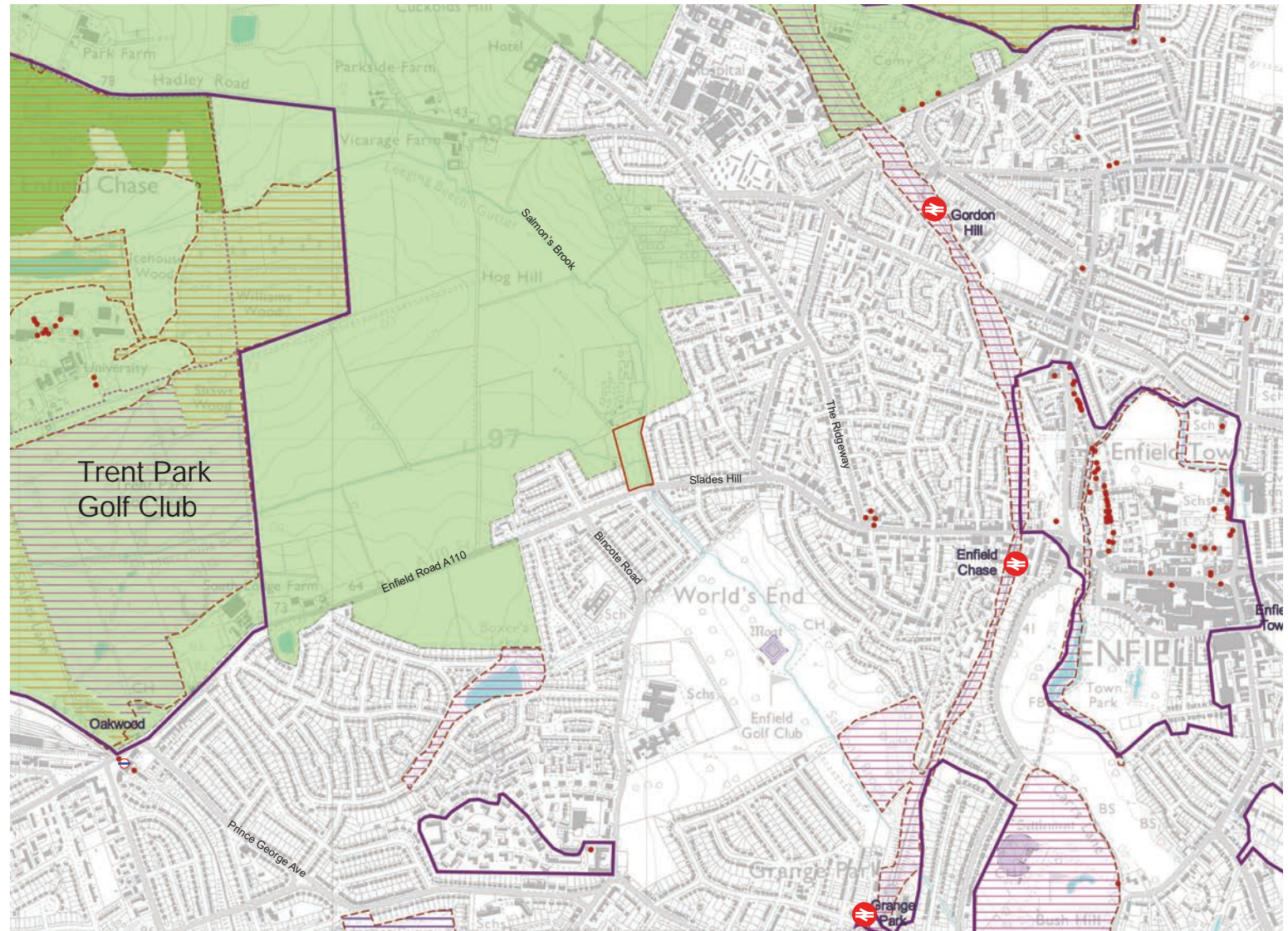


Fig 2: Designations

3.4 Green Belt

Green Belt Boundary Considerations

Savills has undertaken an initial analysis of the site's Green Belt role and function at this location against the five NPPF tests (as set out in the table right).

This is an initial review.

Green Belt Function	Initial Analysis
To check the unrestricted sprawl of large built-up areas	Existing urban land uses adjoin the site's southern, western and eastern boundaries, whilst to the north there is the remnants of the Slades Hill Army Camp including a shooting range. As such, the development contained within these boundaries would represent an integral development to the existing suburban community of World End. In addition, its development would not result in the extension of the built form further north than that of the existing streets of Enfield Road and Windmill Gardens, for example. Proposed development at this location would therefore not result in urban sprawl and instead represent sustainable development that will benefit from existing transport connections and local facilities.
To prevent neighbouring towns from merging into one another	The development of the site would not result in the merging of World's End with any other settlement, nor bring the boundary of Enfield any closer to any other existing settlement. The closest adjacent settlement is Potters Bar, 5.6km to the north-west.
To assist in safeguarding the countryside from encroachment	<p>The urban fringe context of the site is "urbanised" by the visual and physical context of the allotments, scout hut and housing on Enfield Road to the west; the former Slades Hill Army Camp to the north; housing on Windmill Gardens to the east and housing on Enfield Road, Slades Hill and Links Side to the south. The site itself also has an urban fringe character, being used as pony paddocks with associated stabling and access road (Camp Road), unlike the wider countryside to the north of the former army camp, which predominantly remains in arable production. The site, and adjacent former army camp, therefore has a very different, semi-urban character compared to the character of the wider Green Belt to the north and its development would not result in the significant loss of an area of countryside.</p> <p>With regards to its visual context, the site benefits from existing mature tree belts along its northern and eastern edge (within the site boundary), together with the presence of regenerating scrub woodland within the former army camp to the north and hedgerow boundaries around the allotments to the west. As such, the site is very well screened from the wider countryside to the north, even during the winter months. Any development would, therefore, not result in any significant physical or visual erosion of the character of the wider countryside.</p>
To preserve the setting and special character of historic towns	The site is not located in the setting of a historic town. It is surrounded to the east, west and south by an existing suburb of greater London, which has expanded from the market town of Enfield, now itself forming part of Greater London. Due to the low lying nature of the site, the presence of intervening built form and hillside topography, there is no inter-visibility between the site and Enfield town centre.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	It is acknowledged that through our review of the local plan, the local planning authority will be prioritising development sites within existing settlements. However, it is anticipated that the number and size of suitable and available housing sites within the settlement boundary of Enfield is limited and that Green Belt, greenfield land release will be inevitable to meet pressing needs and demands of the district and local area. We consider that the release of this site as part of a wider review of the Green Belt will ensure that the site's redevelopment will not prevent urban regeneration.

Land opposite the Jolly Farmers, Enfield


















-  Site Area
-  Town centre
-  Primary School
-  Secondary School
-  Place of Worship
-  Health clinic/ Hospital
-  Food and drink (pub, restaurant & cafe)
-  Local shop
-  Play Area
-  Allotment
-  Sports & social club
-  Golf Club
-  Accommodation
-  Railway station
-  London underground station



Fig 3: Local Facilities

1:20.000 @A4

4 Assessment Summary

The masterplan vision is to create a high-quality environment in which to live, where people can co-exist in harmony with the landscape and ecology, and which will enrich the local urban area of Enfield.

A number of preliminary technical studies have been carried out to examine the physical constraints, investigate infrastructure issues and establish opportunities to help determine the local development capacity. The following summarises the key issues:

4.1 Urban Context

Whilst The site has an area of 1.39ha (3.43 acres) sits within a highly sustainable location in close proximity of a local mixed use centre, a major bus route into central Enfield and within a 15-20 minute walk distance of Enfield Chase rail station. The site is generally well connected by foot and local transport.

The site is currently a narrow gap in an otherwise developed suburban street frontage. A mix of suburban development exists to the south, west and east of the site.

We have assessed all known site constraints and the relationship of the site to local landscape and townscape context.

The site itself sits within a natural bowl within the landscape, which has been partially formed by the local streams of Merryhills Brook and Salmons Brook. These provide important features on the site and boundaries to the site.

The site is currently a narrow gap in an otherwise developed suburban street frontage. A mix of suburban development exists to the south, west and east of the site.



Enfield Road local facilities

Land opposite the Jolly Farmers, Enfield



View 11: From Windmill Gardens looking west. Parts of site can be glimpsed between semi-detached houses.



View 12: From Enfield Road, looking east. Site frontage replicates the leafy frontage of the street



View 13: From Link Side looking north. South-western corner of site can be glimpsed beyond boundary vegetation, in conjunction with other mixed uses on Enfield Road and Slades Hill



View 14: From service road adjacent to Enfield Road, looking north-east. Southern end of site is glimpsed at the end of the road.



View 15: From Camp Road, looking south-east into southern part of site. Buildings on Slades Hill are visible beyond the site



View 16 - Merryhills Primary School



View 17 - Trentwood Side Allotment Site immediately to west of site



View 18: Scout hut to immediate west of site

Land opposite the Jolly Farmers, Enfield



Fig 4: Aerial photograph and local photograph viewpoints

Land opposite the Jolly Farmers, Enfield



Local bus services



Jolly Farmers Public House, immediately south of the site.

To the east, Windmill Gardens extends to the north of the site, along the sites eastern boundary. West of the site, Trentwood Lane again extends to much of the depth of the site northwards. Immediately to the west there is a row of semi-detached suburban houses accessed via Slades Hill.

Urban setting

North of the semi-detached houses on Slades Hill/ Enfield Road there is a single storey Scout Hut and immediately east and north of that a well-used allotment site. The 25th Middlesex Rifle and Pistol Club use the land immediately north of the site. All of these facilities are accessed via the lane that forms the western boundary of the site and is within the ownership of the London Diocesan Fund.

Townscape Character Context

The 'Enfield Characterisation Study' (February 2011) places the site within the 'Ridgeway' area of the 'Central Corridor' of the Borough (page 138), as well as Landscape Character Area 1C 'Merryhills Brook Valley'. The primary typologies found in the Ridgeway area are described as:

“suburban flats, street-based estates and classic suburbs... Historic routes define the character of the area, including the...Slades Hill/ Enfield Road heading west. The original development along these routes was very low density housing in large plots of land. In many cases this has now been taken over by flatted development taking advantage of the larger site areas available.” (page 139)

The proposed development of the site can continue to reinforce this character of this important corridor.

One of the key issues relating to the Central Corridor listed in the document is the loss of street greenery and the recognition that *“street trees, verges and planting in front gardens makes a significant contribution to the quality and character of these areas..”* (page 143). Again, the

development of this site provides the opportunity to protect existing trees and provide further planting along the site boundaries, as well as within the site itself, reinforcing the positive character of the area.

The Characterisation Study places the housing surrounding the site (including Slades Hill and Enfield Road) as part of the ‘Residential – Perimeter Blocks – Classic Suburb’ typology. These

are defined as high quality, attractive architectural suburbs with generous streetscapes and a clear overall composition and strong green quality.

Generously planted verges are recognised as creating an attractive boundary between the road and pavement and the benefit of off-street parking is noted. There is a predominance of detached and semi-detached houses. The development of the

site with high proportion of green space can complement this leafy suburban character, especially along the Enfield Road/Slades Hill.

Local Townscape Character



View 03: Windmill Gardens



View 04: Links Side



View 05: Enfield Road: apartments



View 06: Enfield Road: Local shops

Land opposite the Jolly Farmers, Enfield






-  Contours (5m)
-  Water Body
-  Site Area



Fig 5: Landform

1:20.000 @A4

4.2 Landscape

Savills Chartered Landscape Architects has undertaken a preliminary review of the landscape, townscape and visual context of the site and likely effects of its development for housing and/or a care home, based on the illustrative masterplan set out in Section 5. This has included a review of relevant landscape and design designations and policies, published landscape character assessments and a visit to the site and surrounding area.

Landform and Water Features

The site occupies a relatively flat area of land forming the bottom of a wider valley landform, with a relatively steep hillside rising up to the north-east towards The Ridgeway (which lies at 65m AOD) and shallower slopes rising to 90m AOD on the Hadley Road boundary of the Trent Country

Park to the north-west. Within the site itself, the land lies at approximately 32metres AOD with localised drops where the two streams pass through.

The site and its surrounding area is characterised by a number of streams and drainage ditches. Leeging Beech Gutter runs within the site, adjacent to its eastern

boundary. In the centre of the site, this is joined by a tributary, Merryhills Brook, which runs through Trent Park Golf Club and Trentwood Side Allotment Site, before running through the site in an east-west direction. To the south of the site, this watercourse continues through Enfield Golf Course, where it is known as Salmon's Brook.

This landform does not represent a constraint to the development of the site with housing, however consideration will need to be given to the provision of suitable drainage solutions.



View 01 - From Enfield Road, looking north-east. The southern part of the site is seen beyond boundary vegetation, in conjunction with other mixed uses on Enfield Road and Slades Hill

Land opposite the Jolly Farmers, Enfield

Vegetation

The site is currently used for pony grazing and is predominantly covered by semi-improved grass. It does, however, benefit from mature trees and hedgerow species around its boundaries, contributing to its biodiversity and a degree of visual enclosure. Subject to a BS5837 Tree Survey, the existing trees on the site should and could be retained to continue to provide a leafy setting to the site.

On the southern boundary, adjacent to Slades Hill, the site benefits from a series of clumps of mature native trees and hedgerow species including large species ash together with some smaller hawthorn, cherry, elder and beech. Adjacent to the track known as Camp Road, there are further groups of small ash and hawthorn, as well as a short stretch of hawthorn hedge.

All of these trees provide a degree of screening to the site, even

during the winter months, and contribute to the leafy character of this part of Enfield Road/ Slades Hill. The development of the site can accommodate the retention of these trees, or planting of additional/ replacement trees along this frontage.

The northern and eastern boundaries of the site have the greatest densities of shrubs and trees, with both areas benefiting from mature oak, lime, pine

and horse chestnut trees, as well as smaller species such as hawthorn, elder, elm, holly and fruit trees. A further strip of trees runs through the centre of the site, adjacent to the stream between the two horse paddocks, also including oak, ash, hawthorn and elder. This vegetation all provides excellent screening to the site, especially from views to the north and west and can be retained within the proposed masterplan for the site.



View 02: From Camp Road, looking north west into pony paddocks.. Filtered views of housing on Windmill Gardens and Slade Gardens beyond



View 2: From Merryhills Way, looking south. Site lies beyond scrubby woodland, but new rooftops of new buildings may be visible.



View 3: View from Camp Road looking south. Site is glimpsed beyond gappy hedgerow.

Land opposite the Jolly Farmers, Enfield

Landscape Character Context

The 'Merryhills Brook Valley' landscape character area is defined by the Enfield Characterisation Study as an undulating area of arable and pasture farmed landscape together with the Trent Park golf course. The Characterisation Study describes the area as being enclosed by the urban edge of Enfield to the south and east.

Unlike much of this character area, however, the site does not have a farmed landscape character and is strongly influenced by the urban and urban-fringe land uses on all sides.

The site itself is given over to 'horsiculture', a recognised urban fringe land use with small paddocks and associated post and rail fencing, access tracks

and stables. This has eroded the previous historic, rural character of the area.

To the west, the Trentwood Side Allotments Site has a similar urban fringe land use. Immediately to the north, the site of the WWII Slades Hill Army Camp and anti-aircraft battery (subsequently an army records office and closed in 1960s) also has a semi-derelict urban fringe character, including regenerating woodland vegetation and a rifle range (26th Enfield Rifle and Pistol Club). This provides a clear separation between the site and the wider agricultural land to the north, which has a more rural character.

To the immediate south-west, east and south of the site, Worlds End has a strong suburban character, with its associated two storey semi and detached

housing, a parade of shops, the 19th Enfield Scout Group Hut and the Jolly Farmers public house. Just beyond to the south-west, there are also areas of three storey apartments on the Enfield Road and to the south, bungalows on Links Side, Linkside Gardens and Linkside Close. These urban land uses, which can be glimpsed from the site, again reinforce its urban character and context.



View 07: Urban fringe character of site



View 08: More open agricultural land to north-west of site



View 09: From Slades Hill looking west. Southern edge of site can just be glimpsed beyond existing vegetation, in conjunction with surrounding two storey homes.



View 10: View from Merryhills Way, looking south-east towards site. Site is concealed by allotments and vegetation.

Land opposite the Jolly Farmers, Enfield

Visual Context

The site benefits from its low-lying valley-bottom situation and the presence of mature trees and scrub vegetation to the north, east and west, which provide a good degree of visual screening from the wider rural area beyond the former army camp. As such, the likely visual envelope of any development will be limited to the local area, with the longest distance views potentially being the southern edge of Trent Country Park to the north.

The trees within the northern part of the site and the former Slades Hill Army Camp screen views from the north, and the only likely changes to views will be glimpses of new rooftops from a short stretch of the Merryhills Way and southern edge of Trent Country Park during the winter months. During the summer,

it is likely that the site will be entirely screened from this area by vegetation. To the east, there will be glimpsed views from Windmill Gardens and Park Way. Again, vegetation within the site, together with adjacent properties on Windmill Gardens, help soften and screen these views, and this can also be supplemented with further planting.

To the south, existing properties on Enfield Road and Slades Hill generally screen the site, meaning that views of the new development would be limited to the stretch of these roads immediately in front of the site and with oblique views to a distance of no more than approximately 150m to each side of the site. Given the opportunity to set new buildings back from the road, retaining existing trees and providing space for additional

planting, it is likely that this level of visibility will in fact be far less. Immediately to the south there will also be a glimpse of the site from the northern end of Links Way, but the existing and proposed vegetation can ensure that the view retains its leafy character.

To the west of the site, vegetation within and around the Trentwood Side Allotments site screen views from the wider area, however users of the allotments, the scout hut and public footpath along Camp Road would have views of the new development. Given the suburban context of these existing views, the proposed changes need not be detrimental, and with the retention of the existing vegetation together with the provision of additional planting, the area will retain its verdant character.

Summary

This analysis shows that the site integrates well with the suburban land uses to the south, west and east, benefiting from a low-lying, enclosed position and the presence of mature vegetation on all sides. Existing buildings to the west, east and south screen views of the site from the wider area, whilst the remains of the Slades Hill Army Camp with its regenerating woodland screens views from the north. The site clearly relates to the townscape and visual context of Worlds End, rather than the rural area to the north of Slades Hill Camp. Given the lack of inter-visibility with this wider area to the north, new development would not result in the erosion its rural character.

4.3 Ecology

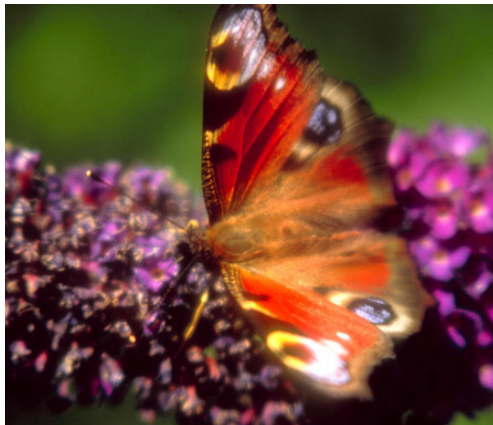


Pipistrelle Bat

The majority of the site is comprised of horse paddocks for grazing with a group of timber stables buildings in the centre of the site.

The boundary trees along the eastern and northern edges of the site are dominated by native species. The eastern boundary of the site is defined by Salmon Brook and the rest of the site is split through the centre by Merryhills Brook.

The trees, hedges and brooks provide opportunities for a range of habitats and species, and any detailed proposals would be informed by specific surveys. Above all these site features help to create identity and amenity to the site and also embed any



New landscape treatment to encourage a broad range of habitats

future development into the landscape and townscape.

The proposals for the site have the potential to result in significant enhancements to biodiversity, in the form of habitat creation and enhancement measures, which could potentially deliver net gains for biodiversity.



Starlings



Opportunities for insect habitats

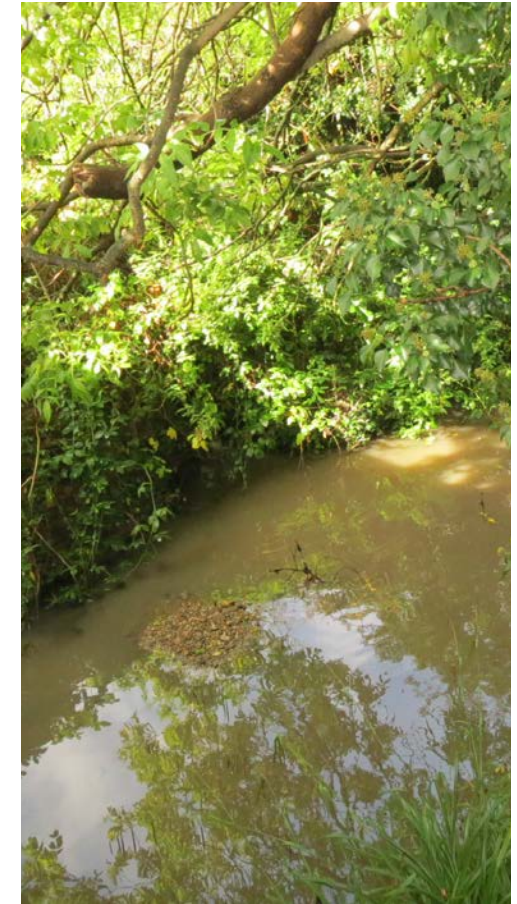
4.4 Utilities

The site adjoins Enfield Road and therefore to existing utilities such as mains sewage, water and electricity lines. The site itself has adjoining developed areas are well connected with all key services. A mains sewer line runs north south across the eastern portion of the site, west of Salmons Brook.

4.5 Hydrology

The policy aims of the National Planning Policy Framework state that opportunities should be sought on all sites to reduce the overall flood risk in the area and beyond through various means, including the appropriate application of Sustainable Drainage Systems (SuDS).

The site can accommodate SuDS measures in order to provide surface water attenuation, water quality improvement and biodiversity enhancement in accordance with local and statutory adoption requirements. Surface water runoff associated with the proposed development will be minimised so that off-site flood risk is not exacerbated or, where possible reduced.



Merryhills Brook forming the eastern boundary to the site.

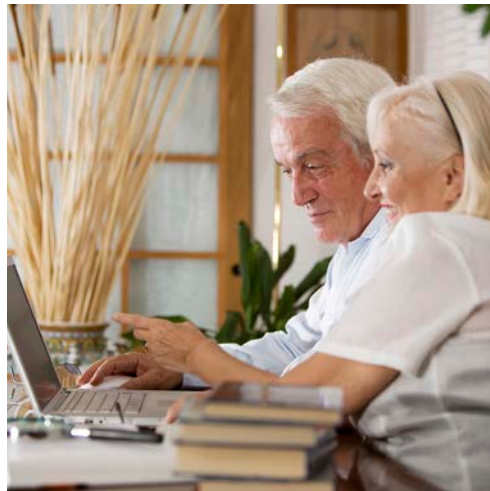
Land opposite the Jolly Farmers, Enfield



- Site Area
- Water bodies
- Zone 3 - Land having a 1 in 100 or greater annual probability of flooding.
- Zone 2 - Land having between a 1 in 100 and 1 in 1,000 annual probability of flooding.



Fig 6: Flood Risk Zone



4.6 Healthcare

Savills healthcare team has undertaken a desktop review into the potential demand for a new build care home and associated care village development at the Land opposite Jolly Farmers, Enfield. A separate report has been provided and the following summarises its key findings.

The following analysis and the associated Savills Healthcare Research is based on a 10 minute drive time (“the Catchment Area”) centred on the Site.

There are a high number of older people within a 10 minute drive time of the Site and the number aged 80 years plus is projected to increase by 47.9% or circa 3,806 people over the next 15 years to 2034.

People in the higher age groups have highest dependency

needs and frailty issues and consequently the highest requirement for long term care services. Their needs are best met with a fully compliant care environment (i.e. one that either meets or exceeds the environmental standards in former National Minimum Standards for Older People), which the current stock of care homes may not be able to provide over the next two decades, emphasising a need for appropriate care facilities. National operators have moved away from providing shared bedrooms, and will ensure new homes provide 100% single bedrooms with shower wet room en suites.

The absence of provision of an en suite bathroom is usually an indicator of outdated stock and

one which is unlikely to provide good quality accommodation for older people with care needs. It is acknowledged that this is a qualitative indicator for care needs, but we consider that units without en suite bathrooms do not usually meet the needs of older people and thus should be considered part of the figures for overall demand.

Our demand analysis indicates there is currently an under-supply of around 108 bedrooms in the local catchment. However, although it is not possible in a desktop review to accurately adjust for capacity and quality, our analysis indicates that around 87 bedrooms are recorded as not having an en suite, which with the existing under supply indicates a potential market for 195 good quality single en suite

bedrooms. Taking into account the projected growth in the elderly population and assuming supply and demand remain at their current levels, this potential market will increase to nearly 324 single en suite bedrooms by 2024 and 699 single en suite bedrooms by 2034.

Like the majority of areas with a high number of older people, there appears to be a shortage of dementia beds in the Catchment Area.

There is an increasing awareness that care home design can improve the lives of people with dementia. This has resulted in a greater focus on designing care homes for people with dementia and therefore many of the care homes noted as specialising in dementia care are unlikely to

have appropriate accommodation. Therefore, as no care homes exclusively specialise in dementia care, there would appear to be a need for a modern care home designed for people with dementia in the Catchment.

The Glenigan database of C2 planning applications and care home developments shows a potential development pipeline of 3 care homes and 1 major extension to an existing care home within the catchment. The total number of care beds being provided is unknown, given that applications are currently undecided and may not come forward at all. It is unlikely, however, that the development of these homes will create an oversupply of care beds given the increasing elderly population in the catchment.

Conclusion

In conclusion, our care needs analysis indicates there is a current and increasing need for a modern, purpose designed care home in the 10 minute drive time catchment of the Site. The delivery of high quality, modern care home schemes, such as the one proposed on Land Opposite Jolly Farmers Pub. This scheme could deliver 60 bedspaces and make a significant contribution to the emerging demand in Enfield for 699 bedspace with en suite bathrooms by 2034.

Land opposite the Jolly Farmers, Enfield

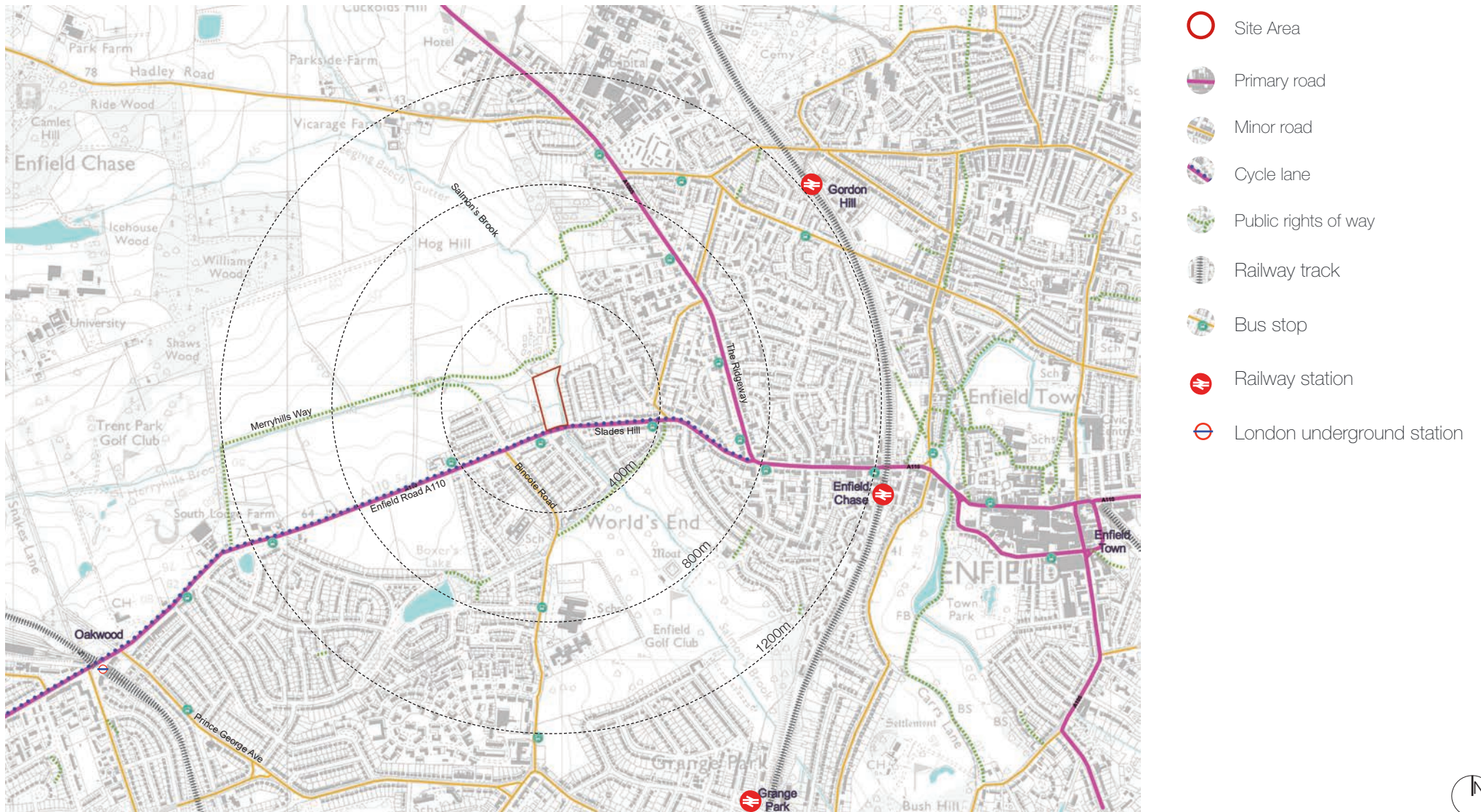


Fig 7: Transport and Connectivity

1:20.000 @A4

4.7 Movement and connectivity



Bus and cycle routes along Enfield Road and Slades Hill

The site has an existing access called Camp Road that runs south-north along the western edge of the site. Surface improvements will be required and it is likely that this will be designed as a shared space with access points with the site to the southern and northern development parcels.

The site has excellent access to local facilities, including nearby schools, recreation, employment, community facilities, bus stops and a railway station are all located within a comfortable walking and cycle distance from the centre of the site.



Enfield Chase train station (Thames Link and Great Northern lines)

Bus

Bus stops are located on the Enfield Road close to the site entrance and provide for an extremely regular service, with buses running during the day every 2-5 minutes. Services include the 121, 307 and 377. All link to Enfield Chase rail station, Oakwood underground station and nearby town centre facilities.

Train

Enfield Chase station provides the closest rail service, situated some 1,200 metres east of the site, a walk distance of 15-20 minutes. Enfield Chase

runs a regular rail service (Great Northern) running into central London to Moorgate station and also out of London towards Stevenage and Hertford.

Oakwood Underground station is on the Piccadilly Line and is located approximately 2,000 metres west of the site. Again this is service by the local regular bus service or it will take a 20-25 minute walk.

The site is therefore considered to be located in an accessible area by walking, cycling and public transport in an Enfield context. On this basis it accords with national and local policy guidance, encouraging travel by means other than the private car.



5 The Masterplan

The indicative layout of the site seeks to respond to the qualities of the site and the opportunities offered by the local context. In particular access to existing infrastructure and facilities, whilst ensuring that the development creates a welcoming and well integrated place.

The Concept Masterplan illustrates the Vision for the proposed infill development on Enfield Road. The following principles highlight some of the key qualities of the proposed development to help create an innovative and sustainable place:

5.1 Opportunities

A mix of homes

The site provides an excellent opportunity to deliver up to 40 new homes and also opportunities for a 60 bed care home in a highly connected and sustainable location.

The scheme will also deliver family homes, which are much needed in Enfield and are rarely built in London in recent times.

Analysis of housing needs shows that there is greater need for homes above flats in the Borough, but the majority of supply is likely to come from brownfield land which will deliver very few family homes with gardens. This scheme can help to redress that imbalance in supply.

A diversification of unit types will also mean the site can be delivered in one stage, assisting the Council in meeting its housing delivery challenge.



Land opposite the Jolly Farmers, Enfield



Completing the street

New homes will be located in this infill site and address Enfield Road to create a completed street frontage, whilst retaining and enhancing green corridors and setting for the site.

Retained green edges

The existing boundary deciduous trees and hedgerows will help frame the development and create amenity and protect biodiversity. This combined with the terrain of the site, which sits within a natural bowl, will help to embed the development into the landscape, which is a natural separation from the rest of the Green Belt to the north.

Landscaped buffer spaces

Retained planting to north and east of the site will help to embed the development into the local townscape and create a high quality reduce the impact of noise on the development but also help retain the semi-rural nature of the area along main transport corridors. Development will also be set back from Enfield Road to allow for the retention of existing and opportunities for additional trees. Some management of existing trees may be required as part of an overall landscape management scheme.

Utilising Green space

New multi-functional green corridors will be overlooked by new homes to help create a connected landscape to enhance amenity and ecology.

Waterbodies

Management of on-site hydrology will be an important feature of the development. New SUDs features may also be added as part of an overall water management strategy. Buildings will be set back from and address the existing streams on the site, which will become a key feature and characteristic to the development.



New homes and water management

Public Transport

The layout of the development, together with the detailed design of streets, aims to ensure that walking and cycling are the more likely modes of choice over short distances, and that the ease of access to nearby public transport will become a more attractive mode over longer distances.

Leisure trail

The corridors on the site could also provide opportunities for open space and the creation of alternative leisure routes that will connect into the wider leisure path network in the area.



Merryhills Way leisure trail runs past and north of the site

Land opposite the Jolly Farmers, Enfield

Illustrative Masterplan Framework

-  Primary Access
-  Secondary road
-  Potential Footpath link
-  Proposed Development up to 2,5 storeys
-  Proposed Development up to 3 storeys
-  Green Infrastructure
-  Existing vegetation on site
-  Water Bodies
-  Bus Stop
-  Site Boundary



 Site boundary



Fig 8: Masterplan Framework

5.2 Illustrative Masterplan Framework

A landscape led approach delivering sustainable development principles is at the forefront of the masterplan concept, guided by the technical assessments.

The masterplan responds to the particular characteristics of the site and its context with Enfield and the Green Belt context to ensure delivery of a high quality development that is valued in terms of its aesthetic qualities, residential amenity and wider opportunities for improved connectivity.

Development will follow the principles of traditional perimeter blocks found in the local area (street elevations that are enlivened by visible activity) with homes overlooking adjoin

streets and green spaces to encourage natural surveillance and sense of ownership.

Footpaths and cycle routes will be integrated and be overlooked by development wherever possible to provide natural surveillance.

Links into the countryside network of bridleways and footpaths will be provided.

The masterplan framework (Fig 8) sets out the combined parameters for the development of the site in terms of:

- Location of built form;
- Height of built form;
- Location of green space
- Key points of access and movement to and through the site.

Illustrative plans

We have also illustrated how the development could be delivered and range of uses possible for the site. We suggest that the site easily divides into two development parcels separated by Merryhill Brook. The eastern boundary of the site is well-treed and also has Salmons Brook running through the area, which therefore provides an opportunity for a linear green space for amenity and ecological uses.



5.3 Development Principles

Southern parcel

To the south fronting Enfield Road there is an opportunity for three-storey development set-back behind an existing line of trees and associated green space. Given that the site sits within a low point on the Enfield Road and will be set back from nearby properties due to the stream and existing trees, we suggest that development could be in the form of a three storey apartment block or alternatively a care home.

The form of the development would need to create a strong frontage onto Enfield Road and

also provide surveillance onto the proposed green space around Salmon's Brook, which would run along the eastern boundary of the site.

Northern parcel

The northern portion of the site would lend itself more to a residential area, with a mix of houses and also opportunities for flats over garages to help provide a mix of accommodation. The design approach would be to create a perimeter block of two and two and a half storey homes, overlooking Camp Road

and the adjoining green space. This housing led approach would help to ensure that the massing of development is sensitive to the suburban context and the urban edge location of the site context.

Eastern green space

The liner green space has the opportunity to provide a strong ecological corridor and also incidental amenity for residents with the opportunity to create footpath connections and links into the wider leisure network. The green space could also cater for informal local areas of play (LAPs).



Main access onto Enfield Road via Camp Road which runs along the western edge of the site

Opportunity for three storey development, either apartments or extra care.

Opportunity for 2-2.5 storey mix of homes overlooking open space

Retained green corridors and mature trees provide a strong green setting to the development.

Illustrative Aerial View of development



Preliminary illustrative masterplan
Concept incorporating two clusters of development, north and south of Salmon's Brook.

5.4 Land Uses

Housing

The development has the opportunity to deliver a good range of unit types (including much needed family homes with gardens) and tenure to create a mixed community which responds to the local market and needs, and ensure a viable and lasting development.

The scale and density of residential development will also be responsive to the existing site characteristics (including trees, hedgerows and topography) as well as the roles and responsibilities of the place being created (relationship to public space, transport corridors and local context).

Elderly care

The site also has the ability to deliver elderly care which there will be increasing demand for due to a lack of local supply and an increasing elderly population as set out in our technical assessment. Given the site constraints and local need requirements we suggest that there is an opportunity to deliver a 60 bed care home, as an alternative to the opportunity for a three storey apartment block.



Fitness trails integrated into the landscape structure

5.5 Landscape and amenity

The proposed development will be set within a strong landscape structure focused around the existing streams that run through the site and the associated vegetation.

The scale of development will also respond to both the local townscape and landscape context, in particular ensuring the scale of the development works with the site contours and natural bowl of the site to avoid any negative visual impact.

The overall strategy is to set the development within the existing boundaries of trees and hedges and to minimise removal by

locating access points at existing gaps where ever possible. A robust, generous and biodiverse rich scheme is incorporated as part of the identity for the development and create a positive setting.

A focus on high quality public realm design and the application of sustainable design solutions to limit the impact of development and enhance biodiversity will be key to the success of the scheme and to meet the following objectives:

Create a green network to enhance biodiversity, access to amenity for the community and embed the development into the

wider area;

Recognising and retaining important trees and boundary hedgerows in the landscape to help define the character of the development;

Careful choice of materials and street furniture;

An integrated SuDs system that will provide opportunities for biodiversity and amenity;

Safe and informal pedestrian links through the site;

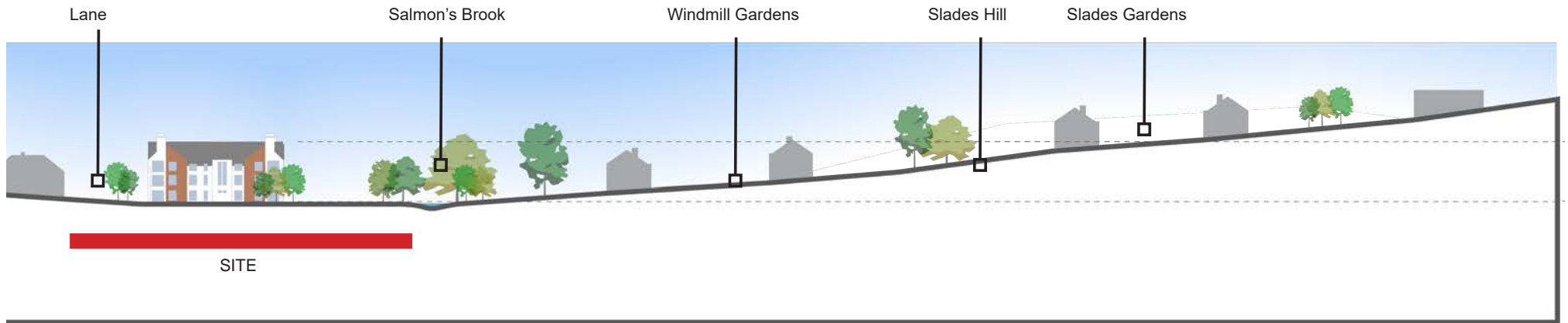
Informal areas of play and recreation to enhance amenity.

Section - west to east along Enfield Road, the site and Slades Hill



Land opposite the Jolly Farmers, Enfield

West to East Cross sections along Enfield Road and Slades Hill



5.6 Delivery and Design Quality Opportunity



Energy efficient housing incorporated into a pedestrian friendly, landscape led environment



Landscape forms a key part of the identity to the development

Creating choice

The site will deliver housing opportunities across a range of house types, sizes and tenures including an appropriate proportion of affordable housing.

This will include housing for sale across a range of prices, with affordable housing to rent and shared equity units delivered by Registered Providers.

A specific objective is to create opportunities and choices for local people to live in an affordable yet high quality housing environment, in a house or a flat to rent or to buy.

Energy efficiency

In relation to low energy buildings, the development will comprise energy efficient buildings throughout, well insulated and energy efficient, encouraging energy monitoring systems so that future users are acutely aware and able to control energy use.



View from Slades Hill (looking west)



7 Conclusions and Next Steps

7.1 A Sustainable site for Development

The site itself provides a real opportunity to deliver new homes and opportunities for elderly care in a highly sustainable location without any detrimental impact upon the Green Belt, being set within a natural bowl and within a gap within the existing development frontage along Enfield Road.

Being in such a well-connected and highly sustainable location, the development would fulfil all of the key requirements of the NPPF and requirements for sustainable development

7.2 A Joint Approach

Going forward the Diocese of London will engage with the London Borough of Enfield to further inform the evidence gathering process for the development and identify a strategy that delivers a comprehensive development, including a range of house types, tenures and spaces to deliver a high quality development with no impact upon the wider Green Belt.

At the appropriate stage the Diocese will seek to engage with the local community and key stakeholders concerning the proposals for the site.

