



Date: 13th September 2021

Strategic Planning and Design
Enfield Council
FREEPOST
NW5036
EN1 3BR

Dear Sir / Madam,

Representation to Regulation 18 Draft Enfield Local Plan Consultation on behalf of Origin Housing

We write on behalf of our client, Origin Housing, and are pleased to submit this representation in response to the Draft Enfield Local Plan (DELP) 'Main Issues and Preferred Approaches' (Regulation 18) Consultation. Origin Housing are a registered social landlord, managing over 7,300 homes in London and Hertfordshire. They provide affordable housing in their communities as well as related care and support services to the people who live in them. They work in 14 areas across North London and Hertfordshire.

Origin Housing has a current planning application under determination in LB Enfield (20/01815/Ful) at Gilda Avenue, approximately 450 metres to the west of King George's and William Girling Reservoirs, and 1km and 3km to the east of Ponders End Large Local Centre and Enfield Town Major Centre respectively. A site plan is included at Appendix A. The current units are owned and managed by Origin Housing under the Enfield Single Housing scheme; a project designed to help single adults who are homeless.

The proposal is to replace existing outdated and low-quality units (10 in total) with 49 new dwellings with a mix of private and affordable units in three new blocks, one being part-three, part eight storey; the other a five-storey residential block.

As part of these representations, we are seeking the identification of this site as a Site Allocation under SP H1 – Housing Development Sites, given its location with the Upper Lea Valley Opportunity Area, Ponders End Place Shaping Priority Area and Lee Valley Regional Park, within the existing Local Plan, and its proximity to the redevelopment of the Alma Estate.

The Site Proforma is attached at Appendix B.

The proposed development at Gilda Avenue is regeneration on a smaller scale but is transformative in terms of optimising housing delivery and delivering high quality housing stock.

The representations below respond to key policies that are likely to impact on the development of housing-led development schemes, in addition to a detailed submission for Gilda Avenue to be identified as a new housing allocation.

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

Origin Housing 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.

Origin Housing 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 Origin Housing, 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 chapter, 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 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.

Origin Housing 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. Origin Housing recommends that this is set out within the policy in order to manage flood risk appropriately.

Recommended Changes: Include wording in Strategic Policy DM SE8 to identify that Flood Risk Assessments will be required for sites within Flood Zone 2 and Flood Zone 3, and for areas in Flood Zone 1 of over 1 hectare.

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 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.

Recommended changes: A Sustainable Drainage Strategy will be required for ~~all developments~~ **all major developments** 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 wide level and then filtered down through individual developments. They are not methods that could be provided without direction of the Council, and its evidence base documents, and 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.

It is not considered that all new development should be required to demonstrate the above and Origin Housing would instead suggest to the Council that this is required solely 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 Origin Housing 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.

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 London Plan, and should not be applied in the Local Plan.

Recommended changes: Remove Strategy Policy DM BG11

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 Origin Housing; 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.

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

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 and highlights those areas where buildings can be greater than the London Plan definition.

The Gilda Court site is located in the 'medium' level of change area in Figure 7.1. It is in an area within which the definition of a tall building is the 'London Plan Definition' (21 metres). However, it is not in an area that is designated as being an appropriate area for a tall building (Figure 7.4).

The Gilda Court site currently comprises outdated and low-quality residential units, which are proposed to be replaced with new high-quality residential dwellings under the current planning application that was referred to in the introduction. The new homes will be purpose-built, new-build accommodation that meet current building regulations as well as being sustainable and environmentally friendly. They will significantly improve upon the existing housing on-site and will assist the Council in meeting its housing requirements, both for affordable and market dwellings.

Whilst the wider surroundings are comprised of a mix of uses, with industrial uses characterising the east of the site, the site itself sits within a residential context, with rows of two-storey housing along both sides of Gilda Avenue. Residential intensification is further experienced directly to the southeast of the site with the large-scale Alma Estate regeneration, thereby further evidencing the suitability of residential uses in this location.

Adopted planning policy is supportive of the principle of residential development in this location, with CS Policy 1 identifying North East Enfield as a preferred location for new homes and CS Policies 2, 40 and 41 targeting the Ponders End area. Policy is also supportive of the optimisation of sites and reuse of brownfield sites to meet housing targets, as evidenced in local, regional, and national policy.

The principle of residential development, as well as the principle of increased densities, at the site were supported by officers over the course of pre-application discussions.

Given the site's location on the edge of LBE and at its connection with Waltham Forest, along the open space provided by the William Girling and King George's Reservoirs, the site provides an opportunity to create a local landmark building to mark the entry-point into LBE and provide visual interest and wayfinding to the Borough from the wider area, including the reservoirs. The site's location within the North East Enfield Regeneration Priority Area is also considered to form additional justification for a tall building, as per the aspirations of DMD Policy 43.

In addition, in light of the significant difference in levels between the site and the surrounding Mollison Avenue and Lea Valley Road, a significant proportion of the building's height will be visually screened from the surrounding area, in turn reducing the appearance of scale and massing whilst still providing the opportunity to create a local landmark building.

The site should be supported as a location suitable for taller buildings and referred to as such within Figure 7.4.

Recommended Changes: The Greater than London Plan definition of tall buildings height is missing and needs to be included.

Gilda Court (see Site Plan at Appendix A) to be identified as a location suitable for a tall building in Figure 7.4.

The tall building policy should have a list of exceptions for sites that fall outside the areas designated as appropriate for tall buildings. Such exceptions could include site optimisation and housing estate renewal, where tall buildings will bring other benefits such as regeneration and affordable housing.

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, Origin Housing is in support of this quantum.

As set out throughout these representations, Origin Housing are seeking to redevelop their site at Gilda Court. It currently provides poor accommodation and is an under used site, with limitations on the number of houses it can provide. The proposals clearly demonstrate what is achievable and it is requested that the opportunities for the site are formally encapsulated in a Site Allocation. Consequently, we have attached a proforma at Appendix 2 setting out the details required for a formal site review.

Recommended changes: Gilda Court to be recognised as a housing development site.

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.

Origin Housing 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 be only 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 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: Wording in 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: Wording in 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 projects households having regard the 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 Origin Housing 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 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 of 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 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.

As such, Origin Housing 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 Origin Housing and we would strongly oppose that infrastructure requirements are 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 Enfield Local Plan.

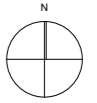
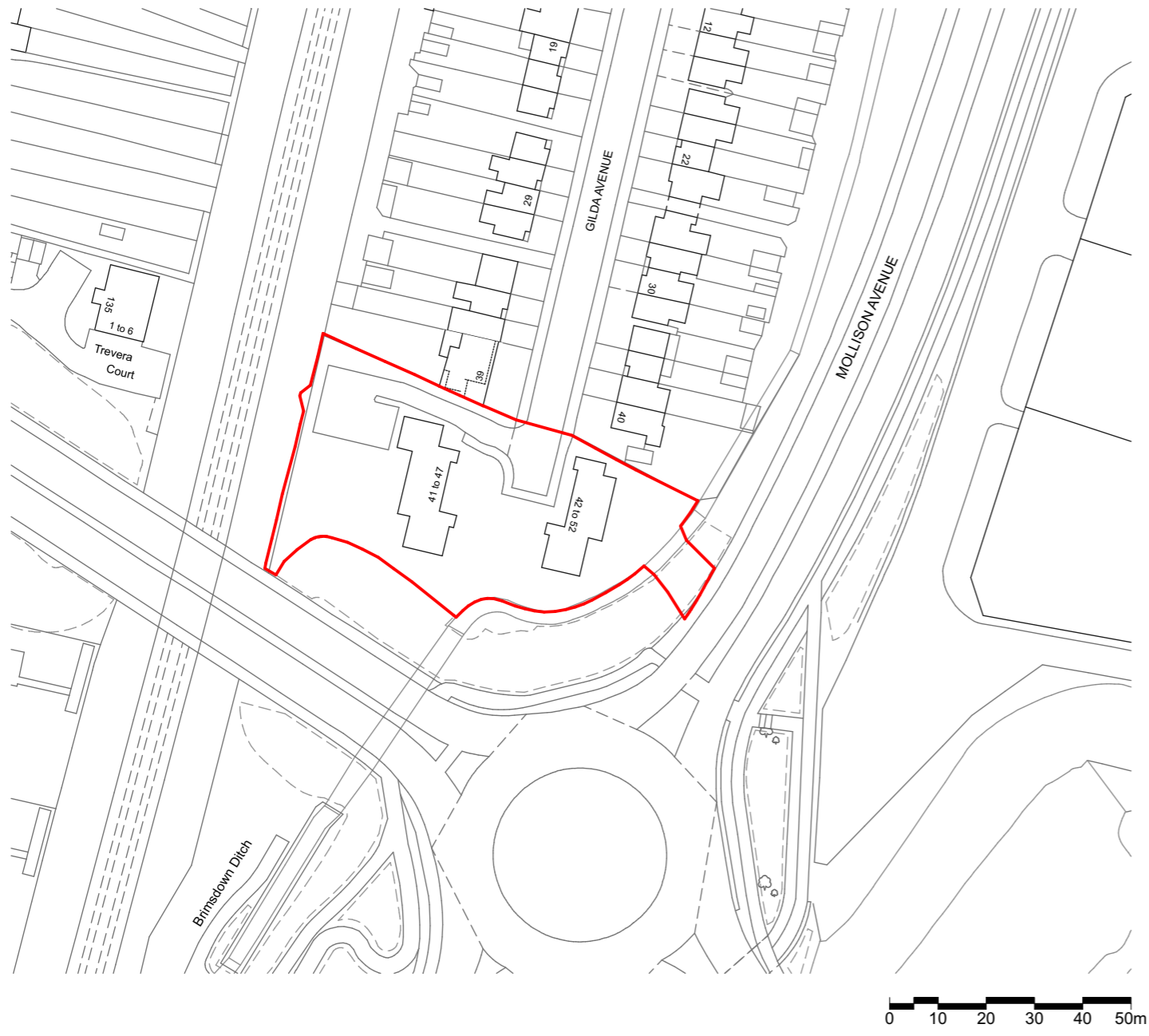
We also wish to contribute towards the future stages of the Enfield Local Plan process and therefore would be grateful if the Council could advise of further opportunities for participation and the submission of representations and sites.

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

Appendix A

Site Location Plan



EXTENT OF PLANNING APPLICATION SITE

rev	date	description
	07/05/2020	PLANNING ISSUE



The Pump House 19 Hooper Street
 London E1 8BU 020 7264 8600
 info@stockwool.co.uk

Client
Origin Housing

Project
GILDA AVENUE

Drawing
Site Location Plan

Status
PLANNING

Scale **1:1250@A3**
 CAD File **3461-MainModel**
 Date
 Drawn
 Checked

Project no_Drawing no_Revision
3461_PL(90)001_

Appendix B

Site Proforma

Call for sites submission form

As part of the plan making process the Council is undertaking a 'Call for Sites.' We are inviting anyone with an interest in land, potential sites and broad locations for development to submit these to us for consideration. We have an identified need to provide an additional 50ha of land for industry and logistics over the plan period – we're therefore especially keen to hear about sites which have potential to accommodate employment activities. We would also welcome the submission of sites suitable for office uses in town centres. The Publication London Plan also identifies a need for us to deliver 1,246 homes per year so we also want proposals to come forward for small and medium sites for housing particularly in the built-up areas of Enfield.

For such brownfield sites the Council not only wants to be able to identify the land or buildings themselves, we also want to be able to understand the schemes that are being proposed. This will help us to assess the capacity and deliverability of such sites, and whether they are available, suitable and viable. These sites will then be assessed and if deliverable will be consulted upon in the next stage of the Local Plan.

Please complete a submission form for each individual site you are submitting and include a site location plan (preferably an OS Map), clearly showing the boundaries of the site outlined in red (or otherwise clearly marked). The map should show at least two named roads, to ensure that the site can be correctly identified. A postcode would also help to locate the site, even where this relates to adjacent land or buildings.

Sites proposed for residential should be capable of delivering five or more residential dwellings and/or should be at least 0.05 hectares in size. Sites proposed for employment should be capable of delivering 500sqm or more employment floorspace and/or should be at least 0.25ha in size.

We have previously undertaken several Call for Sites exercises. If you have previously submitted your site, and there is no material change to your last submission, we do not require anything further from you. However, if you have new sites to submit, or would like to provide updated information please complete this form.

Please provide your responses by no later than Friday 26 February 2021. Responses after this date will be accepted on an ongoing rolling basis. However, where sites are received after work on a HELAA update has already commenced the Council will include sites within the next HELAA update unless there are exceptional circumstances.

Representations cannot be made anonymously, so please provide your full name and contact details. Please note that representations will be made publicly available, along with your name. Please complete a separate form for each site submitted. To make your submission please fill in this form and return by email to: localplan@enfield.gov.uk quoting 'Call for sites' in the subject field.

If you do not have internet access, please contact us via telephone on 020 8379 3866

Thank you

Enfield's draft new Local Plan

Call for Sites Submission Form

Contact details			
Name:			
Organisation:	Origin Housing		
Address:			
Postcode:			
Telephone:			
Email:			
Your interest in the site:	I am a...	Developer	X
		Freeholder	X
		Leaseholder	
		Resident	
		Potential purchaser	
		Community group	
		Planning consultant	
		Registered social landlord	
		Other (please specify)	

Site details			
Site address (or location)	41-52 Gilda Avenue, Enfield, EN3 7UJ		
Site area in hectares or square metres	0.29 hectares		
Site location plan submitted?	Yes	X	No
Current or most recent use of the site	<p>The Site is comprised of two two-storey residential (Class C3) brick buildings, along with their associated green space. The eastern building, Nos. 42-52 Gilda Avenue (even numbers), consists of six two-bedroom units; the western building, Nos. 41-47 Gilda Avenue (odd numbers), consists of four five-bedroom units.</p>		

Ownership of the site

<p>Please provide details of landownership/land interests if known</p>	<p>Origin Housing are the freeholder of the Site.</p>				
<p>Are all the above owners/those with a land interest aware of this submission of the site?</p>	<p>Yes</p>		<p>No</p>	<p>X</p>	<p>If 'No' please give reasons</p> <p>The properties in Origin Housing's ownership are let on short term leases.</p>

Proposed development		
What type of development is proposed? Please provide further details of the type of residential / employment / cultural / retail or mixture of uses proposed.	Residential	C. 50 residential flats.
	Employment / Industrial	
	Retail / commercial	
	Office	
	Arts and culture	
	A mixture of types	
	Other (please specify)	
Please tell us more about the proposed type of development...	Demolition of the existing buildings to provide three buildings comprising residential dwellings (Class C3), new pedestrian link to Mollison Avenue, associated landscaping, car parking and amenity space.	
What is the potential capacity of the site? (Please provide approximate dwelling numbers and densities or approximate floorspace for employment / office development)	C. 50 residential flats.	

Site details			
Does the site have direct access to the existing highway network?	Yes	X	Further comment: Gilda Avenue
	No		
What access is there in terms of public transport?	Bus stop	X	Distance in Km: 0.03km on Lea Valley Road
	Railway / tube station	X	Distance in Km: 0.5km to Ponders End Station
Are there any known constraints to the site? (access difficulties, ground conditions, contamination, flood risk, legal issues or any others)	Site is in flood zone 1. A Phase One Environmental Site Assessment determines that no current or historical contaminative sources have been identified at the Site.		
Are there any known environmental constraints on, or in close proximity to the site? (i.e. Green Belt, Metropolitan Open Land, Biodiversity)	On the basis of the adopted Proposals Map (2014) and North East Enfield Area Action Plan Policies Map (June 2016), the Site is located within the planning designation of 'Lee Valley Regional Park Site'. The Site adjoins the planning designation of 'Green Belt and Countryside'.		
Has any work been done on the promotion of the site? (e.g. legal reports, traffic surveys, ecology reports etc)	Yes, a number of reports were prepared for the promotion of this Site - Archaeological DBA, Built Heritage Statement, TVIA, Daylight and Sunlight, Tree Survey, Site Waste Management Plan, Transport Survey, Noise Impact Assessment, Bat Survey, Phase One Environmental Site Assessment, Air Quality Assessment, Energy Report and Flood Risk Assessment.		
Are any of the following services available on or to the site?	Water		Yes
	Electricity		Yes
	Gas		Yes
	Foul sewer		Yes
	Surface water sewer		Yes

	Broadband	Yes	
Does the proposed site require amendments to existing services?	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 is well connected by a variety of means of public transport in close proximity. There are a number of bus stops along Mollison Avenue and Lea Valley Road, as well as Ponders End train station to the south, which provides direct access to a variety of locations, including Enfield Town and central London, as well as Brimsdown to the north. The surrounding area is currently undergoing significant transformative change, with a strong emphasis on higher-density development given the urban location.

Future updates

Please tick this box if you wish to be added to our contact list and be updated about future progress on the Local Plan and other planning policy updates.

X