

Enfield Council  
Planning Department  
Civic Centre  
Silver Street  
London  
EN1 3XA

**Date:** 13 September 2021

Dear Sir/Madam

**Response to Enfield Local Plan (Submission Plan- Regulation 18) on behalf of Capel Manor College's land to the rear of Arnold House, 66 The Ridgeway, EN2 8JA**

On behalf of our client, Capel Manor College, we write in response to Enfield Council's consultation on its Regulation 18 Local Plan. Our submission relates to Capel Manor's land to the rear of Arnold House, 66 The Ridgeway, Enfield.

**Background**

The site was promoted by the College for residential development as part of Enfield Council's Call for Sites process in February 2021. It is available, suitable and deliverable for development of new homes immediately. Although Arnold House itself has been allocated as a Preferred Development Area in the draft Regulation 18 Local Plan, land to its rear has not. Capel Manor College object to the fact the site has not been identified as a site for allocation. The site should be included together with Arnold House in order to make a more defensible and logical boundary to the Green Belt if it is altered in this area. The site represents a sustainable location for new homes with good access to public transport and local amenities.

**The site**

Land to the rear of Arnold House is in the freehold ownership of Capel Manor College. It comprises an overgrown field. However, it is surplus to the College's requirements and is available, suitable and deliverable for development immediately.

The site is situated in a well-established and desirable place to live in Enfield with good access to public transport facilities, the amenities of Enfield Town, and two hospitals which are within easy walking distance. Given its well-placed location, the site would be highly suitable and sustainable for residential development.

The site is designated Green Belt, part of the Green Chain and the Area of Special Character in the north west of the Borough. It is also designated as a Site of Borough-wide Nature Importance. The areas to the north and west of the site are designated Green Belt. The area to the north is also designated as a Site of Borough-wide Nature Importance. We understand that the Council is not proposing to allocate this site for development because of its Green Belt designation.

## **The opportunity**

As set out in our previous representations, we consider that the site is suitable for release from the Green Belt to be used for housing development. The site sits on the edge of the Enfield settlement and would constitute a logical and sustainable extension to the existing settlement. The development of the site would result in the small loss of land from the Green Belt, however, would assist the Council in meeting its housing requirements.

We understand that Arnold House itself is proposed to be allocated for housing development in the draft Local Plan. The development of our client's site, in conjunction with the redevelopment of Arnold House, would represent a logical and sustainable small scale extension to the edge of the existing settlement boundary on Crofton Way.

Land to the rear of Arnold House has the capacity for c. 36 homes. If Arnold House and land to the rear of Arnold House were to be developed in tandem, their overall combined capacity is expected to be around 67 homes. This development would represent a contribution to the borough's housing need. The development of land to the rear of Arnold House combined with Arnold House represents a better solution than the development of Arnold House in isolation.

Residential development on these sites would present the opportunity to create a stronger and more defensible Green Belt boundary through the addition of well-defined hedgerows and woodland on its northern and western boundaries.

Within the draft Regulation 18 Local Plan, the Council specify that for a site to be considered appropriate for development it must be available, suitable and achievable (p.318). Land to the rear of Arnold House satisfies this requirement; it is surplus to requirements, currently vacant and is available for development now. There would be obvious benefits to bringing this site into effective residential use to allow it to contribute to housing delivery within Enfield. Given its well-established location in proximity to local amenities and transport connections, it is asserted that the site is suitable for residential development.

## **Conclusion**

We maintain that land to the rear of Arnold House is available and suitable for residential development. The site provides an opportunity to sensitively and sustainably extend the existing Enfield settlement boundary to provide circa. 36 additional homes to meet an identified need. The development of land to the rear of Arnold House combined with Arnold House represents a better solution than the development of Arnold House in isolation.

We request that the Council reconsiders its position and allocates land to the rear of Arnold House as a Preferred Development Area in the next iteration of the Local Plan. The site should be included together with Arnold House in order to make a more defensible and logical boundary to the Green Belt if it is altered in this area. The site represents a highly sustainable location for new homes with good access to public transport links and local amenities within the area. It is also available, suitable for high quality residential development and deliverable for development immediately. Overall, it meets the Council's criteria for housing sites.

The logo for LICHFIELDS, featuring the word "LICHFIELDS" in white, bold, uppercase letters on a black background. The background is a large, stylized letter 'L' shape.

We trust that our representations are helpful. Should you wish to discuss this matter further, please do not hesitate to contact me or my colleague

Yours faithfully