



Enfield Local Plan Regulation 18- Representation.

Claverings Industrial Estate, Centre Way, London, N9 0AH
13 September 2021 | Public

Introduction

This Representation has been prepared by Knight Frank LLP on behalf of the London Borough of Enfield ('LBE') in relation to Claverings Industrial Estate, Centre Way, London, N9 0AH ('the site').

This Representation builds on the site information and redline submitted to the LBE Call for Sites exercise in early 2021. As outlined in the latest Housing and Economic Land Availability Assessment (2021), the site source reference is **CFS152**.

LBE (the landowner) support the preparation of the new LBE Local Plan, and this Representation provides a summary of the site and proposals, and high-level comments on the draft Local Plan (Regulation 18). Our objective is to help the Council produce a sound Local Plan. We expect that all our suggestions are addressed as part of the Local Plan (Regulation 19).

We would be happy to discuss any matters with the Council and work in a collaborative manner to bring the site forward for future development.

The Site

The site is 2.41 hectares in size and comprises approximately 40 small offices, light industrial, warehouses and trade units. The site is located 1km north east of Edmonton Town Centre and adjacent to several bus routes. The surrounding area is characterised by residential uses. The site achieves a Public Transport Accessibility Level ('PTAL') of 1b and is located 1.5km north east of Edmonton Green London Overground Station.

Proposals

The site is proposed to accommodate employment / industrial or retail / commercial or mixed use development.

Comments on draft Local Plan

We support draft Site Allocation SA30 which allocates the site for redevelopment to deliver a mixed used scheme comprising an exemplar industrial co-location employment scheme (ensuring as a minimum no net loss of non-residential floorspace) alongside including new homes (c. 587 units). We seek clarity of the quantum of employment floorspace that is being proposed.

Case for Development

Development of the site for employment / industrial uses would help support the Council's Vision and Strategic Objectives (draft Local Plan Chapter 2) and contribute towards achieving the housing target (draft Policy H1) and employment target (draft Policy E1).

The site is previously developed land and situated in close proximity to several transport modes. Development would achieve sustainable patterns of development (in accordance with NPPF Para. 11). The site is deliverable (in accordance with the NPPF). It is available for development (in the plan period) and any relevant legal matters are currently being reviewed. Development is achievable and the location is suitable for development.