



Enfield Local Plan Regulation 18 - Representation.

Firs Farm, Firs Lane, Enfield, N21 2PJ
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 Firs Farm, Firs Lane, Enfield N21 2PJ ('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 **CFS168**.

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 3.67 hectares in size and is currently in use as a playing field with a small car park at the southwest corner. The site is situated with the larger setting of the Firs Farm Playing Fields beyond which are residential dwellings of predominantly 2no. storeys. Several bus stops are situated along Firs Lane to the immediate west of the site.

The Site is designated as Metropolitan Open Land in the draft Local Plan.

Landowner Proposals

The site is proposed for a crematorium use alongside an improved café, community facilities, welfare facilities and visitor parking.

Comments on draft Local Plan

We support draft Site Allocation SA59 which allocates the site for a new crematorium use.

We seek conformation from the Council regarding the prospect of development to incorporate an improved café, community facilities, welfare facilities and visitor parking.

Case for Development

Development of the site for crematorium use would help support the Council's Vision and Strategic Objectives (draft Local Plan Chapter 2) and contribute towards achieving the required number of burial and crematorium spaces (draft Policy DM BG10).

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.