

Enfield Local Plan Regulation 18 - Representation.

Former Enfield Arms, Genotin Road, Enfield, EN1 2AG
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 Former Enfield Arms, Genotin Road, Enfield, EN1 2AG ('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 **CFS183**.

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 0.66 hectares and is situated adjacent to Enfield Town Railway Station. The former public house was demolished over 10 years ago. The site sits within the Enfield Major Centre and within the Enfield placemaking area. The immediate surrounding area is characterised predominantly by a range of commercial / retail uses with residential uses also in close proximity. The site has a Public Transport Accessibility Level (PTAL) of 6 'excellent'.

Landowner Proposals

The site is proposed for residential-led development in the form of new apartments.

Comments on draft Local Plan

We support draft Site Allocation SA4 which allocates the site alongside Enfield Town Station for circa 100 new homes and a renewed station entrance, public square and public realm improvements. We seek a greater understanding from the Council of the quantum of development proposed for the Former Enfield Arms site to ensure that the site is being optimised. The site lies within Enfield placemaking area and therefore we suggest it is a priority for development.

Case for Development

Development of the site for residential 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).

The site is previously developed land, with a high PTAL. 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.