



Enfield Local Plan Regulation 18-Representation.

Covert Way Fields, Covert Way, Enfield, EN4 0LT
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 Covert Way Fields, Covert Way, Enfield, EN4 0LT ('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 **CFS188**.

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 measures 7.0 hectares in size and currently comprises a nature reserve. The site is allocated as Local Open Space and a Site of Borough Importance for Nature Conservation in the adopted Local Plan. The site is located south of Hadley Wood which is characterised by residential accommodation. The site achieves a Public Transport Accessibility Level ('PTAL') of 0 which is the lowest possible score and is located 0/8 miles south of Hadley Wood Railway Station.

Landowner Proposals

The site is proposed for re-wilding and green infrastructure uses.

Comments on draft Local Plan

We support the re-wilding proposal for the site. The draft Local Plan explains that development will not be permitted where it would adversely affect (directly or indirectly) the integrity of Covert Way Local Nature Reserves.

The site could help support the National Park City proposals.