



Enfield Local Plan Regulation 18 - Representation.

Swan Annexe, 221 High Street, Enfield North, EN3 4DX
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 Swan Annexe, 221 High Street, Enfield North, EN3 4DX ('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 ("HELAA") (2021), the site source reference is **CFS190**.

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 0.19 hectares in size and currently comprises a campus of West Lea School. It is occupied by large two storey buildings with a central car park. The site is located within the Ponders End Local Centre. The surrounding area is characterised by a range of uses includes residential accommodation, commercial / retail uses and Ponders End Park. The site achieves a Public Transport Accessibility Level ('PTAL') of 4 'good' and is located 700m south east of Southgate London Underground Station.

Landowner Proposals

The development opportunity at the site proposes a mixed use redevelopment comprising approximately 10 residential units alongside some potential for an educational / commercial use.

Comments on draft Local Plan

We support the local plan vision and objectives for the Borough. We support the findings of the Council's HELAA which identifies the site as developable for 10 units. Table 8.2 of the Plan sets out the Borough's total housing supply over the plan period which includes 'other developable sites' identified in the HELAA. Therefore, we expect the site to come forward for development within the plan period. We suggest the Council reviews this site, to ensure it is fully optimised and consider when it might come forward for development.

Case for Development

Development of the site for housing and education / community 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 public transport accessibility rate. 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.