



Enfield Local Plan Regulation 18-Representation.

Civic Centre, Silver Street, Enfield, EN1 3XA
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 Civic Centre, Silver Street, Enfield, EN1 3XA ('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 **CFS191**.

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 1.41 hectares in size and currently comprises the civic centre offices and a car park. The surrounding area is characterised by a range of uses includes residential accommodation and commercial / retail uses. Enfield Town Centre is located approximately 250m to the south. The site achieves a Public Transport Accessibility Level ('PTAL') of 4 'good' and is located 300m north of Enfield Town Railway Station.

Proposals

The site is proposed for mixed use offices and residential uses.

Comments on draft Local Plan

We support draft Site Allocation SA5 which allocates the site for mixed use redevelopment comprising 150 new homes alongside re-provided office floorspace. We suggest that we review the capacity of the site with the Council to agree the content of the site allocation. The site is located within the Enfield urban place making area which is positive and should be a priority for development.

Case for Development

Development of the site for housing and offices 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.