



# Enfield Local Plan Regulation 18- Representation.

Former Magistrates Court, 2 and 2A Windmill Hill, Enfield, EN2 6SA  
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 Magistrates Court, 2 and 2a Windmill Hill, Enfield EN2 6SA ('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 **CFS192**.

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 0.21 hectares in size and is located in Enfield town. It currently comprises Probation Service Offices and a derelict house to the rear. The building on site is locally listed and the site is located within a conservation area.

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 5 and is located 160m east of Enfield Chase Railway Station.

## Landowner Proposals

The proposals for the site are for mixed use redevelopment including residential development which could enable community / business uses / cultural venue. This could provide premise and facilities for start-ups and other small businesses also.

## Comments on draft Local Plan

We support the vision and objectives for the Borough. The site is located in Enfield placemaking area and therefore should be a priority location for future growth. We suggest the Council reviews the conclusions of the HELAA which state that the site is potentially developable as we consider the site to be developable.

## Case for Development

Development of the site for housing and cultural 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 developable (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.