



# Enfield Local Plan Regulation 18 - Representation.

Kenninghall Open Space South, Kenninghall Road, London, N18 2PE – CFS21  
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 Kenninghall Open Space South, Kenninghall Road, London, N18 2PE ('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 **CFS198-1**.

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 1.85 hectares in size and currently comprises an area of public open space. The site is designated as local open space under the adopted Local Plan. The site is also identified in the North London Waste Plan protection for Recycling capacity. The surrounding area is characterised by a range of uses includes residential accommodation, commercial / retail uses and areas of open space. The site achieves a Public Transport Accessibility Level ('PTAL') of 2 and is located 500m north west of Meridian Water Railway Station.

## Landowner Proposals

The site could provide a range of development opportunities including community uses or a gypsy / traveller site. We suggest the site could come forward in the next 6-10 years.

## Comments on draft Local Plan

We support the vision and objectives for the Borough. We recommend that the Local Plan considers the site for gypsy / traveller related uses. In this connection, the HELAA concludes that the site is not developable however we request clarification / explanation for this conclusion and suggest it is re-assessed.

## Case for Development

Development of the site for a community use or gypsy/traveller accommodation would help support the Council's Vision and Strategic Objectives (draft Local Plan Chapter 2). The site is well connected to local services and transport links.

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.