



Enfield Local Plan Regulation 18-Representation.

Ford's Grove Car Park, Ford's Grove, Enfield, N21 3DN
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 Ford's Grove Car Park, Ford's Grove, Enfield, N21 3DN ('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 **CFS201**.

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 0.24 hectares in size and is currently in use as a car park. It is located at the junction of Ford's Grove and Farm Road approximately 20m east of the Winchmore Hill Broadway Local Centre. The surrounding area is characterised by terraced and semi-detached residential dwellings with a range of commercial / retail uses within the Local Centre.

Although the sites Public Transport Accessibility Level (PTAL) is low the site is located 500m east of Winchmore Hill Railway Station and is in close proximity to several bus stops.

Landowner Proposals

The site is proposed for residential development (with possible undercroft parking if required). It is proposed that the site could deliver at least 40 dwellings, as apartments.

Comments on draft Local Plan

We support draft Site Allocation SA42 which allocates the site for circa 24 new homes. We suggest it would be useful to review the site capacity with the Council.

Case for Development

Development of the site for residential use 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 in a location close to a variety of shops and transport modes. 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.