

Enfield Local Plan Regulation 18 - Representation.

Lodge Drive Car Park (incl. Depot), Palmers Green, N13 5LB
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 Lodge Drive Car Park (incl. Depot), Palmers Green, N13 5LB ('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 **CFS204**.

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 0.6 hectares in size and is currently in use as a car park and a small works depot. The site is situated directly adjacent to the Palmers Green District Centre. The surrounding area is characterised to the east by residential uses (2no. storey) and to the west by commercial / retail at ground floor with residential uses above. The site achieves a Public Transport Accessibility Level (PTAL) of 3, however is situated 200m east of Palmers Green Railway Station and in close proximity to several bus stops.

Landowner Proposals

The site is proposed to be reconfigured to retain a car park and allow the delivery of residential development.

Comments on draft Local Plan

We support draft Site Allocation SA43 which allocates the site for circa 50 new homes. We suggest the Council ensures that the development potential of the site is optimised.

Case for Development

Development of the site for residential 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 and in close proximity to a range of 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.