



# Enfield Local Plan Regulation 18-Representation.

Albany Leisure Centre and Car Park, 55 Albany Road, Enfield, EN3 5XH  
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 the Albany Leisure Centre and Car Park, 55 Albany Road, Enfield, EN3 5XH ('the site').

This Representation builds on the site information 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 **CFS207**.

An updated redline plan for the site is provided at Appendix 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 is 1.16 hectares in size and currently comprises the Albany Leisure Centre. It is located within the Enfield Wash Local Centre. The surrounding area is characterised predominantly by residential uses with retail / commercial uses within the Local Centre. A small area of open space is situated to the east of the site with the larger Albany Park situated approximately 300m beyond. Although the site achieves a Public Transport Accessibility Level (PTAL) of 2, the site is located 650m southeast of Turkey Street Railway Station, 900m southwest of Enfield Lock Railway Station and several bus routes operate along Albany Road adjacent to the site.

## Proposals

The site is proposed to provide a care home / sheltered development or low-level housing. A holistic approach for the site is required. Given the site is in close proximity to local services, it might also be suitable to a more intensified use such as sheltered housing as well as providing community uses.

## Comments on draft Local Plan

We support draft Site Allocation SA41 which allocates the site for approximately 30 extra care homes and community floorspace at ground floor level with retention/renewal of the existing leisure centre. We also seek confirmation whether the surface level car park to the northern end of the site is included within the allocation. A holistic approach for the site is required so it would be useful to review the site to ensure future development is being optimised.

## Case for Development

Development of the site for care home accommodation alongside improved community 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 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.

## Appendix 1 – Site Location Plan

