



Enfield Local Plan Regulation 18 - Representation.

58-60 Silver Street, Enfield, EN1 3EP
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 58-60 Silver Street, Enfield, EN1 3EP (with Church Lane car park) ('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 **CFS215**.

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 0.19ha in size and currently comprises offices and a car park. The site contains a Grade II listed building and is located within the Enfield Town Major Centre and the Enfield Town conservation area. The site is also adjacent to Metropolitan Open Land. The surrounding area is characterised by a range of uses including residential accommodation, commercial / retail uses and areas of open space. The site achieves a Public Transport Accessibility Level ('PTAL') of 5 and is located 300m north of Enfield Town London Overground Station.

Landowner Proposals

The site is proposed for residential development. We consider the site could be brought forward for development within the next 5 years.

Comments on draft Local Plan

We support the local plan vision and objectives for the Borough. The Council's HELAA concludes that the site is not developable for 18 residential units. We request clarification/explanation for this conclusion. We consider proposals could be sensitively designed to respect the Grade II Listed Building, wider conservation area and Metropolitan open space. We suggest the Council reviews this site, to ensure it is fully optimised, and should consider it as developable in the draft Local Plan.

Case for Development

Development of the site for a hotel and housing 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 an excellent public transport accessibility rating. 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.