



# Enfield Local Plan Regulation 18- Representation.

Brimsdown Sports Ground, Goldsdown, Enfield, EN3 7RN  
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 Brimsdown Sports Ground, Goldsdown Road, Enfield, EN3 7RN ('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 **CFS217**.

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 8.06 hectares in size and currently comprises disused sports pitches. The site is bound by residential dwellings (2no. storeys) on all sides. Although the site achieves a low Public Transport Accessibility Level (PTAL), the site is situated 350m north west of Brimsdown Railway Station.

## Landowner Proposals

The site is considered appropriate for mixed use development including residential units, sports provision, a park and community uses. No capacity studies have been undertaken to date and we wish to discuss this matter further with the Council.

## Comments on draft Local Plan

We support draft Site Allocation SA40 which allocates the site for renewed community uses alongside a limited amount of other enabling uses (as any net loss of open space would need to be supported by a masterplan approach).

We note that draft Local Plan Table 8.1 states that 'Land known as Brimsdown Sports Ground' should be allocated for mixed use comprising "50 homes and community uses". However, SA40 does not explicitly state that 50 homes shall be expected to come forward on the site. We are of the view that the site is suitable for more than 50 dwellings and seek to further discuss capacity and land use mix with the Council to ensure that the development opportunity is optimised.

## Case for Development

Development of the site for renewed community uses would help support the Council's Vision and Strategic Objectives (draft Local Plan Chapter 2) and supporting the new housing to be delivered (draft Policy H1).

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.