

Enfield Local Plan Regulation 18 - Representation.

Stable Yard – Broomfield Park, Broomfield Lane, London, N13 4HE
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 Stable Yard – Broomfield Park, Broomfield Lane, London N13 4HE ('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 **CFS223**.

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 0.31 hectares in size and currently comprises a disused parks depot and derelict residential unit including a former stable block and yard. The site forms part of Broomfield Park which is a Grade II listed park and garden. It is also designated as Metropolitan open land, local open space and a site of local importance for nature conservation. The surrounding area is predominately characterised by residential accommodation and areas of public open space. The site achieves a Public Transport Accessibility Level ('PTAL') of 2 and is located 650m north of Palmers Green Railway Station.

Landowner Proposals

The site is proposed for residential and community uses. New homes could be set out in a mews / courtyard arrangement with potential community use in the stable block. Some open parts of the stable yard have development opportunities to support the wider site e.g. conservation and restoration of Broomfield Park and manor house. We suggest the site could come forward in the next 5 years.

Comments on draft Local Plan

We support the vision and objectives for the Borough however we query the HELAA's conclusion that the site is not developable. We consider the site could provide some enabling residential uses to conserve and restore Broomfield Park and manor house and associated community uses. We suggest the Council reviews this site and the HELAA, and considers it to be developable so that it can come forward in the new Local Plan.

Case for Development

Development of the site for housing and 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 proposals also offer a range of community and heritage benefits. The site is previously developed land well connected to local services and transport links. 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.