



Enfield Local Plan Regulation 18 - Representation.

Alan Pullinger Centre / Minchenden Car Park
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 Alan Pullinger Centre, 1 John Bradshaw Road, Southgate N14 6BT / Minchenden Car Park, Leigh Hunt Drive, Southgate N14 6DA ('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 **CFS230 and LP612**.

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 split into two parts situated to the north and the south of Leigh Hunt Drive. To the northern side is situated the Alan Pullinger Building (2no. storey) while to the south side is a surface level car park. In total the combined site area is 0.36 hectares. The surrounding area is characterised by a range of uses includes residential accommodation, commercial / retail uses and a school / college. The site achieves a Public Transport Accessibility Level ('PTAL') of 4 'good' and is located 170m southeast of Southgate London Underground Station.

Landowner Proposals

The site (CFS06 / CFS07 / CFS08) is proposed for residential-led development including approximately 40-48 dwellings. Retail uses are proposed at the ground floor level.

Comments on draft Local Plan

We support draft Site Allocation SA23 which allocates the site for comprehensive mixed use redevelopment. We support proposals for the Southgate placemaking area, which includes the site.

We seek to confirm the level and mix of development in the site allocation, especially as there is more than one site involved. We note that draft Site Allocation SA23 states the combined site area is 0.11ha. However, it is our understanding that the site area of the Alan Pullinger Centre is 0.1101 hectares and the site area for the Minchenden Car Park is 0.2471 hectares; totalling 0.3572ha. Based on the above we suggest that the site could be further optimised to deliver additional dwellings.

Case for Development

Development of the site for housing / non-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, 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.