

Enfield Local Plan Regulation 18 - Representation.

Bullsmoor Library, 58 Kempe Road, Enfield, EN1 4QS
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 Bullsmoor Library, 58 Kempe Road, Enfield, EN1 4QS ('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 **CFS231**.

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 0.17 hectares in size and currently comprises a library, community centre and car park. The derelict garages on the adjacent land could also form part of the site bringing the total site area to 0.3ha.

The site has no designations under the adopted Local Plan. The surrounding area is characterised by a range of uses includes residential accommodation, commercial / retail uses and areas of open space. The site achieves a Public Transport Accessibility Level ('PTAL') of 1b and is located 850m north of Turkey Street London Underground Station.

Landowner Proposals

The site is proposed for a mix of uses comprising residential units alongside a the reprovision of a community / library use. We suggest the site could come forward in the next 5 years.

Comments on draft Local Plan

We support the local plan vision and objectives for the Borough. We support the findings of the Council's HELAA which identifies the site as developable for 31 units. Table 8.2 of the Plan sets out the Borough's total housing supply over the plan period which includes 'other developable sites' identified in the HELAA. Therefore we expect the site to come forward for development within the plan period. We suggest the Council reviews this site, to ensure it is fully optimised and consider when it might come forward for development.

Case for Development

Development of the site for housing and a library / community use 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 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.