



# Enfield Local Plan Regulation 18 - Representation.

Alma Road Open Space  
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 Alma Road Open Space ('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 **LP1139**.

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 2.65 hectares in size and is currently open space. The surrounding area is a mix of light industrial / warehousing and residential uses. The site is bound to the north by Avondale Crescent; to the east by railway lines; to the south by an allotment; and to the west by Alma Road. It achieves a Public Transport Accessibility Level (PTAL) of 3 however is situated 500m south of Brimsdown Railway Station and several bus stops are situated along Alma Road to the immediate west of the site. The Site is designated as Metropolitan Open Land in the draft Local Plan.

## Landowner Proposals

The site is proposed for a crematorium use or a residential use, and we acknowledge that further feasibility work would need to be undertaken to support future development.

## Comments on draft Local Plan

We support draft site allocation SA58 which allocates the site for a new cemetery use. We retain the view that the site could offer potential for residential use and suggest that the Council reviews this matter.

## Case for Development

Development of the site for crematorium use would help support the Council's Vision and Strategic Objectives (draft Local Plan Chapter 2) and contribute towards achieving the required number of burial and crematorium spaces (draft Policy DM BG10). Development for residential uses would contribute towards achieving the required housing target (draft Policy H1).

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.