



Enfield Local Plan Regulation 18-Representation.

Ramney Marsh, Mollison Avenue, Enfield, EN3
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 Ramney Marsh, Mollison Avenue, Enfield EN3 ('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 **LP1162** and **LP606**.

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 12. hectares and is currently an area of open space. It is bound to the south by Mollison Avenue; to the east by Ramney Marsh; to the north by the M25; and to the west by a railway line. Beyond Mollison Avenue, the M25 and the railway line are industrial estates which characterise the area. Several bus stops are located 500m to the west of the site. The location has excellent access links to the M25 motorway.

Landowner Proposals

The site is proposed for employment / industrial uses with aspirations to be designated as Strategic Industrial Land.

Comments on draft Local Plan

We support draft Site Allocation SA52 which allocates the site for redevelopment to provide at least 70,200 sqm. of new employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace. We suggest the Council further consider the potential development capacity of the site to ensure that it is fully optimised.

Case for Development

Development of the site for employment floorspace would help support the Council's Vision and Strategic Objectives (draft Local Plan Chapter 2) and contribute towards achieving the employment target (draft Policy E1).

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.