



Enfield Local Plan Regulation 18 - Representation.

Crown Road Lorry Park, Crown Road, Enfield, EN1 1TH
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 Crown Road Lorry Park, Crown Road, Enfield, EN1 1TH ('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 **LP656_1**.

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 0.7 hectares in size and currently comprises a lorry park and car compound. It is located in the Southbury Industrial Estate. The surrounding area is characterised by a range of commercial and industrial uses. The site is located 150m northwest of Southbury Railway Station.

Landowner Proposals

The site is proposed to deliver new employment / industrial uses via both small and medium units. We suggest it could deliver up to 50,000 sqft (4,645 sqm.) of new floorspace. Detailed capacity studies have not been undertaken so we suggest the potential level of development is reviewed with the Council.

Comments on draft Local Plan

We support draft Site Allocation SA46 which allocates the site for redevelopment to provide an additional 4,530 sqm of employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace.

Case for Development

Development of the site for employment / industrial uses 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).

The site is previously developed land, situated within an existing industrial estate. 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.