



Enfield Local Plan Regulation 18 - Representation.

Asda, 130 Chase Side, Southgate, N14 5PH
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 Asda, 130 Chase Side, Southgate N14 5PH ('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 **LP662**.

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 1.65 hectares in size and currently comprises a retail store and accompanying surface level car park. The surrounding area is characterised by a range of uses includes residential dwellings, commercial / retail uses and allotments. The site achieves a Public Transport Accessibility Level (PTAL) of 4 'good' and is located 300m west of Southgate London Underground Station.

Landowner Proposals

The site (LP662) is proposed for a mix of uses comprising ground floor retail and residential uses at the upper storeys.

Comments on draft Local Plan

We support draft Site Allocation SA20 which allocates the site for comprehensive mixed-use redevelopment comprising circa 165 new homes alongside compatible town centre non-residential uses. The site is located within the Southgate urban place making area.

Case for Development

Development of the site for housing and commercial / retail 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) and employment target (draft Policy E1).

The site is previously developed land, with a high public transport accessibility rate. 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.