

PL9: Crews Hill – Site Allocations

SA27: Land at Crews Hill			
			
Existing Site Information			
Address	Land at Crews Hill		
Site Area	82.40ha		
Existing Use(s)	Mix of uses including paddocks, storage and other uses.		
Site Considerations			
Flood Zone	1-3		
PTAL	1a-1b		
Heritage Considerations	Amber - A number of nationally listed heritage assets within the proposed site allocation. heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Amber - Within APA3: Whitewebbs Hill, Bulls Cross and Forty Hill. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide new homes, associated community and social infrastructure, and enhanced open space Must retain the existing riding school 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Mixed Use Capacity Estimate	n/a		Approximately 3000 homes

3.9 Crews Hill

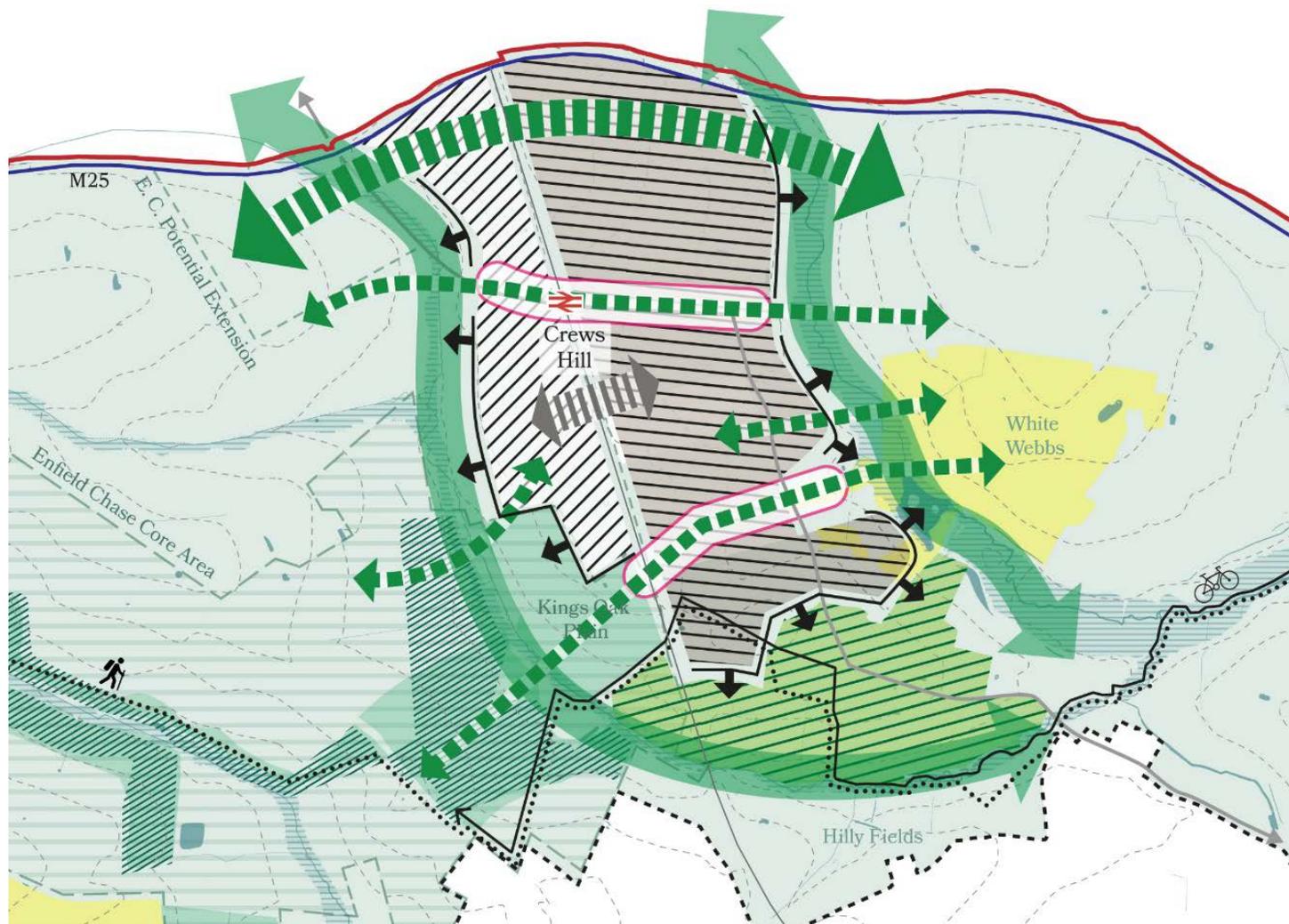
Context and Characteristics

- 3.9.1 The Crews Hill area sits on higher ground surrounded on all sides by valleys, the topography slopes away in all directions. Within these valleys the Turkey Brook runs south along the western edge of the area and turning east along the southern edge of the area. Cuffley Brook runs south along the eastern edge of the area joining with Turkey Brook to continue east.
- 3.9.2 Existing development within the Crews Hill area, the railway line and road access is orientated north to south along the ridge of the land which forms Crews Hill. Due to the land falling in all directions away from any existing built form and publicly accessible locations such as the station, there are views to the east, west and south from different locations around the area. Development comprises number of sites predominantly in use for horticulture/ garden centres/ nurseries, storage of building supplies etc with occasional residential properties all of which have come about in a piece meal fashion.
- 3.9.3 Road access to the area is of limited capacity and there is no defined hierarchy to access throughout the area. Due to topography, access and surrounding landscape character the Crews Hill area exists as distinct from other built form in the north of the Borough. The Turkey Brook valley running from west to east between Gordon Hill and Crews Hill reinforces the separation of the area from built form to the north of the Borough with much of the space in and around the valley accessible to the public (Hilly Fields) and incorporating Cycle route 12, the majority of which is a traffic free route extending to the east of the Borough.

Crews Hill Placemaking Vision

Crews Hill will become an important gateway to north Enfield's part of the 'London National Park City', providing access to re-wilded landscapes, sustainable eco-tourism, sport and recreation for the Borough's residents and visitors from further afield. Development here will facilitate sustainable connections to the rest of the Borough and wider region along an east-west green corridor following the route of the London Loop. Building on the area's horticultural and agricultural history, Crews Hill will offer a healthy and inclusive environment supported by access to green space and nature. Residential-led redevelopment of brownfield sites will integrate with the area's horticultural and food-producing industries, creating a unique identity and function, with residents contributing a range of skills, and benefitting from education, training and employment opportunities close to home, reducing the need to commute to work.

Figure 3.10: Crews Hill concept plan



Strategic Policy SP PL9: Crews Hill

DRAFT STRATEGIC POLICY SP	PL9	Crews Hill
<p>To realise the place vision set out in Figure 3.10, development in the Crews Hill area must adhere to the following place-making principles:</p> <ol style="list-style-type: none"> 1. The boundary of the placemaking area includes sufficient land to deliver more development beyond 2039 to enable the creation of a new sustainable community. Sites anticipated to come forward in the next plan period will be removed from the Green Belt as shown on the Policies Map. These sites will be protected from development other than that which is necessary in relation to the operation of existing uses, change of use to alternative open land uses or temporary uses. Any development in land beyond the site allocation must not prejudice the possibility of long term development in the wider placemaking area. The status of this land will only change through a review of the Local Plan. 2. To ensure that development in the Crews Hill placemaking area comes forward in a strategic and comprehensive manner, planning permission on the allocated sites will only be granted following the approval by the Council of a comprehensive masterplan (in the form of an SPD), for the area as a whole. Development in this area must be brought forward in accordance with a planned and coordinated approach for this area as set out in adopted and emerging SPDs. <p><i>Distinctiveness in the Landscape</i></p> <ol style="list-style-type: none"> 3. Development at Crews Hill should predominantly be limited to the core ‘Hill’ area, delineated by the surrounding brooks to the west, south (Turkey Brook) and east (Cuffley Brook) of the area as shown on the concept plan at Figure 3.10. 4. Development character across the development area will respond to the surrounding landscape character, including that of the Theobalds Estate South Area of Special Character. Development should facilitate improved physical and visual links to the restored and rewilded Enfield Chase landscape to the west and the National Park City to the north west. Land to the south of the Crews Hill built up area can support horticultural and food producing land uses and reinforce the separation of development from Gordon Hill to the south. To the east, development form and scale should respect the sensitive and more intimate nature of the landscape of Whitewebbs. <p><i>Character Responsive to Context</i></p> <ol style="list-style-type: none"> 5. Development at Crews Hill should build on the area’s existing identity, separated from other built forms in the north of the Borough by its topography, access and surrounding landscape character. The limits of development should not extend beyond the brooks to the west or east or beyond existing built form to the south. 6. The context of varied and utilitarian glasshouse building form and horticultural land use should inform innovation in architecture and public realm such as through the potential for covered public spaces, winter gardens and glass house space for every home, creating a unique lifestyle related to the identity of the place. 7. Development should take a consolidated and compact urban form in order to ensure a sustainable form of development where new residents are within easy reach of, and 		

connected to, the railway station and existing and proposed green and blue infrastructure networks.

Sustainable Movement and Connectivity

8. Development at Crews Hill should improve the functionality and connectivity of the east-west green corridors across the north of the Borough in order to minimise the reliance of the development on vehicular access.
9. Existing east-west links should be improved and all opportunities to create, and make viable, new links across the railway line be explored through strategic land assembly, phasing and more detailed masterplanning work. A greater intensity of development at Crews Hill may be appropriate where it is able to deliver new or improved links across the railway as well as facilitating additional stopping train services at Crews Hill station to enhance the area's sustainability and its role as a gateway to the rural north for visitors and tourists.
10. Notwithstanding the requirement for improvements to walking and cycling, the development will need to address limitations in the capacity of the existing road network, particularly in accessing land to the west of the railway and including the road passing under the railway near Crews Hill station.

Mix of People and Activity

11. Development should create a mixed and inclusive community, by providing a diversity of employment opportunities, housing sizes, types and tenures and environments. Upskilling and specialist skills and knowledge in horticulture, land sciences, food production and the arts associated with food and the culture of food and growing can underpin the unique identity and function of Crews Hill in the landscape. Retention of existing rural uses is considered important, including equestrian and horticulture uses, which should be re-provided in suitable alternative locations if existing sites prove unsuitable for retention. This will deliver a sustainable development, distinct from the majority of the built form of Enfield Borough where opportunities for living, working and leisure provide for the day to day needs of the majority of residents.

Accessibility and variety of Open Space

12. The design and layout of development should incorporate a variety of typologies of open space in order to respond positively to the surrounding landscape.
13. In order to maximise the sustainability of the area, development should provide opportunities for convenient and safe active travel. Cycle and pedestrian priority streets and routes should permeate all development areas and should connect to existing and proposed surrounding strategic routes.
14. In order to support its emergence as a gateway to the London National Park City and the green and rural north of Enfield for new and existing residents of the Borough, development at Crews Hill should incorporate high quality public realm and green links to the surrounding designated landscapes, for example Enfield Chase, and the National Cycle Network route 12 as shown on the Concept Framework Plan at **Figure 3.10**.

Accessibility and variety of Facilities & Services

15. Development at Crews Hill should deliver a variety of facilities and services suitable to the scale of new community to meet the day to day needs of its residents. Facilities and services should be located so as prioritise active and sustainable travel to them from all parts of the development.

16. Mixed use development should be focused on the area around the station and along the corridor of the existing road under the railway. This location would also support Crews Hill's potential to serve as a gateway for visitors to the destination landscapes in the wider area through the provision of leisure, eco-tourism and education facilities and activities. Alternative locations may be considered acceptable subject to the proportion of development either side of the railway and improvements to or delivery of new railway crossings.

Climate Change adaptation and resilience, and the wider environment

17. Development proposals should facilitate a shift towards a net zero carbon future, with innovations in local horticulture, supply chain and support for household and community growing, facilitating people to produce or buy their food locally. New homes and facilities should be connected to the Energetik heat network (and any updating successor). The heat network can also enable the provision of affordable and sustainable heated growing space.
18. Development and associated green infrastructure should contribute to the delivery of strategic flood mitigation, contributing to the performance of downstream locations across the Borough. New development should be designed to have the capacity and means of retaining storm runoff which would otherwise be dealt with at on site locations downstream and in more constrained urban infill locations.
19. Establishing a functional flood plain and diversity of habitats along the Salmons, Turkey and Cuffley Brooks as well as along other smaller watercourses and in other green spaces in the area, can increase the ecological potential of the area and serve as a Borough-wide resource.
20. Appropriate noise mitigation from the M25 for development to the north of the Crews Hill area should be considered, such as bunding (subject to other landscape and visual sensitivities) or setbacks in order to protect sensitive uses, such as schools, nurseries and publicly accessible open space. The design of all residential properties should mitigate the blight of motorway noise in their layout, design and location of outside space.

Explanation

- 3.9.4 Development at Crews Hill has potential to deliver an expanded community during the current local plan period and the next. The parts of the placemaking area that are expected to come forward in the next plan period are proposed to be removed from the Green Belt designation as part of this Local Plan to ensure that Green Belt boundaries will last beyond the end of the local plan period. This is in accordance with national planning policies which states the intention for Green Belt boundaries to have permanence in the long term. However, this land will continue to be safeguarded from development during the plan period through the London National Park City designation. Although development will not generally be appropriate within this designation, it is recognised that not all development will prejudice its function. It will therefore, be appropriate to permit development required in connection with established uses, or change of use to an alternative open land use or to temporary uses which would not prejudice the possibility of development after the plan is reviewed, nor is detrimental to the character of the site and its surroundings.

- 3.9.5 The vision for a sustainable settlement at Crews Hill is rooted in the existing identity and function of Crews Hill as a distinctive part of Enfield, and of London. Connected to the landscape around it, Crews Hill can become home to a community of people living healthy and sustainable lifestyles. Crews Hill is strategically positioned to become a key link in joining up the north of the Borough, yet separated from the built form of the rest of the Borough and therefore able to retain a distinct character. The legacy of horticultural and agricultural enterprise in the area can be the basis of a home-grown expertise fit for purpose in a place emerging in the face of a climate crisis.
- 3.9.6 The strategic allocation of land for development is limited by the brooks around the hill, the permanence and physical prominence of these landscape features and natural boundaries created in the landscape help define the distinctiveness of the settlement within the landscape. Development, east and west of the railway respects the contrasting aspect and outlook to the landform and of the surrounding landscapes and recognises the opportunity for different responses.
- 3.9.7 To the southern part of the allocation is limited to the boundary of the Clay Hill conservation area which reflects the changing character of landscape and built development to the south of the area and maintains the perceptual separation between the built north edge of Enfield at Gordon Hill and the new settlement form at Crews Hill. The development at Crews Hill is positioned to connect east to west with existing connections across or under the railway by road, track or footpath providing opportunities to improve east-west connectivity. Green links extend from the heart of area out into the wider landscape. These multi-functional corridors, extend habitats, make access to open space easy and extremely close to homes and workplaces, and provide sustainable travel opportunities to the wider Borough and in particular in an east-west direction.
- 3.9.8 Building and public realm typologies can make the most of the precedent for large glass houses related to the horticultural and market garden history. New architecture which allows communities to grow their own food and a Borough supply chain that assists local growers with the economies of scale offered by Borough wide provision can create an identity and function for this new place which is rooted in its past and builds upon the skills and enterprise already present. The availability of land indicates a supply of brownfield development over the plan period with further phases of development in the next plan period.

Have your say on Crews Hill....

- 3.9.9 In relation to the proposed Crews Hill placemaking area:
1. Does the vision for Crews Hill set out an appropriate vision for the future of this place? If not, what components do you think should be changed or are missing?
 2. Will the proposed placemaking policy for Crews Hill help to adequately deliver the aspirations set out in the vision? If not, what proposed changes, omissions or additions are required in the policy to help deliver the vision?