

8.1 Strategic Policy SP H1: Housing development sites

DRAFT STRATEGIC POLICY SP	H1	Housing development sites
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1. The Enfield Local Plan will provide for at least 24,920 new dwellings in the plan period up to 2039, equating to 1,246 homes per year.
2. The sites set out in **Table 8.1** are allocated for housing development and defined on the Policies Map. Further information on site allocations is presented on the site proformas in Appendix C. The proformas carry the status of policy and indicate key requirements and considerations that need to be taken into account as sites come forward for development.

Table 8.1: List of sites to be allocated for housing development

Site Allocation Reference	Site address	Proposed land use	Estimated capacity
Enfield Town (PL1)			
SA1	St Anne's Catholic High School for Girls, Enfield	Housing	236
SA2	Palace Gardens Shopping Centre Enfield	Housing	350
SA3	100 Church Street, Enfield	Housing	56
SA4	Enfield Town Station and the Former Enfield Arms, Genotin Road	Housing	100
SA5	Enfield Civic Centre	Mixed Use	150
SA6	Southbury Road Superstore Area	Mixed use	291
SA7	Oak House, 43 Baker Street,	Housing	55
Southbury (PL2)			
SA8	Sainsburys Crown Road	Mixed use	1,041
SA9	Colosseum Retail Park	Mixed use	1,587
SA10	Morrisons, Southbury Road	Mixed use	892
SA11	Southbury Leisure Park	Mixed use	450
SA12	Tesco store, Ponders End, 288 High Street, Enfield	Mixed use	350
Edmonton Green (PL3)			
SA13	Edmonton Green Shopping Centre	Mixed use	1,173
SA14	Chiswick Road Estate (Osward and Newdales)	Housing	272
Angel Edmonton (PL4)			
SA15	Joyce Avenue and Snells Park Estate	Housing	1,217
SA16	Public House 50-56 Fore Street London	Housing	68
SA17	Upton Road and Raynham Road	Housing	198
SA18	South-east corner of the North Middlesex University Hospital Trust of Sterling Way	Housing	400
Meridian Water (PL5)			

SA19	IKEA store; Tesco Extra, 1 Glover Drive; Meridian Water Willoughby Lane and Meridian Way	Mixed use	5,000
Southgate (PL6)			
SA20	ASDA Southgate, 130 Chase Side, Southgate	Mixed Use	165
SA21	Southgate Office Village 286 Chase Road.	Mixed Use	125
SA22	M&S Food	Mixed Use	150
SA23	Minchenden Car Park and Alan Pullinger Centre, 1 John Bradshaw Road, Southgate N14 6BT	Housing	48
New Southgate (PL7)			
SA24	Arnos Grove Station Car Park	Housing	162
SA25	Site between North Circular Road and Station Road	Mixed Use	230
SA26	Station Road, New Southgate	Mixed Use	203
Crews Hill (PL9)			
SA27	Land at Crews Hill	Housing	3,000
Chase Park (PL10)			
SA28	Land at Chase Park	Housing	3,000
SA29	Arnold House (66 Ridgeway)	Housing	62
Other proposed site allocations outside of the place making areas (urban areas)			
SA30	Claverings, Centre Way, London N9 0AH	Mixed use	587
SA31	Cockfosters Station Car Park (Parcels a and b) Cockfosters Road, Barnet	Housing	316
SA32	Sainsburys Green Lanes	Mixed use	299
SA33	Blackhorse Tower, Holbrook House and Churchwood House and 116 Cockfosters Road	Housing	200
SA34	241 Green Street	Mixed use	148
SA35	Land at former Wessex Hall Building	Housing	110
SA36	188-200 Bowes Road	Housing	86
SA37	Main Avenue Site	Housing	82
SA38	Land at Ritz Parade	Mixed Use	79
SA39	Travis Perkins Palmers Green, Bridge Drive, Broomfield Lane	Mixed Use	76
SA40	Land known as Brimsdown Sports Ground EN3 7LL, EN3 7QZ, EN3 7RN EN3 7RP	Mixed use	50 homes and community uses
SA41	Albany Leisure Centre and Car Park and 55 Albany Road	Housing	30
SA42	Fords Grove Car Park	Housing	24
SA43	Lodge Drive Car Park (incl. Depot), Palmers Green	Housing	18
Other proposed site allocations outside of the place making areas (outside urban areas)			
SA44	Land opposite Enfield Crematorium (known as The Dell). Great Cambridge Road	Mixed Use	270
SA45	Land between Camlet Way and Crescent West, Hadley	Housing	160

Total	23,566
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Explanation

Amount and distribution

- 8.1.1 The NPPF requires local authorities to meet the full objectively assessed need for housing unless the impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific policies indicate that development should be restricted. This is placed against the background of positively seeking opportunities to meet need and the ELP takes a positive approach to providing for the identified level of need across the Borough as noted in the spatial strategy of the plan.
- 8.1.2 The London Plan sets out ten-year housing targets and directs local authorities to include the relevant Borough level targets within their local plans. Boroughs are also required to set a positive planning framework to meet and wherever possible, exceed the London Plan housing targets. For Enfield, the ten-year strategic housing target is 12,460 net housing completions (or 1,246 net completions per year).
- 8.1.3 The ELP's preferred approach is set out in policy SS1: Spatial strategy, which proposes the provision of 24,920 new homes within the Borough in strategic locations with some release of the Green Belt due to the exceptional circumstances identified by this Local Plan. The spatial strategy pursues the more intensive use of urban land, particularly in the place making areas as identified in Chapter 3 of this plan while protecting the built and natural environment.
- 8.1.4 The result of the step change in the level of housing provision within each of the urban placemaking areas will result in higher urban density development and the regeneration and renewal of existing sites. Outside of the urban placemaking areas, the Council is also allocating a number of smaller brownfield sites which will make a valuable contribution towards meeting the identified need for housing. There is a number of sites where a mix of uses is proposed including housing, employment, retail and community facilities and details are provided on the individual site proformas set out in Appendix C of the plan.
- 8.1.5 The Council will be supportive of new residential development on the number of small sites that are impractical to identify in advance which unexpectedly become available during the plan period providing that the sites are suitable and appropriate for residential development. This source of land recycling is expected to provide for at least an additional 1,650 new dwellings over the plan period based on recent trends (see **Table 8.2** below).
- 8.1.6 National policy and guidance require the objective assessment of the future need for housing over a functional housing market area; an area which reflects the key functional relationships between places where people live and work. The assessment should identify the scale and mix of housing that meets the household and population projections, taking account of migration and demographic change.
- 8.1.7 Enfield forms part of a wider Strategic Housing Market Area and has close links with other Housing Market Areas in neighbouring areas. The Council has worked collaboratively with the other authorities to address our unmet need.