

Dear Sir,

Please find attached a plan which is sent in response to your consultation on the draft Local Plan regarding other locations that the Council should consider to meet the housing need. On behalf of Lindhill Properties Limited, we object to the Local Plan and the approach taken to the allocation of Green Belt land for housing ahead of sustainable brownfield sites which have development capacity.

I attach a plan which identifies my client's site in red and the adjacent landholding in blue. The Council is fully aware of the site edged on blue having conducted pre-application discussions for a number of years and having validated an application for that site's development. We are told that the Council supports the principle of high density homes on this site.

Together with my client's land, the site has the potential to undertake a masterplan approach to accommodating a significant number of new homes in a series of buildings on this well located brownfield site. I attach a draft proposal for the sites which demonstrates how comprehensive development could be achieved.

The Council, in failing to consider well located brownfield sites within the Borough, has moved directly to release Green Belt land to meet the housing need. Whilst we are in agreement that the Council has a huge task ahead to accommodate the required housing numbers as set out in the London Plan, the Council also needs to plan for the backlog of housing need which is currently not being met.

Policy H1 of the Draft Local Plan states that the housing requirement for Enfield will be 24,920 dwellings between 2019 and 2039. This equates to 1,246 dwellings per annum. This does not appear to plan for the current shortfall in delivery, or the required buffer due to persistent under delivery. It should also be noted that this is a minimum amount as the next London Plan will seek to deliver the actual housing need in Enfield which is likely to be much higher. Even on the basis of the lower numbers, the Local Plan is seeking to agree that the housing need cannot be met within the urban area and is relying on the release of Green Belt land.

We object to this approach and identify that the Council has not sought to optimise existing brownfield sites in suitable locations and has not undertaken a thorough assessment of available and sustainable brownfield sites in the urban area. On this basis the plan is unsound.

The site as identified is known to officers of the Council and should be allocated for mixed use housing- led regeneration which should include a tall building. The site has a PTAL of 4 and is well connected to the surrounding urban area. These sites need to be identified in the Plan and optimised for their housing delivery. The release of Green Belt land should be a last resort.

We would welcome further detailed discussions about the site's capacity and potential to help LB Enfield meet their challenging housing requirements.



**\*\*\*Due to the ongoing coronavirus pandemic, all members of the Simply Planning team will be working from home until further notice. The**

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