

Enfield Local Plan

Chase Park Topic Paper

March 2024

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Appendix: List of Meetings with Stakeholders on the Placemaking Study

1. Introduction

- 1.1 The Council has prepared a new Enfield Local Plan which will set out how the communities and places across the Borough will develop from 2019 until 2041. The Council's current development plan will be replaced by the new Enfield Local Plan.
- 1.2 The draft Enfield Local Plan sets out the vision for the Borough to address the challenges and opportunities it faces over the new plan period. To achieve this vision, the Plan sets out a number of strategic objectives, strategic policies and more detailed policies to direct future development. Enfield is set to go through a period of rapid growth, change and development with a focus on main town centres, transport corridors & stations, housing estate renewal and regeneration programmes in order to increase its housing supply to meet identified local needs.
- 1.3 The Local Plan makes provision for approximately 34,700 homes to meet future needs focused on four placemaking areas of Meridian Water, Southbury, Crews Hill and Chase Park. Crews Hill and Chase Park are located in the north of the Borough. They are unique in their capacity to accommodate a high proportion of new family housing as part of two large-scale strategic areas for future growth. Whilst they will function as standalone communities there is an inter-relationship and opportunities for wider benefits due to their location and scale. They are located close to the Gordon Hill line and the Piccadilly line and together bring a critical mass to assist with service improvements. Located within the rural transformation area there are opportunities for the two areas to play a key role in the Council's wider plans for rewilding and nature recovery and improving access to the countryside and meeting the strategic objectives set out in chapter 2 of the Plan under "A Deeply Green Place".

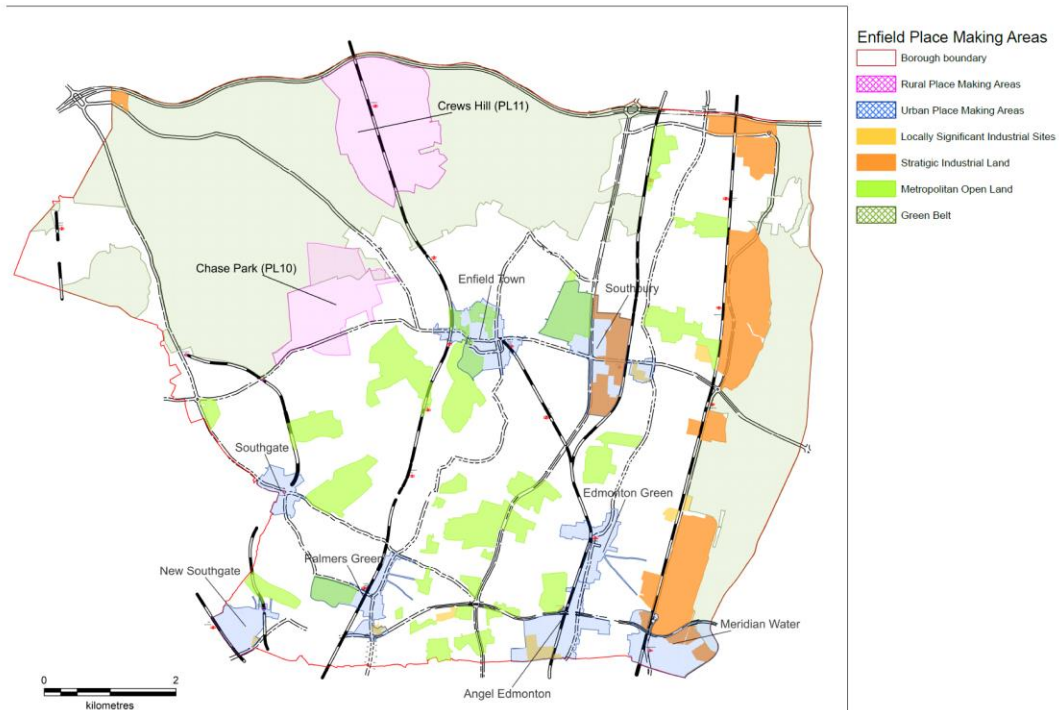


Figure 1 Map illustrating all of the proposed placemaking areas across the borough



Figure 2 Plan illustrating extent of the Crews Hill Placemaking area

- 1.4 This topic paper relates to Chase Park, an area which adjoins the current western edge of Enfield. It represents a significant opportunity for the Council to deliver the ambitious vision for a new sustainable neighbourhood of around 3,765 homes as part of creating a unique and vibrant new neighbourhood (of which up to 2,550 homes are forecast to be delivered within the Enfield Local Plan period). The creation of a new neighbourhood at Chase Park, in tandem with proposals to create an additional new neighbourhood at Crews Hill, provides the opportunity to deliver a significant number of affordable family homes to meet identified need and will be developed to provide enhanced access to existing and improved services, facilities and related infrastructure.
- 1.5 The proposals will also provide improved access to the surrounding countryside and mosaic of green and blue spaces and networks as well as providing the critical mass to contribute towards and support the delivery of new and improved strategic infrastructure, including transport and connectivity, such as improvements to the Gordon Hill rail line and public transport corridors, and improvements in the planned nature recovery and re-wilding planned across the north of the Borough, facilitating improved access and connectivity to these areas.

Purpose, Scope and Content of the Topic Paper

- 1.6 The purpose of this topic paper is to provide the background to the preparation of the allocation at Chase Park, and it sets out the approach taken to:
- summary of policy in terms of national policy and guidance and other relevant policies and strategies.
 - the wider Local Plan evidence base of relevance to Chase Park.
 - the site baseline context.
 - the evolution of the spatial strategy.
 - The opportunities for Chase Park and Crews Hill Strategic Site Allocations to contribute to the delivery of infrastructure in the northern part of the Borough.
 - Consideration of the approach to key issues/opportunities – physical, environmental, movement and connectivity and social matters.
 - Next steps to planning and delivery.
- 1.7 This Topic Paper acts as an overview of work undertaken and will signpost the reader to other documentation and evidence for further detail and information. It is one of a suite of Topic Papers prepared by the Council. It should be read alongside the Chase Park Placemaking Study.

Related Evidence Base Documents

- 1.8 As noted above there are a number of other associated Evidence Base documents which are relevant to and have been used to inform the proposals for Chase Park.

1.9 The key evidence base studies are set out below:

Chase Park Placemaking Study

1.10 To help inform and define the placemaking area, the associated areas of Green Belt release, potential development capacities and infrastructure requirements as well as the overarching vision for the site, the Council commissioned a placemaking study for Chase Park to be prepared. The study is a key part of the background evidence and it explored the potential spatial options and concepts to deliver the vision, objectives and overall policy requirements. The study also considered the overall potential scale, density and typologies of development for delivery within and beyond the local plan period (i.e. beyond 2041) and to ensure that the proposed level of growth could be successfully accommodated on site.

Landscape Study

1.11 As part of the work to inform the placemaking study, an initial landscape appraisal of the Placemaking Area was carried out and the opportunities and constraints, were considered which have informed the approach taken and the resulting illustrative spatial framework plan. A full landscape sensitivity assessment, following the approach set out by Natural England, was undertaken that further informed the placemaking study and policy. This aided the spatial framework to respond appropriately to areas of highest sensitivity such as the existing woodland areas and the watercourses.

Ecology and Biodiversity Study

1.12 Evidence on ecology at Chase Park has identified at macro level opportunities for linking with off-site habitats and the need to provide buffer zones to off-site habitats such as Williams and Shaw Woodlands. It was also recognised that the site sits outside the 6.2km zone from the Epping Forest SAC therefore it is not required to provide SANGS.

1.13 Further analysis and survey work was undertaken on the existing SINC that is located within the south-eastern section of the Placemaking Area. There are opportunities through the development of the site to improve the conditions, function and management of the SINC as well as providing improved public access to the least sensitive areas through the creation of a heritage park, including the former military camp and gun battery at Slade's Hill.

Heritage Study

1.14 A heritage baseline assessment prepared by Alan Baxter Associates reviewed the historic landscape and assets in relation to Chase Park.

2. Planning Policy Context

National Planning Policy (2023)

- 1.15 The December 2023 National Planning Policy Framework (NPPF) sets out the Government's planning policies for England with sustainable development at the heart of the planning process.
- 1.16 The NPPF (2023) confirms it is a plan led system, emphasising the importance of "Preparing and maintaining up-to-date plans" (paragraph 1). It states that plan making should contain strategic policies that should:
- Promote a sustainable pattern of development that seeks to: meet the needs of the area; align growth and infrastructure; improve the environment; mitigate and adapt to the effects of climate change.
 - Should as a minimum, provide objectively assessed needs for housing and other uses, as well as any needs that cannot be met within the neighbouring areas (paragraph 11).
- 1.17 Paragraph 74 of the NPPF (2023) recognises that the provision of large number of homes can often be achieved through planning for large scale development, provided they are well located and designed and supported by the necessary infrastructure. The paragraph goes on to say that planning authorities should:
- Consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and scope for environmental gains;
 - Ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment);
 - Set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles) and;
 - Make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation.
- 1.18 The NPPF (2023) requires Local Planning Authorities to plan for the Objectively Assessed Housing Need for their areas. This is to be done using the "Standard Method". This is currently 3,239 homes per annum. However, Planning Practice Guidance states that the responsibility for overall distribution of housing need in London lies with the Mayor, as opposed to individual boroughs, so there is no policy assumption that this level of need will be met within the individual boroughs.

The London Plan (2021)

- 1.19 The London Plan 2021 was adopted in March 2021 and is the Spatial Development Strategy for Greater London, which provides the framework to address the key planning issues facing London and promotes the Mayor's vision for Good Growth over the period 2019-2041. This 'Good Growth' approach

underpins each of the policy areas within the London Plan. The Plan sets out the following six objectives to improve the health and quality of life for all Londoners, to reduce inequalities and to make the city a better place to live, work and visit:

- GG1: Building strong and inclusive communities, promotes inclusive growth by planning with communities, both new and existing to erode inequalities.
 - GG2: Making best use of land, facilitate sustainable growth while protecting and enhancing Green Belt, directing growth towards the most accessible and well-connected places, making the most of existing and future public transport, walking and cycling networks.
 - GG3: Creating a healthy city, there is an urgent need to reduce London's health inequalities. Mental and physical health of Londoners is, to a large extent, determined by the environment in which they live.
- GG4: Delivering the homes Londoners need, creating mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including specialist housing and support the strategic target of 50 percent of all homes being genuinely affordable.
- GG5: Growing a good economy, to conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners.
 - GG6: Increasing efficiency and resilience, successful cities must adapt to a changing world, a responsible city must limit its impact on climate change while adapting to the consequences of the environmental changes that human behaviour is already creating.

1.20 The London Plan sets out housing targets for each of the London Boroughs. Whilst the plan covers the period 2019 to 2041, it only includes detailed housing targets for the first ten years of the Plan. This is because it is based on capacity of land suitable for residential development and intensification in the 2017 Strategic Housing Land Availability Assessment which did not attempt to identify capacity beyond 2029. It then directs local authorities to include the relevant borough level targets within their local plans.

1.21 Policy H1 provides a target for Enfield of 12,460 homes between 2019/20 and 2028/29. Policy H1 says boroughs should prepare delivery focused Development Plans, optimise the potential for housing delivery on all suitable and available brownfield sites, and establish ambitious and achievable build out rates. The Plan states that if a target for housing provision is needed beyond 2029 then boroughs should draw on the 2017 SHLAA findings and any local evidence of identified capacity. It is important to note that the London Plan housing targets do not meet objectively assessed housing need as calculated using the standard method, and the examiner noted at the London Plan examination that a review would be required to commence upon adoption of the London Plan to ascertain how this gap can be met.

Correspondence between Secretary of State and Mayor of London

1.22 On 18 December 2023 Rt Hon Michael Gove wrote to Sadiq Khan due to the fact that housing delivery in London is not only short of need as calculated by the standard method (by 63,500 homes) but also short of the London Plan housing target by 15,000 homes per annum. In his letter Gove set out that “Due to the significant shortfall in housing supply and under delivery of housing in our capital, I have concluded that it may be necessary to take further action now, as a matter of urgency, to make sure London is delivering the homes our capital needs.” Since then, an expert panel was appointed to review potential barriers to housebuilding in the London Plan. Their report was published on the 15th January 2024 (London Plan Review (publishing.service.gov.uk)) and confirms an undersupply of housing against targets. The Government response is to encourage further brownfield development. It is within this context that LB Enfield have been preparing their emerging Local Plan.

3. Enfield Local Plan

3.1 The Plan has evolved over several years and has been through the following stages:

- Preliminary consultation on the Local Plan (2015).
- Regulation 18 Issues and Options consultation (2018).
- Regulation 18 Draft Plan: Main Issues and Preferred Approaches (2021).

Response to consultations

3.2 The Council undertook a consultation exercise in 2015 (preliminary consultation) and sought views on options for meeting future development needs. One of the options it included was considering development within the Green Belt. There was a preference for developing industrial land (87%), followed by developing at town centres (60%), developing at transport hubs and growth areas (37%), developing at existing Green Belt settlements (12%), and to continue with the existing local plan (11%). Protection of Green Belt land and open spaces received high levels of support, partly balanced by some views which supported development on some green spaces.

3.3 The Enfield Conversation in 2017 engaged a wider mix of residents beyond those traditionally engaged in the plan making process and provided residents with an informed position on the challenges of how to secure more housing and the trade-offs involved. The feedback indicated that some residents were willing to consider some Green Belt land for development, recognising that not all Green Belt is open countryside and especially if this meant quality family homes at lower densities can be delivered. Other feedback preferred accepting higher densities, especially around town centres and transport hubs, where they can have better access to open space, and preferred the Green Belt to be protected from new development.

3.4 These consultations helped the Council to prepare a full Draft “Issues & Options” Local Plan for (Regulation 18) consultation in 2018. This version suggested the need to revisit Green Belt boundaries in line with the NPPF to promote sustainable patterns of development to meet growth. The option stated that “Chase Park offers an opportunity to deliver housing in a location which is accessible with good public transport connections within walking and cycling distance, and where there are opportunities for leisure and active lifestyles on the doorstep. The vision for Chase Park is to be a place, where vehicles do not dominate the streets and instead green corridors with space for cycling and walking form the primary movement networks around the area, with people being able to easily access public transport via these routes.

3.5 The key general points of relevance to Chase Park, raised in response to the 2018 consultation were:

- Objection to release of Green Belt to meet housing needs and impact of development on Metropolitan Open Land, although some respondents felt it was justified to provide more affordable housing.
- Current infrastructure inadequate and so insufficient capacity to support new development, especially public transport, hospitals, and schools.
- The canals and waterways represent a significant, under-exploited, opportunity.
- Concern over impact of high-density development and tall buildings, especially on heritage assets.

3.6 In June 2021, the London Borough of Enfield published a draft Local Plan Main Issues and Preferred Approaches (Regulation 18). This took forward the outcome of the previous consultation together with additional evidence that the Council had gathered, including a specific study to consider the context and opportunities at Chase Park (*link to previous Chase Park Placemaking Topic Paper*). It included a specific Chapter on 'Place' to include key strategic 'placemaking areas and associated policies'. The Chase Park Placemaking Area was included within the document for consultation. The Draft plan included a concept plan and vision for the area. The draft policy set out key principles to guide future development.

3.7 The Council received some 7,267 responses to the consultation overall. Details about the comments made are included in the Regulation 18 Consultation Statement¹ (April 2023). Many responses raised similar general issues to the 2018 consultation. The responses from key stakeholders and more general points were:

- The GLA highlighted the need to justify exceptional circumstances for Green Belt release given the likely harm is very high and the area has a low PTAL (Public Transport Accessibility Level) score
- Transport for London expressed concern over the low PTAL score; the challenge of providing sufficient sustainable transport modes, and the risk of creating a car dependent place
- The site landowners and developers support the principle of the allocation but specified a desire for an increase in capacity. They highlighted the need to ensure deliverability of site and questions over the estimated delivery period.
- Hertfordshire County Council supported the allocation and welcomes commitment to sustainable travel modes.
- LB Barnet supported the overall spatial strategy and cross boundary east-west links for active travel and public transport.

¹ https://www.enfield.gov.uk/__data/assets/pdf_file/0007/11032/Enfield-Regulation-18-2018-19-Consultation-Statement-May-2021-Planning.pdf

- Need for affordable housing to support Enfield as a place for future opportunity.
- Provision of housing to address the local needs.
- New housing needs to be properly supported by infrastructure.
- Concerns were raised about developing homes in relation to Green Belt release, emphasising Green Belt should be a last resort.
- Need for improved east west movement in Enfield and active travel and car free development.
- Concerns regarding community spaces which should be planned into new developments from the outset.

3.8 Further engagement work has taken place with statutory consultees and key stakeholders since publication of the 2021 Draft Plan, and additional evidence (including in relation to Green Belt and Transport) has been gathered by the Council. Specific engagement in relation to the Chase Park Placemaking Area is detailed in the Placemaking Study and referenced below.

4. Site Selection

- 4.1 Potential for development within the Chase Park Placemaking Area has been considered throughout the process of preparing the New Enfield Local Plan. The Site Selection topic paper (2024) sets out the full detail on the methodology that has been used to select sites.
- 4.2 Table 3.1 below provides an overview of the approach to selecting sites at Chase Park, and the overall position at each stage of the process. More details on the approach, the key considerations and activities at each stage is explained fully in the Site Allocation Topic Paper (2024).

Table 3 Chase Park Site Selection & Assessment Process

<p>Stage 1: Identification and initial sift of sites</p>	<p>The Council has considered sites in the Chase Park area against absolute and non-absolute constraints. The size and capacity of sites was a further consideration to ensure that sites could make a contribution towards a place-based approach to development in the area.</p> <p>A 'Strategic Housing Land Availability Assessment' (SHLAA) was initially prepared in 2020, with subsequent updates. This identified the majority of land around Chase Park as being 'potentially developable'. Some constraints were identified, primarily in relation to the river valley flood zones.</p> <p>The Council then prepared the 'Housing and Economic Land Availability Assessment' (HELAA) in 2021 which also identified the majority of the land as being 'potentially developable'.</p>
<p>Stage 2: Promoting a Sustainable Pattern of Development</p>	<p>All sites were considered on a sequential approach directing growth to specific locations, based on the overall hierarchy which to firstly prioritise land in the urban area, then to prioritise land in the most accessible Green Belt locations (with a Brownfield first approach), then to prioritise land in the least accessible Green Belt locations (with Brownfield first).</p> <p>Chase Park is considered to be an accessible green belt site, due to its proximity to existing urban areas and services, as well as bus routes along Enfield Road, and good connectivity to nearby tube and railway stations. It was considered to have potential to create a new sustainable community, to enable and enhance a range of local services and facilities to be provided. The area benefits from reasonably close proximity to Oakwood Underground station to the southwest and Enfield Town to the south east, via Enfield Road (A110).</p> <p>In terms of prioritisation this led to the site being considered as having potential for allocation, given the alignment with the preferred spatial strategy.</p>
<p>Stage 3: Detailed Planning Assessment (Consideration of technical constraints & consideration of</p>	<p>This stage concentrated on non-absolute constraints, how each site performed against them and whether constraints could be overcome. Rather than assessing sites against a range of quantitative standards, each site was considered qualitatively against each constraint.</p>

<p>other non-absolute constraints).</p>	<p>Whilst some localised constraints exist, sites at Chase Park were not considered to be sufficiently constrained for them not to move forward through the process. Due to the scale of development in this location, and the need for any growth of this scale to be supported by further guidance if taken forward, it was considered that there would be opportunity for technical constraints to be overcome through careful planning and design.</p>
<p>Stage 4: Integrated Impact Assessment (to identify any significant negative effects that may require mitigation if site is put forward for allocation)</p>	<p>The decision-making on which sites to take forward for potential allocation was fully informed by the overall outcomes of the IIA testing as a qualitative assessment, as well as by other evidence that emerged through or outside of the site assessment process. The Chase Park broad location (BL2) was initially tested through the IIA process. The IIA findings for site options (Appendix F) identified that sites within the Chase Park area could deliver a range of positive effects, such as towards housing, improving residents physical and mental health and supporting access to services and facilities, as well as employment provision. It was also identified that there could be the potential for a range of negative effects on a number of objectives, such as biodiversity, heritage, landscape/townscape and others.</p> <p>Through an iterative process of policy development a range of mitigation has been established as part of the development of appropriate policies for the area. The IIA findings for policy SP PL10, are set out in a policy-off and policy-on basis to enable a comparison. Table 5.10 of the IIA, indicates that a far greater range of objectives could result in positive effects, with only two objectives concluded as likely to have negative, and two others as mixed or uncertain effects.</p>
<p>Stage 5: Testing Deliverability</p>	<p>This stage considered whether or not each site was deliverable and the timescales and phasing of delivery. The starting point was the assessment of achievability contained within the HELAA.</p> <p>The majority of land at Chase Park is being actively promoted by landowners & developers. The Council are working via a 'Developer Forum' to bring the interested parties and work towards establishing appropriate approaches to phasing and to achieve comprehensive development. The Council's viability evidence demonstrated that development in the area would be viable.</p> <p>Discussions will be ongoing with developers and landowners via the Developer Forum, with a key emphasis on partnership working to secure a deliverable and comprehensive approach.</p>
<p>Stage 6: Overall Conclusion & identification of preferred site allocations</p>	<p>The final stage of the process drew conclusions and makes recommendations about the suitability of each site for inclusion in the New Local Plan.</p> <p>Overall, land within the Chase Park Placemaking Area was considered appropriate to move forward, with the placemaking and site allocations policies including appropriate requirements to mitigate impacts, ensure a comprehensive approach is adopted, and ensure deliverability.</p>

- 4.3 Overall, it is considered that development in this location provides a unique opportunity to deliver a strategic scale of growth that will provide for a significant proportion of the Borough's housing needs.
- 4.4 The area is capable of delivering a good proportion of affordable and family homes in a sustainable location – to help contribute towards meeting a specific need that is not readily achievable within the urban areas, in a location with reasonable connections to and opportunities to improve public transport.
- 4.5 The scale of development can be sufficient to support essential facilities that are required to make a self-sufficient urban extension, including new retail and community facilities, and the potential for a new primary school.
- 4.6 Change and new development in the area can take advantage of good access to the London Underground network which provides direct access into and across London. The expansion of the existing bus network, linking into the railway stations, will also enhance the existing network to provide a comprehensive public transport network for all existing and future residents. A comprehensive approach to redevelopment also provides the opportunity to create a network of active travel routes and corridors, linking new centres of activity with travel nodes and other existing corridors such as the east-west route along Enfield Road and also to the wider transformed rural area.
- 4.7 Chase Park has been identified in the Plan as it provides a unique opportunity to deliver a strategic scale urban extension served by new and improved sustainable transport connections and can provide for a significant proportion of the Borough's housing needs, both within this Plan period and beyond.

5. Baseline

Local Context and Character

- 5.1 Chase Park is located within the north-western part of the Borough immediately adjacent to the western edge of Enfield and the rural area beyond. The urban edge of Enfield around the Chase Park area is characterised by typical 1930s suburban homes – a mixture of detached and semi-detached properties with large rear and often front gardens, together with more recent infill developments. The area is relatively well served by localised services and facilities and public transport, with three rail stations within an approximately 30-minute walk or 10-minute cycle, and two further stations within a 45-minute walk. It also has regular bus services running through and around the area. National Cycle Route 12 runs to the north, but there is a break in provision as it passes the placemaking area.
- 5.2 The Placemaking Area is some 167 hectares in area and sits immediately adjacent to the existing suburban edge of northwest Enfield. It is approximately 2.5km/1.5m northwest of Enfield Town Centre, which is the borough's primary shopping area and a major centre of employment. There are a range of community facilities such as shops, schools and public transport facilities, notably to the west of the placemaking area at Oakwood, on the A110 (Enfield Road), and then further east on the A110. Chase Farm Hospital – a major local medical facility – is situated some 800m to the northeast of the placemaking area. As well as being a key healthcare facility serving North Enfield, the Hospital is also a significant employment location. There are also existing schools within approximately 1.5km of the area, including the Wren Academy (secondary) and the One Degree Academy (primary) on Chase Village Road, east of the Ridgeway.

Landscape and Topography

- 5.3 The topography of the area is undulating and defined by the two watercourses which run through it – the Salmons Brook and the Merryhills Brook, which form localised valleys. To the east the area is enclosed by the hill along which The Ridgeway runs, and to the west there is another area of higher land, which roughly follows the route of Cockfosters Road. The landscape is generally laid to pasture and forms part of a larger contiguous area of arable farmland which stretches north to the M25 and beyond. The area closest to the urban edge is dominated by recreation and pasture use, while further out it is more agricultural. There are several large areas of woodland, some of which are fragments of Enfield Chase. There are also several golf courses in the area, and other recreational facilities at Trent Park, which create distinctive landscape patterns and forms.
- 5.4 The placemaking area sits between 3 ridges to the northeast and west and is undulating in nature as it rises up from the southern area adjacent to the A110 to the northern area on higher ground towards Hadley Road, Vicarage Farm and the Gordon Hill/Chase Farm area of the town. The higher parts of the placemaking area, east of Vicarage Farm, afford views over Enfield and towards the city skyline beyond. The western boundary of the placemaking area abuts the Trent Park Grade II registered Park and Garden which is of special historic interest and affects the wider setting of the Grade II listed mansion house and

other locally listed buildings within the Trent Park Conservation Area. The southern part of the placemaking area, including south of the A110, is formed by relatively open landscape with some mature trees, hedgerows and watercourses is in part defined by the Merryhills brook which runs, east - west through the placemaking area and Salmon's brook which runs north west to south east. The eastern part of the placemaking area follows the same topography but falls away to the east of Salmon's brook towards the eastern boundary which abuts the existing urban edge and the rear of properties on the Ridgeway.

- 5.5 The placemaking area contains typical urban edge open landscape/pasture along with areas of woodland and planting. There are several recreational areas in close proximity and the landscape is well used by locals for informal recreation and dog walking, although these activities are limited to existing public rights of way rather than public access to the majority of the open space/area which is in private ownership.
- 5.6 The Spatial Framework will secure a landscape led approach and has been developed to take account of the topography and landscape impact and quality along with relationship of built form. It will help define a new defensible boundary to the Green Belt along a natural contour which corresponds with existing field boundaries running east west across the ridgeline.

Land Ownership

- 5.7 There are a number of individual landowners/promoters (see figure 1) necessitating a coordinated approach, to ensure delivery of an integrated and coherent place over time. This is addressed by the policy wording, requiring a strategic and comprehensive approach to be taken.
- 5.8 Responses to the Council's Call for Sites from landowners has demonstrated that there is sufficient suitable land to bring forward an appropriate level of development to support a sustainable new community as an extension to the western edge of Enfield. The land required for Chase Park is already assembled and available now for development and there are no major physical constraints to development. The overall placemaking area is owned and controlled by four key parties, with the vast majority of the allocation sites within the control of two of these, namely Comer Homes and Fairview Homes. The additional land is controlled by three other landowners (Trent Park Equestrian Centre and Arnold House).
- 5.9 A further landholding in the ownership of London Diocesan Fund (LDF) is located opposite the Jolly Farmers Public House, at the south eastern edge of the placemaking area. The majority of this land parcel falls within identified flood zone and is considered inappropriate for the development of new homes but is required to provide an important contribution to the place through improved green and blue infrastructure provision as part of the overall placemaking area wide framework. The LDF have been actively engaged as part of the developer forums and are committed to assisting with bringing forward the overall placemaking vision for Chase Park.

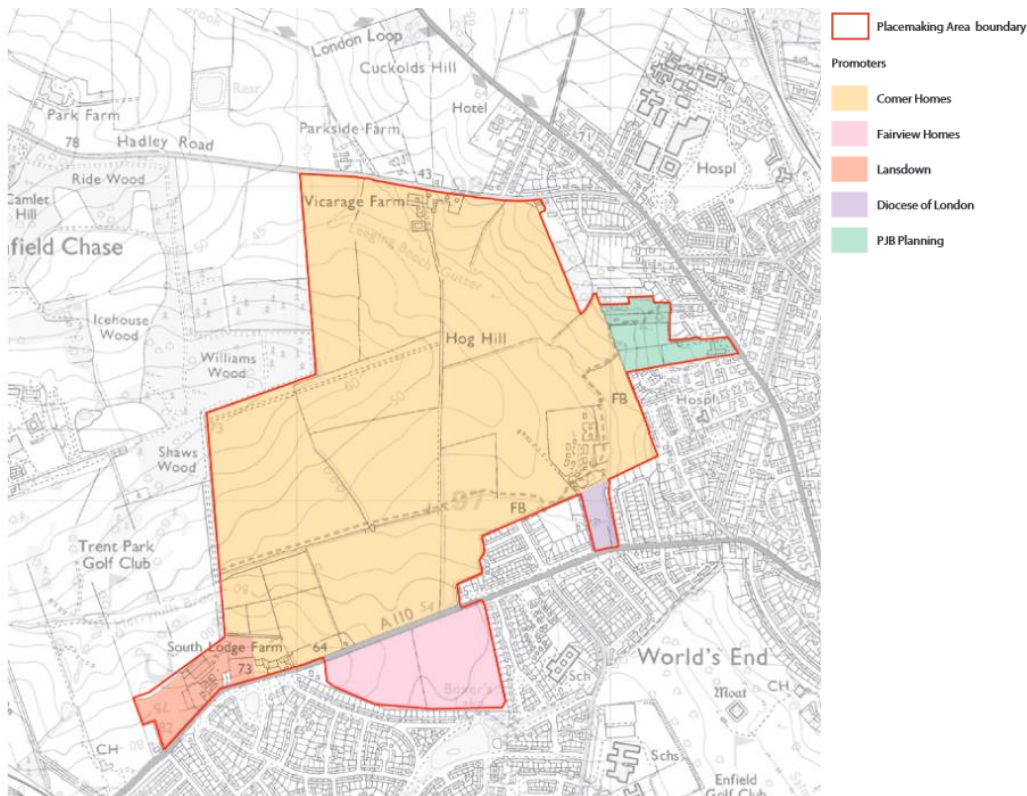


Figure 3 Land ownership at Chase Park Placemaking Area

- 5.10 The policy requires a strategic and comprehensive approach to development. A placemaking area wide masterplan will establish an overall co-ordinated approach to the distribution of land uses, movement framework, design guidance, potential phasing and infrastructure requirements.
- 5.11 The Council has established a developer forum which has brought together the various landowners and promoters in the area. They have been engaged in the process of the consideration of the evidence relating to the Chase Park Area. A collaborative approach has been adopted and all parties have signed a Planning Performance Agreement, the purpose of which is to enable parties to contribute to the preparation of a Spatial Framework and related evidence base studies for the Chase Park Placemaking Area. In addition, the parties have agreed Terms of Reference for how the Forum will operate and the Council envisages that this forum will continue to work together on the production of further guidance that is required (which could be in the form of a site-wide masterplan and IDP.) Such guidance will establish an overall coordinated approach to distribution of land uses, design guidance, phasing and infrastructure requirements. Given the small number of landowners, it may be possible to bring forward such a comprehensive approach to development in parallel with the local plan process to examination stage. The feasibility of this will be explored to assist with accelerating delivery of housing from the placemaking area. It should also be noted that if the landowners/developers do not agree to work collaboratively on a coordinated approach to a site wide masterplan, then the Council could consider the requirement for a site wide SPD (or SP) to be approved prior to the determination of any future planning application.

Utilities

Electricity

5.12 There are High Voltage and Low Voltage networks routed beneath the majority of public highways within and bounding the area and there are numerous substations serving rail, commercial and residential premises in the area. The Council's IDP indicates that limited spare capacity is available in the borough's electrical network at the distribution level 2. Additional secondary distribution sub-stations can be provided on site to ensure that there is sufficient capacity to enable the development to be delivered.

Sustainable Energy

- 5.13 Enfield has set ambitious carbon reduction targets including a commitment to becoming a carbon neutral council by 2030 and a carbon neutral borough by 2040. There have been gradual reductions of both council-estate emissions and borough-wide emissions over the past few years, due in part to the scaling-up of investment in low carbon energy technologies (e.g. solar energy) and carbon offsetting. Achieving these targets will require an acceleration of deployment of solar energy and green electricity technologies such as ground source heat pump installations tower blocks and installation of sustainable urban drainage.
- 5.14 Enfield LB has set up its own energy company (Energetik) to oversee a series of high-quality heat networks to supply low carbon heat and hot water to regeneration areas across Enfield. Heating is supplied through four heat networks consisting of energy centres connected to insulated pipes that transport heat to homes and businesses in Enfield. Energetik has confirmed that the proposed scale of development at Chase Park would make the inclusion of a network viable and they have interest in expanding to the site when the existing network is expanded in the late 2020s.

Gas

- 5.15 Gas supply and connection is currently unconstrained in Enfield as it benefits from several pipeline connections to the UK's high-pressure transmission network. The distribution network serving customers within Enfield are sufficiently resilient to supply all proposed developments that currently have planning consent. Cadent Gas asset record plans document the presence of Low Pressure (LP) gas main networks being routed beneath the vast majority of public highways within and bounding the site and forecasts minimal change in gas demand through to 2028 and is not planning any upgrades to the network within the borough.

Water and Sewage

- 5.16 In common with any new development, there will be a need for new potable water connections. There will need to be at least 1 new foul sewer connection to serve the development, along with any required pumping stations on site, and off-site upgrades. There are no significant diversions or modifications anticipated.

Further Evidence Base

- 5.17 Since preparation of the regulation 18 Local Plan, further evidence base studies have been undertaken and these have informed the preparation of the

Placemaking Study and Spatial Framework (as set out above at 1.7).

5.18 In addition, further plan wide evidence base studies and separate topic papers have also informed the consideration of the site allocation and the policy including those set out below. Further consideration to relevant issues is also provided below in Section 7.

- Green Belt Assessment and Exceptional Circumstances.
- Landscape Sensitivity Assessment Ecology and Biodiversity Assessment.
- Integrated Impact Assessment.

Green Belt Assessment and Exceptional Circumstances

5.19 The Council has undertaken an updated assessment of Green Belt and Metropolitan Open Land (LUC, 2023). 3,059ha or 37.3% of the Borough is Green Belt. The majority is in the north-western part of the Borough between the built-up area and the M25 and the remainder lies in the East of the Borough adjacent to Lee Valley Regional Park.

5.20 The Exceptional Circumstances Topic Paper 2023 brings together all of the evidence on Green Belt issues and sets out both the strategic level case for exceptional circumstances to justify the Green Belt boundaries, as well as the site specific reasons for Chase Park specifically. The strategic reasons for Green Belt release include:

- Appropriate growth and spatial option having considered other reasonable alternatives.
- The release of land would bring forward a strategic allocation in the Green Belt in a sustainable location that accords with a rigorous site selection process and the spatial strategy of inclusive growth.
- The LUC Assessment found that the lowest contributing Green Belt (to the five Green Belt purposes) within the borough is “either inappropriately developed Green Belt land where there is a distinct lack of openness, or particularly contained pockets of Green Belt associated with the inset urban area of Greater London and isolated from the wider open countryside.”
- The Assessment concludes that within the Chase Park Placemaking Area there are parcels with low moderate harm of release, and areas of moderate rising to high harm of release, followed by very high harm further away from the urban edge and in the western part of the site. This assessment is important in the consideration of releasing land from the Green Belt to enable the delivery of a new sustainable neighbourhood to meet the identified housing needs which cannot be delivered on other alternative sites. However, it is important to note that the Green Belt is one of a range of factors that need to be assessed together in the planning balance.

5.21 The allocation of Chase Park will require removal of land from the Green Belt. It would result in new defensible Green Belt boundaries being introduced, essentially following existing defined features and this has been explored further in the accompanying Placemaking Study.

5.22 The proposals would also include making some 44ha of land within the Placemaking Area publicly accessible, which would, in accordance with para.147 of the NPPF (2023), include compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to include:

- Additional woodland planting.
- Opening up public access to additional open spaces and green infrastructure.
- The creation of two new public parks, including a heritage Park at Slades Hill and a view park at the highest point, to the north of the Placemaking Area.
- An extension to Trent Country Park.
- Facilitating improved access to the wider countryside and rural area in the northern part of Enfield.
- Improved countryside management.
- Improvements to the brook corridors/Salmons Brook Restoration Project; including additional crossings of the brook corridors; additional footways, cycle paths and amenities.

Landscape Assessment

5.23 As part of the work to inform the Placemaking Study, the landscape opportunity and constraints were considered which informed the initial thinking for the illustrative Spatial Framework. A landscape sensitivity assessment was undertaken that further informed the Placemaking Study directing development to the areas of least sensitivity and informing a landscape led approach to land use and related areas of development. The areas of highest sensitivity were the higher land to the north of the Placemaking Area, the existing watercourses and the SINC.

Ecology and Biodiversity Assessment

5.24 Evidence on ecology at Chase Park has identified, at a macro level, opportunities for linking with off-site habitats and the need to provide buffer zones to offsite existing habitats such as Stubbocks and Shaw Woodlands and the watercourses. It was also recognised that the site sits outside the 6.2km zone from the Epping Forest SAC therefore is not required to provide a contribution towards SANGS.

5.25 Further survey work was undertaken on the SINC that falls within the Placemaking Area. The proposed development provides an opportunity to improve the condition, function and management of the SINC and the study identified that some development could be undertaken around its edges, provided suitable design and mitigation was established.

Integrated Impact Assessment

5.26 The previous two regulation 18 versions of the Local Plan have been accompanied by an Integrated Impact Assessment. The assessment incorporates the requirements of Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equality Impact Assessment (EqIA) and

Health Impact Assessment (HIA). It aids the preparation of the plan by identifying positive and negative effects of the policies and any measures to mitigate against adverse effects.

5.27 A Sustainability Appraisal of the proposals for Chase Park has been carried out and included as part of the IIA. The Integrated Assessment of the allocation found the policy to be broadly positive. The proposed measures of mitigation along with compensation for loss of Green Belt have been considered and where not addressed directly by the placemaking policy, they are addressed by other policies within the Local Plan.

5.28 The 2023 IIA identified 18 objectives against which the plan could be assessed. Overall, a range of impacts from mixed significant positive to mixed significant negative effects were expected. It concluded that the site would generally make a very positive contribution to the following objectives:

- Climate Change Mitigation.
- Housing.
- Health and wellbeing.
- Services and Facilities.
- Economy.
- Towns and Local Centres.
- Sustainable Transport.

6. Evolution of Proposals

- 6.1 The proposed strategy for future development at Chase Park has been informed by the engagement with key stakeholders, national and local policy, feedback on the previous consultation (Regulation 18) including from the wider community and various related technical studies and evidence.
- 6.2 The Council has determined that exceptional circumstances exist to release land from the Green Belt for the development of Chase Park (see Exceptional Circumstances Topic Paper²). The Exceptional Circumstances Topic paper provides relevant detail on the contribution land at Chase Park makes to the purposes of the Green Belt and the potential harm arising from its release. In doing so, it also sets out clearly the exceptional circumstances which facilitate the release of the land. This includes meeting identified needs for family and affordable, in accordance with the requirements of the NPPF (2023), paragraph 45, and the potential to provide suitable mitigation and compensatory measures.
- 6.3 Work on site selection is summarised above in section 4 and detailed within the Site Allocation Topic Paper³, in accordance with a clear methodology and directing growth to the most suitable and sustainable locations. Having identified opportunities for large scale development at Chase Park, work has taken place to define the potential extent and scale of development along with the type of development in response to identified need and the opportunity to develop a high quality, sustainable place.
- 6.4 The Council has evaluated a full range of potential options to meet local housing needs and has concluded that developable and deliverable sites within the urban area will not fully meet the Council's housing and employment needs. In particular, these sites are unable to provide the amount of affordable family housing needed due to site capacity and viability. Therefore, land beyond the existing urban area is required to meet specific housing needs, particularly the provision of affordable family housing. As a result, the Council considers that some sites will need to be released from the Green Belt, where this can be done in a sustainable way and where wider impacts can be minimised or mitigated and wider opportunities and benefits realised.
- 6.5 Delivery of strategic sites in the northern part of the Borough can present a significant opportunity for the delivery of new infrastructure, services and community facilities. This includes on-site provision to meet day to day needs along with strategic improvements including enhanced public transport, and sustainable movement and active travel, improved ecology/Biodiversity Net Gain, access to and improvement of quality landscapes, the wider countryside, as well as community facilities.
- 6.6 The Chase Park area has been selected as a suitable strategic site allocation to help deliver the overall growth strategy given its sustainable location on the edge of Enfield's existing urban area. Its location provides the opportunity to connect to the existing town, whilst providing a sufficient scale of development and capacity to support existing and new on-site infrastructure and placemaking objectives, that can deliver affordable family housing. The development of the

² Available to view here: <https://www.enfield.gov.uk/services/planning/evidence-base>

³ https://www.enfield.gov.uk/__data/assets/pdf_file/0008/12140/Growth-topic-paper-LBE-2021-Planning.pdf

Placemaking Area will provide improved access to natural green space and Enfield's wider rural landscape, including Enfield Chase and the London Loop. It will focus upon active and sustainable travel, enabling improvements to the existing footpath/cycleway and highway network, along with wider contributions and capacity for public transport improvements to the Gordon Hill rail line as well as being accessible to both Oakwood and Enfield Chase stations.

The Vision

- 6.7 The original vision for the site was set out in the Regulation 18 Plan. The additional placemaking work which has been informed by a wide range of evidence has informed further refinements to the original vision, which has been amended to read as follows:

The comprehensive development of the Chase Park Placemaking Area will create a distinctive, sustainable and healthy new neighbourhood. Shaped by the brooks, hedgerows and SINC that define the area, and its relationship to the adjoining woodlands and historic landscape at Trent Park and the wider Enfield Chase area and restored landscapes, Chase Park will be an exemplar of design quality and provide a mixture of homes to support people through all stages of their lives, with a particular focus on the provision of family housing. This urban extension will provide approximately 3,700 homes in total together with a mix of other uses and enhanced transport connectivity.

The new neighbourhood will benefit from enhanced connectivity and access to green infrastructure, contributing to the Borough's rural transformation and will provide a range of other uses, including a mixed-use local centre, a primary school and other local parades. Provision of facilities and services will provide local employment opportunities for new and existing residents.

Situated on the main east-west route through the Borough, Chase Park will help to meet Enfield's development needs (in particular the need for more family and affordable housing) and provide wider benefits through improved connectivity, environmental quality and enhanced public transport, with a strong emphasis on improved active travel and sustainable movement. It will also facilitate access to the Borough's rural transformation area to improve the health and well-being of residents and visitors alike. It will provide opportunities to link the wild places within the site and in Enfield Chase to the north, to the south – extending green and blue infrastructure networks, improving their quality and access to nature for the benefit of all.

- 6.8 The aim is to provide a sustainable, landscape-led development aimed at providing an appropriate range of new homes and associated infrastructure to deliver an inclusive and sustainable neighbourhood that will meet identified local needs, including a mix of affordable family housing along with local services, facilities and amenities. The development will create a new sustainable neighbourhood that positively addresses the relationship between the existing urban area and its rural landscape setting.

Spatial Framework for Chase Park

- 6.9 To help inform and define the placemaking area, the associated areas of Green Belt release, potential development capacities and infrastructure requirements as well as the overarching vision for the site, the Council commissioned a Placemaking Study for Chase Park to be prepared. The study is a key part of

the background evidence for this area and it explores the potential spatial options and concepts to deliver the vision, objectives and overall policy requirements. The study considered the overall potential scale, density and typologies of development for delivery within and beyond the local plan period (i.e. beyond 2041) and to ensure that the proposed level of growth could be successfully accommodated on site. These assumptions on development capacity have also helped inform other technical studies such as transport modelling to ensure that the level of growth can be reasonably accommodated.

Defining the placemaking boundary

- 6.10 The Draft Local Plan (June 2021) identified Chase Park as an opportunity for a new sustainable residential community and included a high-level concept plan with a suggested development extent. The initial Chase Park Placemaking Study (May 2021) sets out how this was arrived at, using the existing context and landscape as a starting point, considering the opportunities around access, movement and accessibility to facilities and services to inform a high-level concept framework.
- 6.11 The 2021 work has been reviewed and refined to take account of new evidence and more detailed analysis, including engagement with landowners/developers. The Chase Park Placemaking Study (2023) details the considerations that were made to define the extent of the Placemaking Area boundary, and the approach to green and blue infrastructure, sustainable movement and connectivity, urban form and density, land use and heritage.

Establishing the appropriate scale of settlement

- 6.12 In relation to selecting an appropriate size and scale of site, one of the primary considerations has been ensuring a critical mass of on-site population to provide and support essential services and facilities. This will contribute to more sustainable lifestyles, including active travel and health and well-being, and in turn will ensure that a sense of community can be truly fostered within the area. Of particular significance has been an appropriate threshold to ensure provision of primary education on site and a key driver has been that the community should provide for families, particularly children through to adulthood. Sustainable access to existing secondary school catchments and other community infrastructure can also form a sensible basic building block when designing the size of a new community. In this case, there are existing secondary school facilities nearby (The Wren Academy) which is within a suitable walkable/cycling distance and which could support a future community at Chase Park.
- 6.13 The Placemaking Study has sought to maximise the efficient use of land through increased but appropriate densities which will still provide suitable accommodation for families and access to a high-quality environment. Development at Chase Park will act as an urban extension to the existing urban area; and the intention is to create a development that seamlessly knits into and contributes to the surrounding context. The urban extension will provide opportunities to deliver affordable family housing and enhance access to amenities and facilities, both on-site and within the surrounding area. This is an

intentional choice to help foster social cohesion with the existing surrounding community.

6.14 Opportunities provided by developing at scale are varied and numerous. Such opportunities for Chase Park include but are not limited to the following:

- Planning for large-scale, long-term development provides the opportunity to ensure that **well planned development**, incorporating all necessary services, facilities and a blend of uses incorporated from the outset, as opposed to piecemeal, uncoordinated and/or sprawling development.
- By virtue of their scale, and if carefully designed to produce integrated, 'holistic' settlements, they can encourage and accommodate **highly sustainable patterns of living**.
- Strategic public transport interventions can be more viable as this scale of growth can help ensure sufficient patronage. This can assist with lowering trip generation in a relatively large, well planned development. Chase Park has been designed to be reasonably **self-contained** with regards to local services, and particularly given the proximity to a range of public transport options connecting to places of employment concentration.
- A **sustainable and healthy environment** can be designed in from the outset, for example to encourage a walkable environment, and provision of well-designed and accessible recreation facilities and attractive parklands.
- Major development, but perhaps particularly one on a greenfield site, provides opportunities to fully **integrate and enhance considerable green infrastructure and environmental assets**.
- Major planned developments provide an opportunity to **design-in the greenest of technologies**, in ways that are not possible in smaller infill or incremental schemes. This could include aspects such as sustainable urban drainage systems (SUDS), approaches to public transport systems and local energy generation and supply systems.
- Infrastructure costs are often a key challenge in delivering new development. Large scale development here will involve areas of greenfield/agricultural land with relatively low values, providing the **opportunity to fund infrastructure**, alongside affordable homes, from the uplift in land value.
- A sense of **community cohesion** can be fostered by creating a sufficient critical mass of population and social mix. This will generate sufficient demand to create successful 'hubs' of activity that support a full range of services and facilities locally within the community (including community facilities, education, retail, social meeting places and commercial uses). This can help with creating a sense of belonging and a safe and inclusive environment.
- Scale provides greater scope to create assets that can be passed over to new local communities, promoting a greater sense of belonging with **active long-term stewardship and community empowerment**.
- Ownership or control of a large area of land by a small number of stakeholders, provides the basis for a long-term view of the delivery of the

scheme and benefit ensures that the essential infrastructure, facilities and components that turn a development into a place are planned and phased to support the implementation of development. An appropriate comprehensive and co-ordinated delivery strategy which accords with a site wide master plan and IDP, can better recognise and benefit from taking a long-term view, with high-quality place making and direct provision of infrastructure adding value to the land by making the scheme location more attractive and valuable to occupiers over a long time period. Smaller scale development risks owners/developers being less interested in the long-term performance of the place as they would not retain any long-term interest.

Stakeholder Engagement

- 6.15 In addition to the evidence gathering and wider engagement on the Local Plan, the preparation of the policy and the Placemaking Study was informed by further engagement with a range of technical specialists from the Council teams as well as a number of the Councils appointed consultants. External stakeholders were also engaged, including Natural England and Historic England as well as the promoters and landowners. The purpose of the engagement was to identify key issues, opportunities and constraints, and to enable a collaborative approach to preparing the spatial framework.
- 6.16 In addition, the Enfield Design Review Panel were engaged early in the process to help and advise with key design matters and the creation of a new neighbourhood, working through key issues, opportunities and constraints.
- 6.17 The community has been engaged on the principle of development in this location through the formal plan-making process at regulation-18 (2021). This involvement will continue through the regulation-19 process. The importance of community engagement in the planning of a large-scale new settlement or urban extension such as this is recognised. More in-depth community engagement will be undertaken as part of any future site wide master planning of the site (which could involve preparation of an SPD or similar), prior to and in combination with the submission of future planning applications. By involving the local community in the process as plans for the area progress, their unique insights and experiences can be tapped into, leveraging local knowledge into the area's history, culture, and environment, guiding decisions on everything from layout and landscaping to infrastructure and amenities.

Developer Forum for Chase Park

- 6.18 The Council has established a developer forum which has brought together the various landowners and promoters in the Placemaking Area. They have been engaged in the process of the consideration of the evidence relating to the Chase Park Placemaking Area. A collaborative approach has been adopted, in accordance with agreed Terms of Reference and all parties have signed a Planning Performance Agreement, the purpose of which is to enable parties to contribute to the preparation of the draft policy, related evidence base studies and Spatial Framework that relate to the potential allocation of the Chase Park

placemaking area. The Council envisages that this forum will continue to work together on the production of a future site wide masterplan.

- 6.19 Eight meetings of the Chase Park Developer Forum have been held since 2021 as follows:

Chase Park Developer Forum Schedule		
#	Date	Purpose
1	September 2021	Introductory session
2	January 2023	Reconvening forum to outline overall ELP next steps
3	May 2023	Introducing consultant team for site specific evidence
4	July 2023	Progress update on evidence + landowner update
5	October 2023	Progress update on evidence + landowner update
6	December 2023	Introduction to Delivery, Implementation and Equalisation Approach
7	January 2024	Exploring Delivery, Implementation and Equalisation Approach Options
8	February 2024	Refining Delivery, Implementation and Equalisation Approach Options

7. Placemaking Area Principles

The Placemaking Study

- 6.1 The purpose of the Placemaking Study, including the illustrative Spatial Framework is to help inform and define the placemaking area, the associated areas of Green Belt release, potential development capacities and infrastructure requirements as well as providing a spatial representation of the vision and objectives for the site. The illustrative Spatial Framework also provides useful information on the overall potential scale, density and typologies of development for delivery within and beyond the local plan period (i.e. beyond 2041) and to ensure that the proposed level of growth could be successfully accommodated on site.

Green Infrastructure, Open Space and Recreation

- 6.2 The requirements for the following types of open space and green space at Chase Park have been calculated and the Spatial Framework demonstrates how they could be accommodated on site. This provision has also been reflected in the infrastructure requirements in the draft policy allocations, including:
- Public Parks and Gardens.
 - Play Areas.
 - Sports Pitches.
 - Natural Spaces/Country Park.
 - Amenity spaces.
 - Allotments/food production.
- 6.3 The calculations use the quantity standards from the [London Borough of Enfield Parks and Open Spaces Strategy 2010 – 2020](#) (table 2) and set out the hectares required for each type of open space per 1000 of the population.
- 6.4 The population estimates for Chase Park have been calculated using the GLA Population Yield Calculator, based on a split of market, intermediate and social housing taken from the Enfield Local Plan draft policy requirements.
- 6.5 Policy PL10, informed by the Spatial Framework, , sets out an approach to providing open space in a way that also improves biodiversity, creates a sense of place and supports an active travel network.
- 6.6 The vision for Chase Park identifies that Chase Park will be an important gateway to the Rural transformation area which will be transformed into a leading outdoor countryside destination in North London. Chase Park will also contribute to the improved connectivity and transformation, through the provision of additional green infrastructure as part of an overall landscape strategy:
- Retention and incorporation of the landscape structure of Merryhills and Salmon's Brooks, SINC and hedgerows into the design of the neighbourhood with suitable habitat buffers.
 - Compensatory planting
 - Creation of green corridors adjacent to the brooks. These will be multi-

functional landscapes incorporating:

- brook naturalisation, flood mitigation/SuDs, children's play.
 - grassland and wetland habitat creation.
 - informal outdoor leisure space.
- Creation of a new Country Park, potentially as an expansion of Trent Country Park or Enfield Chase, with a naturalised landscape of woodland, grassland, hedgerows, brooks and wetlands.
 - Opportunity for Country Park leisure and equestrian activities .
 - Creation of a viewpoint with long distance views to the London City skyline.
 - A heritage park enabling public access and interpretation of the Slades Hill military camp remains. The surrounding landscape is designated SINC and the landscape of the park will be managed to enhance biodiversity while enabling appropriate levels of public access.
 - Expansion of woodland and additional tree planting along hedgerows to the east of Williams Wood and on the slopes of Hogs Hill .
 - Transitional habitats and grassland will be created adjacent to the woodland edges.
 - View corridors along the valleys and green corridors will provide visual connections between the landscapes of the Placemaking Area.
 - Allotments and community orchard will provide opportunities for community food growing.
 - Enfield Road provides an opportunity to act as a gateway to Chase Park with high quality landscape design to create a sense of arrival to the development and high-quality public realm at the local centre.
 - Potential for shared use primary school / community playing fields within the designated SINC, subject to compensatory enhancements to habitat within the SINC and wider Placemaking Area.

Transport and Movement

- 6.7 The Enfield Local Plan has been based on a vision of a place where future residents will have good access to sustainable transport options and choices. The policy requires a 75% sustainable transport mode share and proposals for Chase Park will seek to achieve this by a high modal share of all trips to be made by active means – cycle, foot or public transport by 2041. It proposes to do this by adopting an ambitious and comprehensive approach to movement, land uses and densities – considering connectivity; quality, safe and secure active routes, links to existing services; provision of new services and routes and the relevant location of proposed uses and facilities.
- 6.8 The Placemaking Area is well connected in close proximity to Oakwood Underground Station to the west of the site – which provides a high-quality service, with 18 trains per hour and connections to many other services. Furthermore, Enfield Chase station 1.5 miles to the east also has good services into London and Hertfordshire. Proposals for the redevelopment of the Area will

include the provision of improved public transport provision for the area, the potential opportunity to support a Rapid Bus Corridor along the A110, a north-south sustainable transport link through the site and improved cycle routes and walkable neighbourhoods.

- 6.9 There is a notable east-west bus corridor along the A110 which is served by the 121 bus services (6 per hour) and the 307 (5 per hour) both of which would be well placed to serve the development of the site. Additionally, the 377 and 456 services also have stops along the A110 at Link Side. There are also bus services of note to the east of the site. These include the 313 which runs along The Ridgeway/A1005, with 3-4 buses per hour to Enfield Town and Enfield Chase, as well as connecting to wider destinations such as Potters Bar, Ponders End, Chingford and a local school. The W8 and W9 are services that terminate at Chase Farm Hospital, both via Enfield Town, with the W8 also serving Gordon Hill.
- 6.10 The Placemaking Study has established the opportunity to provide improvements to the A110 corridor including the introduction of walking, cycling and public transport facilities. In addition, it will be possible for public transport to enter the placemaking area and serve the new local centre and there is also the potential for an additional sustainable transport route through the site linking up the A110 with Hadley Road to the north. Through a combination of improved bus services within suitable walking distances, walkable neighbourhoods and community facilities and better pedestrian links to public transport nodes, the majority of the site's PTAL could be uplifted to a score of 2 to 3.
- 6.11 There has been a significant buildout of cycle infrastructure in Enfield in the last 5-10 years and the site is well located to connect with key cycle routes in the vicinity. Most immediately, there is a route running along Enfield Road/A110, which connects Enfield Chase to Cockfosters. As it passes by the site it is largely on-footway and shared with pedestrians. This is a legacy cycle route and has been identified by the Council as high priority route for upgrade, which development at Chase Park could facilitate delivery of. Additionally, there is a quiet route from Enfield Chase to Southgate which has also been identified for upgrade. There is also a local cycleway to the southeast of the site, linking Enfield Chase to Southgate. NCN Route 12 passes close to the site, to the north and a missing link in the route has been observed and the development of Chase Park could resolve this issue.
- 6.12 Many walking routes and rights of way are in the vicinity of the Placemaking Area, including the Enfield green loop/London Loop. Within the site itself there is a Public Right of Way, running parallel to Merryhills Brook and connecting eastwards over Salmon's Brook to Fairview Road. Other Permissive paths are located at the western boundary of the site adjacent to and within Trent Park. The development of the site will enhance the connectivity and access to existing public rights of way, footpaths and the wider rural area.
- 6.13 A comprehensive active travel network is proposed as part of the development, and to promote sustainable travel, the following are proposed:
- Orienting denser development within useful walking distance of public transport nodes, and around sustainable transport corridors.

- Providing a mix of uses, and local centres, in order to facilitate short walking trips for residents to amenities, reducing the need for longer distance travel.
- A street hierarchy and design which promotes active travel. The provision of generous walking routes and sustainable transport corridors will facilitate easy access to public transport nodes, local centres and amenities.
- The provision of high-quality cycle infrastructure, tying in with the wider buildout of cycle routes within the borough, to enable cycling to be a viable option to access various amenities and local/town centres within the Borough.
- The provision of cycle parking in keeping with London Plan standards
- The provision of car parking levels in accordance with the London Plan, linked with the density and expected PTAL uplift levels.
- The provision of dedicated Car Club spaces at various locations within the development
- The use of Travel Plans within subsequent planning applications to encourage new residents to walk, cycle, use public transport, or use Car Club schemes. This would include the use of surveys and measures/objectives as the development is built out.

Climate Change

- 6.14 The spatial strategy for Enfield sets the strategic direction for the plan by identifying how growth will be distributed across the Borough over the Plan period. Aligned with the London Plan's goals to promote good growth in London by building strong inclusive communities, making the best use of land, creating a healthy city, delivering homes, growing a good economy and increasing efficiency and climate change resilience, it is imperative that the Borough's future growth is pursued and planned in the most sustainable way. The plan will require development to be designed to lead to low carbon lifestyles by creating mixed use resilient communities which maximise opportunities for active travel and the use of public transport.
- 6.15 The placemaking approach has been designed to enable residents to lead low carbon lifestyles by creating mixed use resilient communities which maximise opportunities for active travel and the use of public transport, providing wider environmental improvements and access to a transformed rural area. The policy requires this approach and links back to overarching policies in the plan on climate change. The Chase Park policy also ensures the delivery of key infrastructure provisions of energy efficient homes, connection to a local heat network as well as requirements on open space and biodiversity. The proposals will create opportunities for further environmental improvements in the area, linked to the rural transformation programme.

Flood Risk and Drainage

- 6.16 The significant majority of the placemaking area falls within flood zone 1. However, there are fluvial flood risk zones 2 & 3 associated with Salmon's Brook and Merryhills Brook crossing the site and also across the majority of the land

north of Jolly Farmers which is also a designated SINC. The illustrative spatial framework demonstrates how the development of the site can avoid built development in the higher flood risk area of the site and seeks to utilise them as multi-functional green corridors.

- 6.17 There is also potential to improve both flood management across the site and also more strategically with significant benefits of mitigating flood risk further downstream, and incorporating the watercourses and flood zones as part of the overall green and blue infrastructure provision and public open space.
- 6.18 The Council also has a programme of naturalisation and restoration of the river corridors along Salmons Brook, Turkey Brook and Pymmes Park through wetland creation and flood risk alleviation and the development of the site will further enable opportunities to deliver and enhance these improvements.
- 6.19 The proposed spatial framework identifies that the brook corridors will form primary landscape structure connecting with landscapes surrounding the site. This will enable the retention and buffering of existing landscape structure of brooks, SINC and hedgerows which can be incorporated and enhanced within the site as part of an overall green and blue infrastructure framework, including SUDS.
- 6.20 The identified flood risk areas can be incorporated as part of public open space and the southern area of a proposed heritage park and public open space. The proposed measures will also provide strategic benefits at a borough-wide scale which can help with mitigating and reducing the risks of flooding further downstream in Edmonton to the south.

Heat Network

- 6.21 There are existing district heat networks within Enfield which is currently being extended to Enfield Town Energetik (the current operator) have confirmed that the proposed scale of development would make the inclusion of a network viable and that they have interest in expanding to the site.

Air Quality and Noise

- 6.22 Air quality assessments previously undertaken by Enfield Council identified that the Government's air quality objective for annual mean nitrogen dioxide and daily mean PM10 were not being met by the specified dates in a number of locations. As a consequence, the Council designated an Air Quality Management Area (AQMA) across the whole of the Borough and produced an Air Quality Action Plan in recognition of the legal requirement to work towards air quality objectives within the borough.
- 6.23 Most of the air pollution in the Enfield AQMA is caused by road traffic which can be mitigated by including measures to reduce the pollution emitted from vehicles on the roads. Also, there will be benefits in addressing emissions from non-road sources such as industrial, commercial and domestic activities. Increased walking, cycling and public transport use and low traffic neighbourhoods are key parts of the action plan and should be integral to the masterplanning and design of the site.
- 6.24 Any noise impacts would be generated mainly from traffic sources, primarily the A110/Enfield Road. To reduce any such impacts, the design of homes and their

layout should be considered to mitigate any impacts. Additional design features such as buffers and planting can also be utilised.

Historic Environment and Heritage

- 6.25 The area in which the proposed development at Chase Park is located has a long history as a rural landscape surrounded by suburban development. This broad area up to and beyond the M25 has served as a buffer between suburban London and rural Hertfordshire beyond. There has been continuous presence of open rural areas to the north and in Trent Park – a managed, estate landscape to the west.
- 6.26 There are no formally designated historic assets within the site, and a minimal number of designated assets in the surrounding area. However, a key contributor to the Placemaking Area's local distinctiveness and character is the adjoining Trent Park Conservation Area and listed Park and Garden and its management as a parkland. There is an opportunity to create an extension of this within the northern part of the placemaking area, enhancing the existing setting and facilitating increased public access.
- 6.27 In addition, there is an opportunity to create a heritage park based around the former World War 2 Gun station/military encampment at Slades Hill, which is also a Site of Importance for Nature Conservation. This will also enable improvements to the quality of the area, its management and facilitate increased public access and benefits.

Health and Well-being

- 6.28 The Council has identified a number of priorities for the future health and well-being of communities within the borough. The proposed approach at Chase Park will enable healthy and active movement, both on site through walkable neighbourhoods, as well as providing high quality external spaces and routes which are safe, secure and well-shaded and which connect into wider strategic routes and open spaces. As proposals for the area are developed, it will be necessary to discuss further with the ICG / health providers the potential for on-site health facilities. It is also a location that will enable and promote both new and existing communities to access and interact with adjoining landscape and countryside via new high-quality routes and connections to the open countryside/rural area.
- 6.29 The proposals for Chase Park have also considered the potential to include spaces for local food growing to further contribute towards healthy lifestyles.

Land Use – Housing

- 6.30 The Local Housing Need Assessment 2020 (LHNA) for the London Borough of Enfield identified that there is a significant identified need for affordable housing and extra care housing. In particular, there is an identified need for affordable family housing (3+ bedrooms) which are difficult to deliver on urban, brownfield sites due to viability issues.
- 6.31 The proposals for the Chase Park Placemaking Area have sought to maximise the number of larger family homes as part of an overall high quality, sustainable development. It identifies that some 3,700 new homes could be delivered, 50% of which would be affordable and places an emphasis on providing new family housing. The proposals are based upon meeting the identified housing need

and mix with a 10% increase in the number of affordable family homes. This equates to 70% 3 and 4 bed homes and 30% 1 and 2 bed homes across the site. The Placemaking Study demonstrates that the delivery of larger family homes can be achieved whilst providing an efficient use of land and by considering appropriate densities and housing typologies.

Land Use - Education

- 6.32 Planning school places is a dynamic process based upon a range of factors. As a result, the Council's strategy is regularly reviewed and updated. By taking this approach, the Council will manage the provision of sufficient places to meet demand over the plan period.
- 6.33 The amount of new housing development planned overall across the Borough is a key factor in planning school places, along with demographic make-up and changes, family sizes and spatial proximity of existing facilities. Current analysis identifies that there would be insufficient places within local primary schools to meet the expected demand for additional capacity that the Chase Park allocation could generate. There is therefore a specific requirement for at least one three-form-entry (3FE) primary school on site (including SEN facilities) during the plan period.
- 6.34 The Placemaking Study has identified an appropriate, centrally located site for the new primary school, which will enable and encourage sustainable transport movements, safe and secure routes and be linked with the adjacent open space and heritage park as well as close to the new local centre and public transport facilities.
- 6.35 Secondary provision requires larger schools with greater local catchment areas. The development at Chase Park would not generate the demand for school places to require a new secondary school on site, in addition to existing secondary schools within the locality, where there is forecasted capacity. Thus, the approach has been to design the new neighbourhood to make better use of existing under-utilised school places in the existing urban area and provide new, sustainable walking and cycling routes to the existing schools, thus enabling critical support for existing infrastructure.

Land Use – Community Facilities

- 6.36 The Council has identified a lack of flexible community space at present in the northwest of the Borough. The provision of additional community space would be helpful in meeting future needs. Ideally, it should be able to accommodate the following uses:
- Faith groups.
 - Community groups.
 - Multi-functional spaces which can be sectioned/divided.
 - Dance/movement/activity.
- 6.37 The comprehensive redevelopment of Chase Park will enable the requirement of provision of a local centre and local parades that can incorporate a range of local services and facilities, located on or close to public transport routes and as part of walkable neighbourhoods to help minimise the need to travel. The creation of a local centre and other local parades should be in accordance with

the Hierarchy of Town Centres outlined in other policy. These centres and parades should provide space for retail, food and drink, business and community to meet local needs.

- 6.38 The Spatial Framework has outlined the opportunity for a local centre to be located towards the south of the site, close to the A110 along with two additional local parades to serve both the north west and the north eastern parts of the development. The provision of these facilities will be a benefit to the existing community as well as new residents of the development.

Land Use - Employment

- 6.39 Enfield Town is a major centre of employment within the Borough and is located some 1.5 miles to the east of the site offering future employment opportunities to future residents. Other major employers, such as Chase Farm Hospital, are located in close proximity to the Placemaking Area. In addition, the Placemaking Area is well connected and in close proximity to both Oakwood and Enfield Chase stations which provide regular transport into the City and the varied employment opportunities that will be available to future residents via sustainable travel modes.
- 6.40 There is no requirement to provide specific or defined employment floorspace within the Placemaking Area, however; there is an opportunity to provide flexible floorspace as part of the local centre, which could include small scale co-working space and/or local facilities that would support doorstep employment opportunities. In addition, the local centre and/or local parades will be supported by those spending more time working from home.
- 6.41 There will also be opportunities arising as the visitor economy grows in this part of the Borough, as it becomes an important gateway for people accessing the countryside in the Rural North, and also as an attractor for the new parkland and improved relationship with Trent Park and Enfield Chase.

7 Approach to Delivery and Implementation

7.1 In order to achieve the placemaking vision and policy objectives a delivery and implementation strategy will be required. The Council and landowners/developers are working collaboratively to devise a robust and realistic strategy that can enable a cohesive and comprehensive approach. This requires a focus around a range of issues such as land availability and infrastructure provision. The broad location has been divided into four smaller parcels, to aid with deliverability (see below).

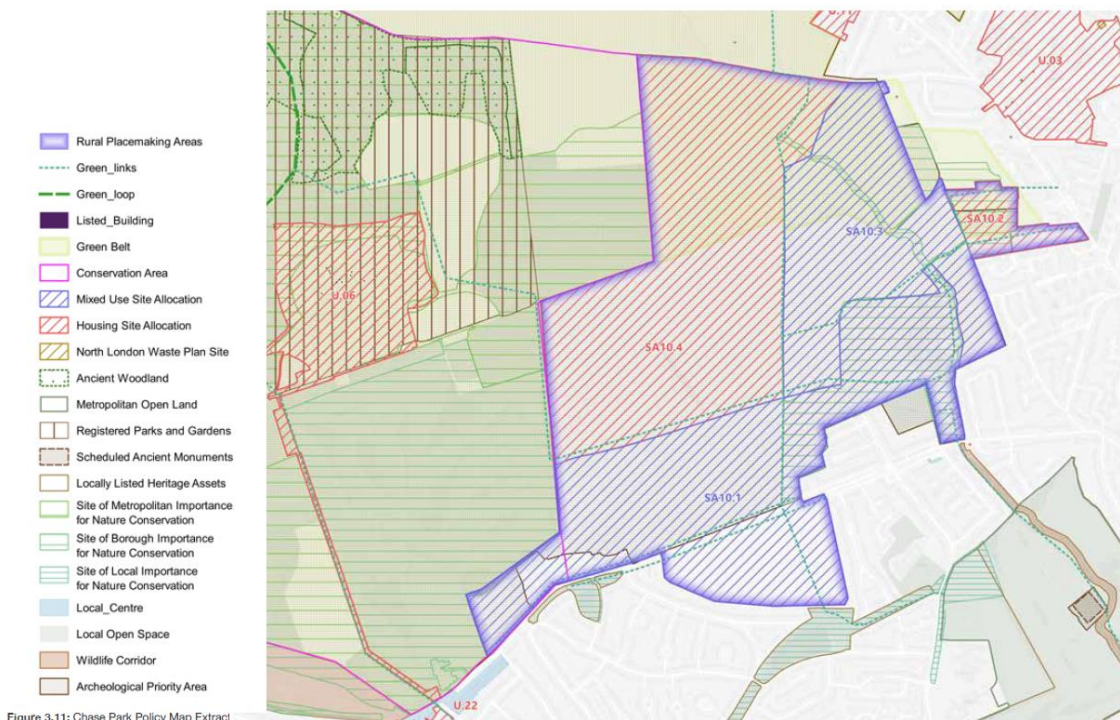


Figure 3.11: Chase Park Policy Map Extract

Figure 4 Extract of Site Allocation parcels from Policy PL10

Land Availability

- 7.2 The site allocations identified in the Local Plan have been considered both available and deliverable. In accordance with the PPG, sites have been considered to be available for development when there is confidence that there are no legal or ownership problems such as unresolved multiple ownerships, ransom strip tenancies and operational requirements. Availability of a site is key to whether development of the site will take place within the plan period. Where the availability of a site is in doubt, or other constraints exist to prevent it becoming available then, it is realistic to not include as an option.
- 7.3 Responses to the Council’s Call for Sites from landowners has demonstrated that there is sufficient land suitable, deliverable and available now to bring forward an appropriate level of development to support a new community at Chase Park, with all main landowners committed to delivery.
- 7.4 The Placemaking Study has shown that the principal infrastructure requirements can be delivered on land that is available now.

Working with Landowners

7.5 The Council has facilitated a ‘Chase Park Developer Forum’ which has brought together the various landowners and promoters in the area. They have been engaged in the process of the consideration of the evidence relating to the Chase Park Placemaking Area. A partnership and collaborative approach has been adopted and these parties have been involved in the preparation of local plan evidence base studies that relate to the development potential of the Chase Park placemaking area. In addition, the parties have agreed Terms of Reference for how the Forum will function. It is envisaged that this forum will continue to work together into the future in order to develop collaboratively a site wide masterplan and IDP for the place making area and then on future planning applications.

Comprehensively planned approach

7.6 The Council have also recognised that it will be important to ensure that a comprehensive approach to development in the area is secured. The Spatial Framework has been prepared by the Council to show how a comprehensive and sustainable pattern of development could come forward. Policies in the Local Plan require this comprehensive approach and set out that the preparation of a further masterplan will be required.

Infrastructure Provision and Delivery

7.7 A range of infrastructure will be required in order to meet the needs of future residents, to mitigate the impacts of the development and to ensure future sustainability. The identified infrastructure provision will be crucial to the delivery of a sustainable and successful place and will require careful co-ordination and management across the plan period and in relation to the future delivery strategy, planning process and phasing of delivery for the Placemaking Area. The following table sets out the high-level infrastructure requirements required for Chase Park:

Category	Requirement	Phasing
Education	1x 3FE Primary School (including SEND)	To be delivered within the Plan period
Transport	<ul style="list-style-type: none"> - Improved bus services into Enfield Town Centre, Gordon Hill - New sustainable transport route, improving connectivity within the area - Improvements to the A110 corridor, enhancing active travel routes 	Improvements to existing bus services, including within early phases of development a new bus loop within the site;

	- improved access to existing PROW's and the wider countryside, including Enfield Chase and London Loop	
Green Infrastructure	Landscape led New public parks, including a heritage park; viewpark Country Park Children's Play Areas Playing pitches Natural green space Allotments/food production	Strategic open space as well as initial play areas can be provided in early phases of development; The masterplan (or SPD) will consider/confirm potential locations, typologies and designs in greater detail; GI will be appropriately phased with the delivery of development
Community	A mixed-use local centre, to include local retail, employment and flexible community space; X2 local parades to provide local retail/food and drink/community	To form part of early phases of development at the heart of the new community; To be delivered in relevant phases as the site is built out away from the local centre
Health	Potential for space within the local centre; Space provided for food growth to encourage healthy lifestyles; Walkable neighbourhoods	To be included within relevant early phases of development; To be delivered in conjunction with appropriate phases – the masterplan/SPD will consider and confirm potential for locations and design principles

- 7.8 The identified infrastructure provision will be crucial to the delivery of a sustainable and successful place and will require careful co-ordination and management across the plan period and in relation to the future delivery strategy, planning process and phasing of delivery for the Placemaking Area.
- 7.9 The approach to the delivery of identified infrastructure will be set out in more detail within the future site wide masterplan (or SPD). To inform this process, further consideration will be provided to the deliverability of the proposals along with potential phasing and infrastructure requirements.

Viability

- 7.10 The new Local Plan will set out the contributions expected from development, including the quantum and mix of affordable housing as well as other infrastructure such as education, health, transport, digital, water and green infrastructure. As part of its preparation, the new Local Plan has been tested to ensure it remains viable and deliverable in line with tests set out in the National Planning Policy Framework (NPPF 2023) and National Planning Practice Guidance (PPG) and the revised Community Infrastructure Levy Regulations. This includes:
- 7.11 The Whole Plan Viability Assessment (HDH Planning, 2024) identified a suitable range of typologies and areas of lower, medium and higher value. The report indicated that the Chase Park Placemaking Area falls within a higher value area within the Borough and that the proposed development is viable taking account of housing needs, including affordable housing requirements, infrastructure requirements, transport and green infrastructure and relevant mitigation measures.
- 7.12 The report concluded that in the higher value area (the western and northern areas of the Borough) the greenfield sites are likely to be able to bear both higher levels of affordable housing and substantial levels of developer contributions. Based upon the high-level range of assumptions and scenarios, the report advised that the Council can be confident that development that is planned for in this area will be deliverable and forthcoming.
- 7.13 Further viability assessment work will be undertaken as proposals evolve and move forward through the planning process.

Phasing, Delivery and Implementation

Planning strategy

- 7.14 The Council intends to provide further guidance for those submitting planning applications through a site wide masterplan (or SPD). This will provide advice on a site wide planning strategy for bringing forward development across the Placemaking Area through the planning process. The masterplan will take forward the design concept set out in the illustrative Spatial Framework, to establish an overall coordinated approach to the area, the distribution of land uses, additional design guidance including the approach to design codes, as well as phasing of development and more detailed approach to infrastructure requirements and provision across the CPPA as a whole. The masterplan will be produced/coordinated by the Council in partnership with the developers, landowners, key stakeholders and in consultation with the local community.
- 7.15 The approach to formulating a site wide masterplan has been the subject of consideration by the Developer Forum and positive feedback and support for this process has been established with all landowners/developers. There is recognition that this could help provide greater certainty on delivery, infrastructure and phasing and will be helpful in future decision making and community engagement.
- 7.16 The policy requires a strategic and comprehensive approach to development. A site wide masterplan will establish an overall coordinated approach to the distribution of land uses, design guidance, phasing and infrastructure

requirements. It will help put in place mechanisms to secure the delivery of infrastructure and give confidence to the market to bring forward development sites.

- 7.17 There is also an intention to progress work with the landowners/developers including establishing a Memorandum of Understanding, Statements of Common Ground and using future PPA's to cover the entire planning process through to determination of planning applications.

Phasing

- 7.18 Development in the area must come forward through a strategic and comprehensive approach, ensuring the coordination of development between sites and with the delivery of infrastructure and services. As the proposals are refined and developed, phasing of individual parts of the placemaking area will be greater understood. It is envisaged that phasing will be linked to delivery of public transport infrastructure that raises PTAL in addition to other necessary infrastructure.
- 7.19 The phasing of development and housing delivery has been considered, taking into account national and local evidence comprising historic delivery, completions and build out rates in Enfield Borough in order to inform judgement and considering the infrastructure delivery requirements. The assumed trajectory is in accordance with the HELAA and proposed housing trajectory and the masterplanning process will also provide more guidance on this. Future planning applications will need to demonstrate that they will contribute to the ultimate delivery of comprehensive and joined up development across the Placemaking Area.

Delivery Timescales

- 7.20 The site wide masterplan will further explore the delivery of new homes and coordinated infrastructure. However, it is considered from initial calculations informed by landowners and developers and on the best evidence available (confirmed by the call for sites and information from land owners and legal searches where appropriate), that c.2550 homes can be delivered at Chase Park within the plan period. This would assume delivery taking place from 2028 and stepping up over the first two years to an increased annual rate thereafter.
- 7.21 The following indicative timetable and lead-in times are expected to delivery of the first dwelling for occupation on the land, subject to the outcome of the Local Plan Examination:
- 7.22 The delivery of Chase Park in the later part of the Plan period, after 2027/28, contributes to the council's proposed stepped housing requirement. A stepped housing requirement is appropriate where there is to be a significant change in the level of housing requirement between policies and where strategic sites will have a phased delivery and are likely to be delivered later in the plan period. The site is not required to support delivery against London Plan targets in the period 2019/20 to 2027/28, but a small amount of early delivery is expected in this period based on existing consents in the area and suitable progress in preparing a site wide masterplan. Early delivery is feasible due to the lack of immediate physical infrastructure constraints on delivery in key component areas within the broad location.

- 2024/25 - Preparation of wide-wide masterplan / SPD (to be progressed in tandem with examination).
- 2024/25 – Submission of first outline planning applications.
- 2025/26 - Local Plan Adoption.
- 2025/26 – Determination of the outline planning application
- 2026/27 - First reserved matters approved & discharge of associated 'prior to start on site' conditions.
- 2027/28 – Start works on-site.
- 2028/29– First dwellings completed / occupation.

8 Summary & Next Steps

- 8.1 The proposals for Chase Park have evolved over time, from the initial exploration of the principle of developing strategic sites within the Green Belt, consideration of site selection, through to the drafting of policy and consideration of placemaking and spatial concepts all of which has informed the choice of location and required outcomes.
- 8.2 The Placemaking Study has informed the definition of land uses within the placemaking area, the associated areas of Green Belt release and compensation, potential development capacities and forms, infrastructure requirements, as well as providing an illustrative Spatial Framework that accords with the vision and objectives for the place.
- 8.3 The resulting illustrative spatial framework, which forms part of the evidence base, has been informed by various evidence base studies and technical testing to fully consider the impacts and the potential for development in this location. This has been fully considered as part of the Placemaking Study, including the testing of sustainability credentials and the potential to deliver significant community benefits and meet local needs. This would include the provision of a new local centre, local parades, retail and community space, improved access to open space, improved public transport and active travel facilities and future connectivity to a local heat network.
- 8.4 The continued engagement with landowners/developers has confirmed that there is support for the delivery of the proposals and the opportunity to provide new infrastructure and community benefits, enable sustainable lifestyles, access to the wider benefits of rural Enfield and contribute to the overall quality of the environment in this part of the Borough.
- 8.5 The development will provide a significant number of new homes and related infrastructure, services and facilities that will meet identified needs, specifically the provision of affordable family homes at scale. The policy sets out the strategic requirements and principles and the subsequent stages of the planning process, including the formulation of a site wide masterplan, will further develop the proposals, infrastructure requirements and delivery strategy.

Collaborative Working

- 8.6 The Council has established an effective approach to working collaboratively with the relevant landowners/developers for Chase Park placemaking area. This has been formulated via a Developer Forum, which has also enabled the agreement of a Memorandum of Understanding, key principles and related Planning Performance Agreements which have provided support to the evidence base and the testing of spatial assumptions.
- 8.7 The Council and the landowners/developers are fully committed to continue this approach through the stages of the planning process including site wide master planning, planning applications through to delivery.

Next Steps

- 8.8 The formulation of a site wide masterplan and site wide IDP will help explore the potential for achieving and delivering on the policy requirements and expectations; add further detail to the qualities of place and establish a more

detailed strategy for delivery and future governance and stewardship. It will also enable further engagement with the local community and other key stakeholders.

Appendix 1 Stakeholder Engagement

Meeting date	Meeting topic	Agenda	Attendees
Internal Stakeholders			
09/05/2023	Chase Park and Crews Hill: Community Infrastructure	Local Plan: Placemaking Areas	Hyas Associates London Borough of Enfield Energetik Igloo Planning (IDP)
29/06/2023	Chase Park and Crews Hill: Education	Local Plan: Placemaking Areas	London Borough of Enfield Hyas Associates Alan Baxter We Made That
25/05/2023	Chase Park and Crews Hill: Adult Social Care	Local Plan: Placemaking Areas	London Borough of Enfield Hyas Associates
11/05/23	Chase Park and Crews Hill: Transport	Local Plan: Placemaking Areas	London Borough of Enfield Hyas Associates Alan Baxter We Made That WSP (Transport Study)
17/05/2023	Chase Park and Crews Hill: Placemaking and Urban Design	Local Plan: Placemaking Areas	London Borough of Enfield Alan Baxter We Made That Hyas Associates
23/05/2023	Chase Park and Crews Hill: Housing	Local Plan: Placemaking Areas	London Borough of Enfield Hyas
22/05/2023	Chase Park and Crews Hill: Green Space	Local Plan: Placemaking Areas	London Borough of Enfield We Made That ABA Hyas
08/06/2023	Crews Hill and Chase Park: Green Belt Study	Local Plan: Placemaking Areas	Hyas Associates Alan Baxter Tyler Grange LUC
Statutory Consultees			
19/05/2023	Crews Hill and Chase Park: Historic England	Local Plan: Placemaking Areas	Alan Baxter We Made That Hyas Associates Historic England
02/06/2023	Crews Hill and Chase Park: Natural England	Local Plan: Placemaking Areas	Natural England Tyler Grange Alan Baxter Hyas Associates
08/09/2023	Crews Hill and Chase Park: Network Rail	Local Plan: Placemaking Areas	Network Rail London Borough of Enfield We Made That Alan Baxter