

## Draft: Proposed Strategic Industrial Land (SIL) Area Assumptions - ELAAP

Table to be read alongside map: ELAAP Proposed SIL Map

Area Ref No. (Cluster)	Employment Cluster	Area (ha)	Current Designation	Proposed Designation	Net Additional SIL Area (ha)	Area Polygon and Measurement Source
<b>Clusters to be maintained as SIL or designated as SIL</b>						
1	Parcel to the north of Pickett's Lock Lane Two parcels of land to the east of Pickett's Lock Lane	2.1	No designation	SIL	2.1	Edmonton Leaside AAP Jan 2017
2		2.0	No designation	SIL	2.0	Edmonton Leaside AAP Jan 2017
3	Deephams STW (sewage treatment works)	34.0	No designation	SIL	34.0	Edmonton Leaside AAP Jan 2017
4	North East corner of Harbet Road (vacant)	1.5	SIL	Retain as SIL	-	Indicative boundary drawn, provided by architects 5th Studio and measured via Google Earth 2018
5	Strip of land to the north of the Ray's Road open space	1.0	LSIS	SIL	1.0	LB Enfield Employment Land Review 2018 (Draft Report, cluster ) and measured via Google Earth 2018
6	North side of Montagu Industrial Area South	1.9	LSIS	SIL	1.9	LB Enfield Employment Land Review 2018 (Draft Report) and measured via Google Earth 2018
7	Proposed intensification of Montagu Industrial Area North	9.6	SIL	Retain as SIL	-	LB Enfield Employment Land Review 2018 (Draft Report)
8	Kennighall Site	3.3	LSIS	SIL	3.3	LB Enfield Employment Land Review 2018 (Draft Report) and measured via Google Earth 2018
<b>Total</b>					<b>44.3</b>	
<b>Proposed SIL Released</b>						
9	Harbet Road (Less North East corner - Ref no. Area 4)	16.5	SIL	De-designated from SIL	16.5	Local Plan, LB Enfield Core Strategy Adoption 2010, plus Area Ref no 4 measurement (above)
<b>Total</b>					<b>-16.5</b>	
<b>Proposed net gain in SIL (in terms of area)</b>					<b>27.8</b>	

Note: Boundaries of areas presented in the accompanying map (proposed SIL map) are indicative.

Note: Site 3 Deephams STW will be converted to SIL however no new industrial uses will be considered on the employment cluster due to existing STW (this is reflected in the floorspace assumptions on following tab)

**DRAFT: Proposed Strategic Industrial Land (SIL) Floorspace Assumptions - ELAAP**

Table to be read alongside map: ELAAP Proposed SIL map

Area Ref No. (Cluster)	Employment Cluster	Existing floorspace capacity (sqm) (A)	Description of existing use	Source	Potential floorspace capacity of cluster (sqm) (B)	Source	Proposed to be newly designated as SIL?	Potential net change in SIL floorspace (sqm): For non-SIL -> SIL = B OR For SIL -> SIL = B - A	Initial view on cluster's constraints to accommodating industrial uses	Potential industrial use class (subject to further consideration)	
		Based on observed floorspace		Existing capacity on Cluster unless otherwise stated							
<b>Clusters to be maintained as SIL or designated as SIL</b>											
1	Parcel to the north of Pickett's Lock Lane	11,703	Warehousing	Google Earth and Source 1	13,650	Assuming plot ratio of 0.65, New Draft London Plan 2018	Yes. To change from 'No Designation' to 'SIL'	13,650	Adjacent to Meridian Way to west with easy access to strategic road network. Some housing to the south adjacent. Lee Valley Athletics Centre to east (with outdoor running track). Potentially less appropriate for 24hr access due to proximity of residential.	B1c, B2, B8	
2	Two parcels of land to the east of Pickett's Lock Lane	1,490	Mostly open storage with ancillary buildings	Google Earth	13,000	Assuming plot ratio of 0.65, New Draft London Plan 2018	Yes. To change from 'No Designation' to 'SIL'	13,000	Adjacent to leisure facilities: River Lee Navigation and golf course (Lee Valley leisure complex). Cluster shape may limit its suitability for warehousing if in sufficient HGVs turning space.	B1c, B2	
3	Deephams STW (sewage treatment works)	-	Sewage Treatment Works (Thames Water)	Google Earth	-	No Industrial Uses will be on this site due to existing STW	Yes. To change from 'No Designation' to 'SIL'	Not to be used for industrial uses over short / medium term	Not to be used for industrial uses over short / medium term	-	
4	North East corner of Harbet Road (vacant)	-	Vacant land, cleared	Google Earth	28,000	Based on architect's drawings (Meridan Water Presentation Source 6) and source 5	No, retain designation as 'SIL'	28,000	Not identifiable constraints for use as industry. Consideration to be given to ensure that any future / proposed uses on the rest of Harbet Rd do not negatively impact on the functioning of this cluster for industrial uses.	B1c, B2, B8	
5	Strip of land to the north of the Ray's Road open space	-	Vacant land	Google Earth	6,500	Assuming plot ratio of 0.65, New Draft London Plan 2018	Yes. Designation to change from 'LSIS' to 'SIL'	6,500	Adjacent to housing, which may limit certain operations e.g. those generating negative adverse effects through 24hr working, noise and air quality impacts. Cluster 5 is narrow. However, any spatial limitations could be easily overcome if combined with Cluster 6.	B1c, B2, B8	
6	North side of Montagu Industrial Area South	-	Vacant land	Google Earth and Source 1	7,724	Based on architect's drawings of Montagu cluster (JSA, preliminary - strictly confidential). Potential across Cluster 6 and 7 is 50k. Source 7.	Yes. Designation to change from 'LSIS' to 'SIL'	7,724	Some housing located to the west of the cluster boundary; however this cluster currently functions well as an industrial location (LSIS) and the cluster is considered suitable for continued industrial use.	B1c, B2, B8	
7	Proposed intensification of Montagu Industrial Area North	31,800	A mix of industrial activities	Source 2	42,276	Based on architect's drawings of Montagu cluster (JSA, preliminary - strictly confidential). Potential across Cluster 6 and 7 is 50k. Source 7.	No, retain designation as 'SIL'	10,476	Some housing located to the west of the cluster boundary; however this cluster currently functions well as an industrial location (SIL) and the cluster is considered suitable for continued industrial use.	B1c, B2, B8	
8	Kennighall Site	6,785	Recycling facilities with supporting yard space / open space for storage	Google Earth and Source 1	27,630	Assuming same plot ratio as architects drawings for Cluster 4, NE Corner of Harbet Road - See Notes 8-10. Source 6.	Yes. Designation to change from 'LSIS' to 'SIL'	27,630	The cluster functions well for industrial uses (LSIS). The cluster is bounded by the North Circular which offers greater potential for intensification.	B1c, B2, B8	
<b>Total</b>		<b>51,778</b>			<b>138,780</b>			<b>106,980</b>			
<b>Proposed SIL Released - Loss</b>											
9	Harbet Road (Less North East corner - Ref no. Area 4)	39,700	Designated SIL land, warehouses and open storage currently. Assume all existing floorspace within cluster 9.	Source 2	107,250	Assuming plot ratio of 0.65, New Draft London Plan 2018	No. To be lost as 'SIL'	-			
<b>Proposed net change in SIL floorspace (discounting Deephams)</b>								<b>270</b>			

Area Ref No. (Cluster)	Employment Cluster	Existing designation	Proposed designation	GLA analysis	Ha	Existing floorspace (Enfield)	Calculated capacity @ 65%	Capacity (Enfield)
1	Parcel to the north of Pickett's Lock Lane	None	SIL	LSIS	2.1	11,703	13,650	13,650
2	Two parcels of land to the east of Pickett's Lock Lane	None	SIL	LSIS	2	1,490	13,000	13,000
3	Deephams STW (sewage treatment works)	None	SIL	SIL	34	-	-	-
4	North East corner of Harbet Road (vacant)	SIL	SIL	SIL	1.5	-	9,750	28,000
5	Strip of land to the north of the Ray's Road open space	LSIS*	SIL	SIL	1	-	6,500	6,500
6	North side of Montagu Industrial Area South	LSIS	SIL	SIL	1.9	-	12,350	7,724
7	Proposed intensification of Montagu Industrial Area North	SIL	SIL	SIL	9.6	31,800	62,400	42,276
8	Kenninghall Site	LSIS	SIL	SIL	3.3	6,785	21,450	27,630
9	Harbet Road (Less North East corner - Ref no. Area 4)	SIL	Non-industrial	Non-industrial***	16.5	39,700	107,250 -	107,250

#### Notes

\*doesn't appear to have ever been used - looks like an open strip of land that was presumably once a railway. Included in GLA analysis but to be treated with caution

\*\*doesn't include the Orbital Business Park, non-designated industrial land, c. 2.5-3.5ha

\*\*\*does not imply acceptance that this should become non-industrial. This is just to inform the analysis as this site is the major variable

#### Scenario 1: This uses Enfield's proposed designations, this (and all scenarios) exclude Deephams STW

	SIL	LSIS	Non-designated**	Total
Existing land (ha)	27.6	6.2	4.1	37.9
Proposed land (ha)	21.4	0.0	0.0	21.4
Difference (ha)	-6.2	-6.2	-4.1	-16.5

Scenario 2: This uses the GLA's analysis, specifically that clusters 1 and 2 would probably be suitable only as LSIS and not as SIL. Otherwise the same as scenario 1

	SIL	LSIS	Non-designated**	Total
Existing land (ha)	27.6	6.2	4.1	37.9
Proposed land (ha)	17.3	4.1	0.0	21.4
Difference (ha)	-10.3	-2.1	-4.1	-16.5

Scenario 3: This uses Enfield's existing floorspace only - not the capacity of cleared or under-utilised sites - and Enfield's proposed designations for clusters 1 and 2

	SIL	LSIS	Non-designated**	Total
Existing floorspace capacity (sqm)	71,500	6,785	13,193	91,478
Proposed floorspace capacity (sqm)	138,780	0	0	138,780
Difference (sqm)	67,280	-6,785	-13,193	47,302

Scenario 4: this calculates the existing floorspace potential capacities at 65% plot ratios. It uses Enfield's proposed designations for clusters 1 and 2

	SIL	LSIS	Non-designated**	Total
Existing floorspace capacity (sqm)	179,400	40,300	26,650	246,350
Proposed floorspace capacity (sqm)	138,780	0	0	138,780
Difference (sqm)	-40,620	-40,300	-26,650	-107,570

Scenario 5: as for scenario 4, but using the GLA analysis of clusters 1 and 2 as LSIS not SIL

	SIL	LSIS	Non-designated**	Total
Existing floorspace capacity (sqm)	179,400	40,300	26,650	246,350
Proposed floorspace capacity (sqm)	112,130	26,650	0	138,780
Difference (sqm)	-67,270	-13,650	-26,650	-107,570

Scenario 6: as for scenario 5, but using an ambitious proposed capacity using either the 65% plot ratio or Enfield's proposed capacity for each cluster, whichever is the greater

	SIL	LSIS	Non-designated**	Total
Proposed change of industrial floor area (using capacity @ 65% for				
Existing floorspace capacity (sqm)	179,400	40,300	26,650	246,350
Proposed floorspace capacity (sqm)	136,880	26,650	0	163,530
Difference (sqm)	-42,520	-13,650	-26,650	-82,820