

OUTSIDE OF THE PLACEMAKING AREAS

SA URB.32: Claverings Industrial Estate

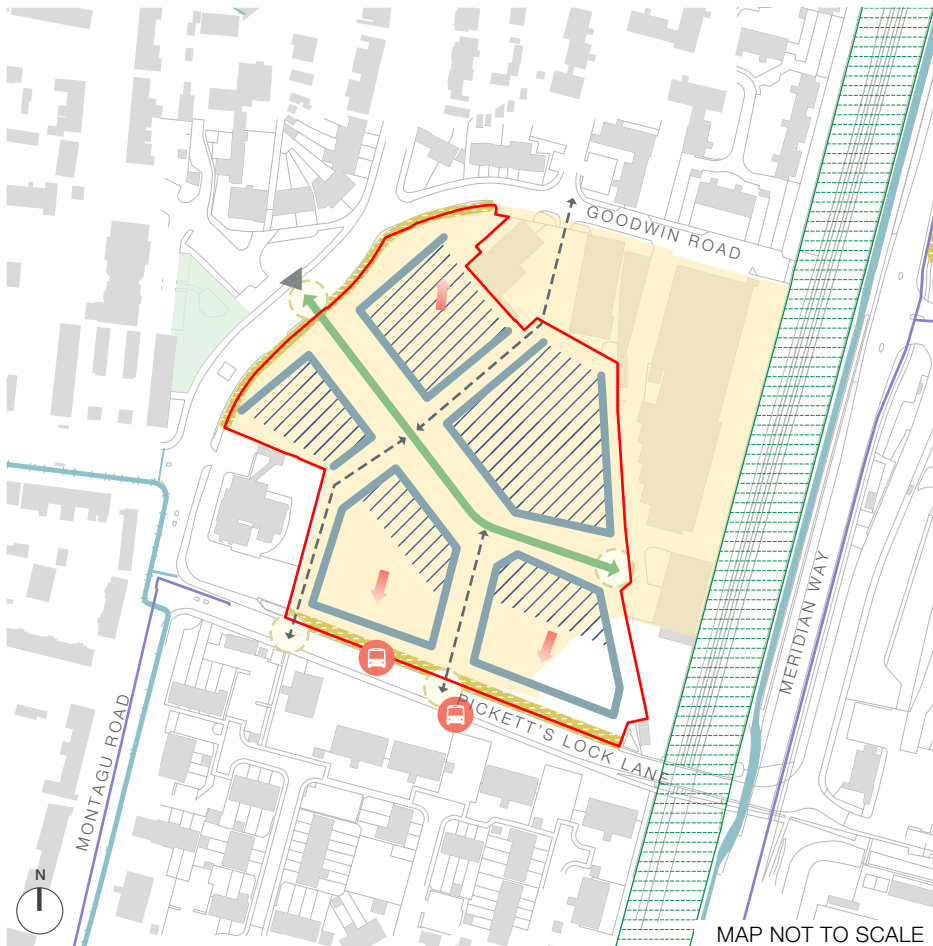


Table C1.169: SA URB.32 - Claverings Industrial Estate

SA URB.32: CLAVERINGS INDUSTRIAL ESTATE			
Existing site information			
Address	Claverings, Centre Way, London N9 0AH		
Site Area	2.42ha		
Existing Use(s)	Claverings Industrial Estate compromises of approximately 40 small offices, light industrial, warehouse and trade units, built circa 1951 as flatted factories.		
Current Ownership(s)	Single ownership		
Site considerations			
Flood Zone	2		
PTAL	1b		
Heritage Considerations	None		
Impacts on Archaeological Priority Area	None		
Within a Protected Viewing Corridor?	Partially within '10. Ponders End' important local view.		
Proposal			
Land Use Requirements	Redevelopment of the site should: <ul style="list-style-type: none"> • Deliver an exemplar industrial co-location scheme • Ensure as a minimum no net loss of non-residential floorspace • Mixed use employment including new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
Approximate Estimated Industrial capacity		Additional 3,219sqm employment floorspace	

Table C1.170: SA URB.32 - Claverings Industrial Estate

SA URB.32: CLAVERINGS INDUSTRIAL ESTATE	
Proposal	
Infrastructure requirements	<p>Redevelopment of site should incorporate the following;</p> <ul style="list-style-type: none"> I. should contribute towards increasing provision of more direct and frequent bus services along A1055 to improve connectivity to and from industrial areas II. should contribute to enhanced pedestrian and cycle connectivity from Edmonton Green Station III. should contribute towards urban greening and tree planting <p>Environment Agency have advised: Certain industrial activities (such as an installation or waste activity) will require an Environmental Permit.</p>
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> A. should improve north-south pedestrian connections and create new pedestrian gateways along Pickett’s Lock Lane. B. should promote connections to adjacent sites to the north and east which are under third party ownership. C. should provide streetscape improvements along Pickett’s Lock Lane and Montagu Road, for example wider footpaths, trees, planting, and the incorporation of street furniture. D. should create a new vehicular entrance on Montagu Road to reduce conflict between residential and HGV movement. E. should promote a potential connection to the existing vehicular route to the east. F. should create active frontages along Montagu Road, Pickett’s Lock Lane, the green link, new and existing vehicular route. G. should provide buildings no taller than 21m in height. Height must decrease towards the north and south of the site to respond to the neighbouring lower rise existing buildings. Tall buildings are not acceptable on this site. H. should allow sufficient space for safe highways access to minimise the impact on the public highway, with specific consideration to the types of vehicles likely to be accessing the site.

OTHER SITES OUTSIDE THE PLACEMAKING AREAS

SA URB.33: 6 Morson Road



Table C1.171: SA URB.33 - 6 Morson Road

SA URB.33: 6 MORSON ROAD			
Existing site information			
Address	6 Morson Road, Enfield EN3 4NQ		
Site Area	0.5ha		
Existing Use(s)	Concrete production facility		
Site considerations			
Flood Zone	1		
PTAL	1b		
Heritage Considerations	None		
Impacts on Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<p>The site should provide new employment use</p> <p>This should include a minimum of 2,600 sqm employment (light industrial, general industrial, storage and distribution, and related sui generis) floorspace.</p>		
Implementation			
Timeframe	0-5	5-10	10+
Approximate estimated Industrial capacity		2,600 sqm	

Table C1.172: SA URB.33 - 6 Morson Road

SA URB.33: 6 MORSON ROAD	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site;</p> <ul style="list-style-type: none"> i. should contribute towards enhanced pedestrian and cycle connectivity ii. must explore opportunities for urban greening/tree planting/biodiversity improvements <p>* The Environment Agency has noted that the site has been identified as partly or fully overlying historic landfills and may require an Environmental Permit. Developers are strongly advised to make enquires regarding potential requirements under the Environmental Permitting Regulations 2016.</p>
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> A. should provide stacked industrial uses to make efficient use of available land. B. must maximise the retention of existing high value trees. C. should provide streetscape improvements along Morson Road which facilitate pedestrian and cycle connections to the River Lee Navigation and the Enfield Green Loop to the east. D. must reinforce the building line along Morson Road by avoiding deep building setbacks and the need for fences. E. must set the building line back along the River Lee Navigation to create a linear open space which facilitates pedestrian and cycle connections. F. must create active frontages and high levels of visual permeability at street level along Morson Road and the River Lee Navigation. G. must locate yard and loading spaces away from the street and river edge and locate them towards the middle and rear of the site. H. Could consider heights of up to 39m for industrial intensification. I. should consider long views from the east of the reservoir and across the Golf Course when designing building frontages along the east and south site boundary. Articulation, change of material, colour or window arrangement should be considered to add visual interest to this important frontage. J. should allow sufficient space for safe highways access to minimise impact on public highway, with specific consideration to the types of vehicles likely to be accessing the site. K. should provide limited parking to promote active travel.

OTHER SITES OUTSIDE THE PLACEMAKING AREAS

SA URB.34: 5 Picketts Lock Lane

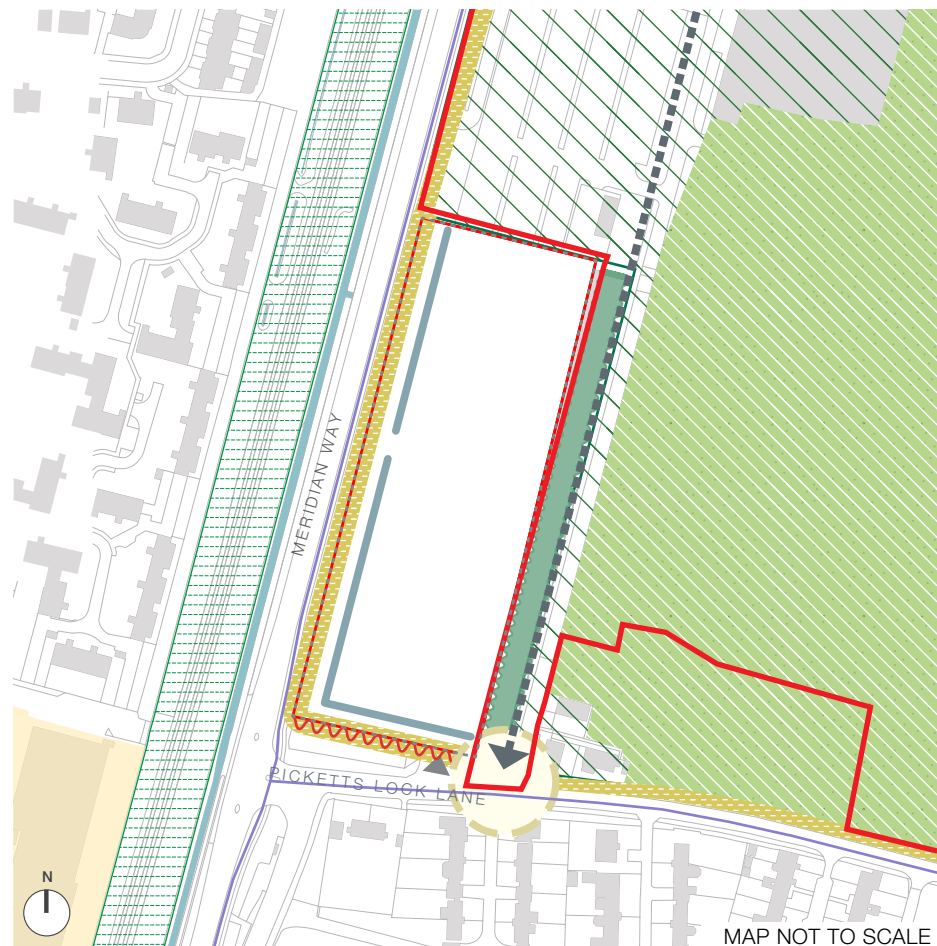


Table C1.173: SA URB.34 - 5 Pickett Lock Lane

SA URB.34: 5 Picketts Lock Lane			
Existing site information			
Address	5 Picketts Lock Lane N9 0AS		
Site Area	2.5 ha		
Existing Use(s)	Distribution and storage		
Current Ownership(s)	Single Ownership		
Site considerations			
Flood Zone	1		
PTAL	1b		
Heritage Considerations	None		
Impacts on Archaeological Priority Area	Within APA		
Within Protected Viewing corridor?	Partially within '10. Ponders End' important local view.		
Proposal			
Land Use Requirements	Redevelopment of the site should deliver a minimum of 2,297 sqm of net additional employment floorspace (use classes Egiii, B2 or B8).		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
Approximate estimated Industrial capacity		Minimum of Minimum of 2,297 sqm net additional employment (industrial/ logistics) floorspace.	

Table C1.174: SA URB.34 - 5 Pickett Lock Lane

SA URB.34: 5 Picketts Lock Lane	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site;</p> <ul style="list-style-type: none"> I. should contribute towards bus service prioritisation and associated traffic management measures along A1010 II. should contribute towards enhanced pedestrian and cycle connectivity –Ponders End Station III. should contribute towards delivery of streetscape improvements, urban greening and tree planting
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> A. must provide active frontages and high levels of visual permeability at ground floor along the Pickett’s Lock Lane. B. should deliver multilevel intensified development to optimise the capacity of the site. C. must provide streetscape improvements along Pickett’s Lock Lane and Meridian Way. D. must safeguard the amenity of residential occupiers to the south. E. must maximise retention of existing high value trees. F. should utilise roof space to deliver green roofs and/or PVs G. should provide limited parking to promote active travel.

OTHER SITES OUTSIDE THE PLACEMAKING AREAS

SA URB.35: Riverwalk Business Park

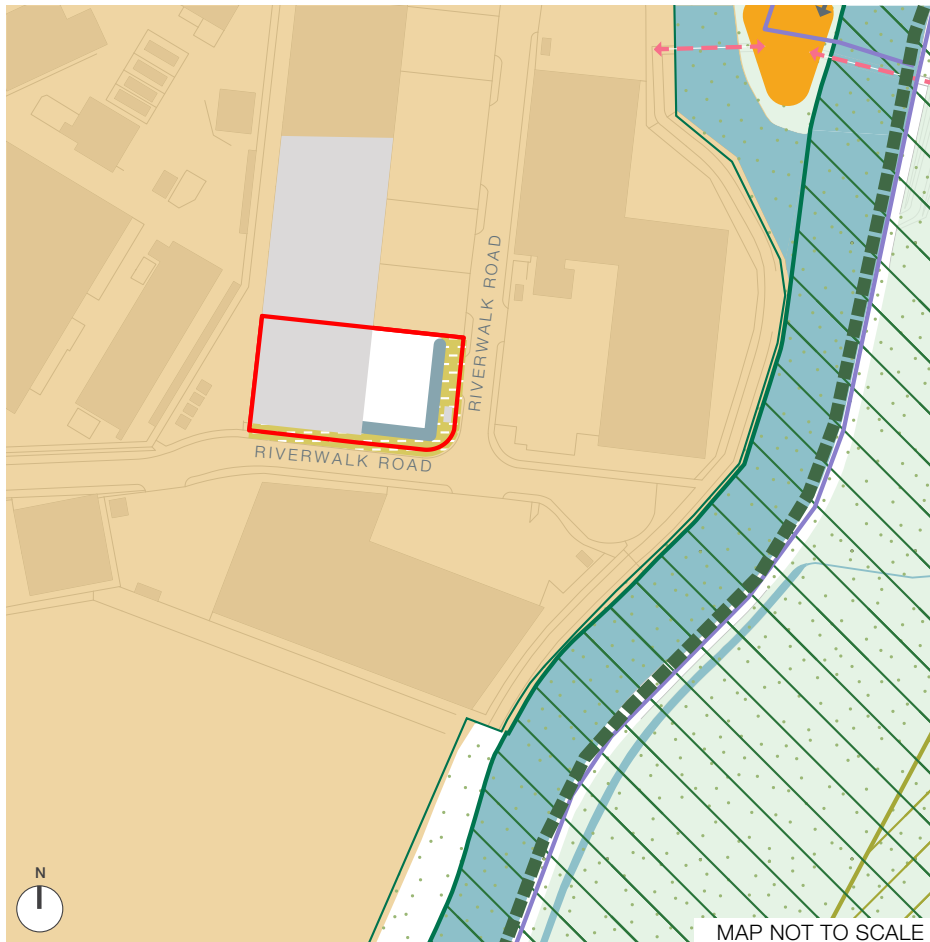


Table C1.175: SA URB.35 - Riverwalk Business Park

SA URB.35: Riverwalk Business Park			
Existing site information			
Address	Riverwalk Business Park 24 Riverwalk Road Enfield EN3 7QN		
Site Area	0.16ha		
Existing Use(s)			
Current Ownership(s)	Private ownership		
Site considerations			
Flood Zone	None		
PTAL	1a		
Heritage Considerations	None		
Impacts on Archaeological Priority Area	Within APA		
Proposal			
Land Use Requirements	Warehouse (Class B2/B8 flexible use)		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
Approximate estimated Industrial capacity	924sqm ²³		

* The estimated capacities are based on extant planning permission: 21/04302/FUL. The site has been included as a site allocation as work has yet to commence on site, to ensure high quality proposals can be secured and safeguarded within any potential future revisions to scheme or new proposals being proposed.

Table C1.176: SA URB.35 - Riverwalk Business Park

SA URB.35: Riverwalk Business Park	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site;</p> <p>I. should contribute towards enhanced pedestrian and cycle connectivity from nearby railway stations</p> <p>II. should contribute towards the delivery of streetscape improvements, urban greening and tree planting</p>
Design Principles	No external alterations are proposed to the buildings, and the extant planning application proposes just a change of use.

OTHER SITES OUTSIDE THE PLACEMAKING AREAS

SA RUR.03: Land West of Ramney Marsh

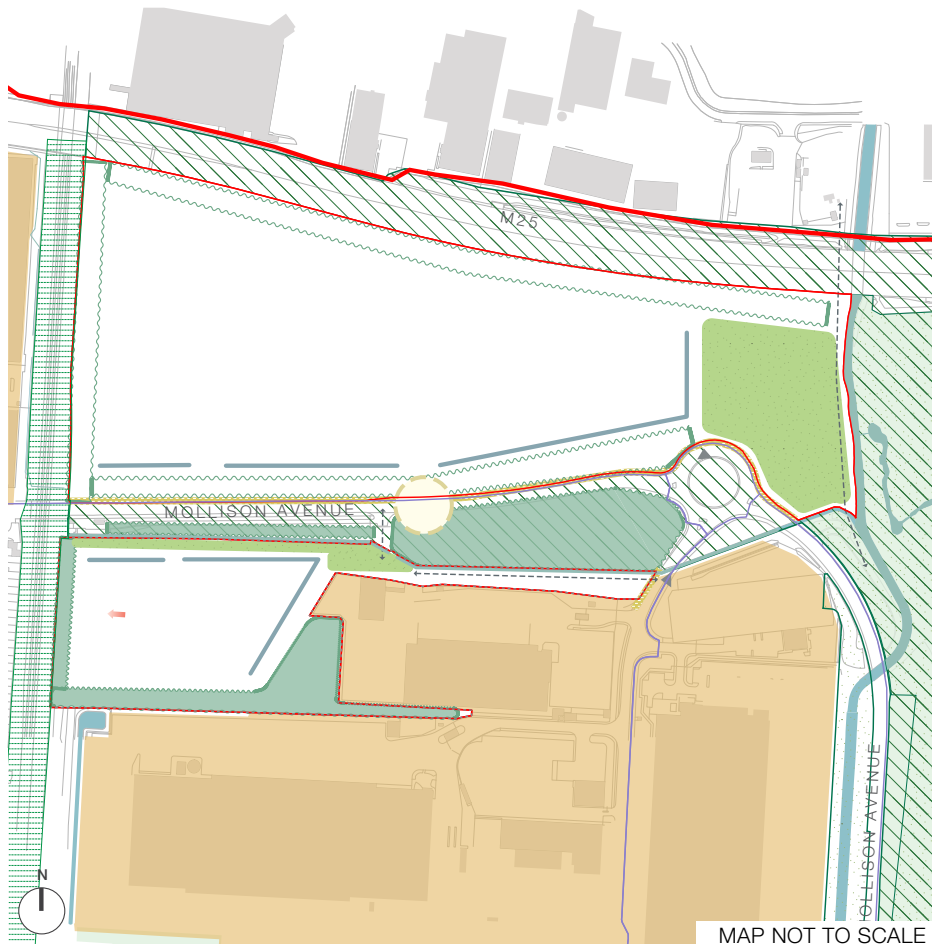


Table C1.177: SA RUR.03- Land West of Ramney Marsh

SA RUR.03: LAND WEST OF RAMNEY MARSH			
Existing site information			
Address	Land West of Ramney Marsh, Mollison Avenue		
Site Area	12.01 ha		
Existing Use(s)	Open land		
Site considerations			
Flood Zone	1		
PTAL	1a		
Heritage Considerations	None		
Impacts on Archaeological Priority Area	Within APA		
Proposal			
Land Use Requirements	<p>Redevelopment should provide at least 70,200 sq m of new employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace.</p> <p>This sites lies within the Lee Valley Regional Park Authority area. Regard must be had to the proposals and policies within the Park Development Framework (2019) and associated documents in assessing any planning application on this land.</p>		
Implementation			
Timeframe	0-5 years	5-10 years	10+ years
Approximate estimated Industrial capacity		at least 70,200 sq m	

Table C1.178: SA RUR.03- Land West of Ramney Marsh

SA RUR.03: LAND WEST OF RAMNEY MARSH	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site;</p> <ul style="list-style-type: none"> I. should contribute towards increasing provision of more direct and frequent bus services along A1055 to improve connectivity to and from industrial areas II. should contribute towards enhanced pedestrian and cycle connectivity from Enfield Lock Station III. should contribute towards delivery of streetscape improvements, urban greening and tree planting IV. should deliver biodiversity improvements to Ramney Marsh V. must deliver ecological enhancements in strengthening the links between the Lee Valley Regional Park and Enfield Chase as part of the arc of open spaces VI. must contribute to the creation of a north-south active travel and biodiversity corridor along the Small River Lea. <p>* The Environment Agency has noted that this site is within 250m of a portable groundwater abstraction, is within SPZ1, particularly sensitive with respect to groundwater and as partly or fully overlying historic landfills. Redevelopment proposals will need to comply with the Environment Agency's Approach to Groundwater Protection.</p>
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> A. must maximise the retention of existing high value trees along Mollison Avenue, the Small River Lea and the railway line to reinforce the existing green buffer. B. must reinforce and positively contribute to the existing Wildlife Corridor and Metropolitan SINC maximising greening and ecology enhancements throughout the site. C. must create a new public open space along the Small River Lea with additional tree planting and biodiversity enhancements. D. should provide streetscape improvements along Mollison Avenue and the roundabout, for example wider footpaths, trees, planting, and the incorporation of street furniture. E. must create active frontages and high levels of visual permeability at ground floor along key routes. F. must locate yard and loading spaces away from the street edge. G. must be articulated and broken down to avoid a large, single mass building. H. Could consider building heights of up to 39m for industrial intensification. I. Must decrease building heights towards the south-west of the site to minimise impact on neighbouring lower rise existing buildings. J. should consider long views from the east when designing building frontages along the eastern edge. Articulation, change of material, colour or window arrangement should be considered to add visual interest to these important frontages. K. should provide limited parking to promote active travel. L. must provide pedestrian and vehicular access from Mollison Avenue roundabout and a secondary pedestrian access point on Mollison Avenue.

OTHER SITES OUTSIDE THE PLACEMAKING AREAS

SA RUR.04: Land East of Junction 24



Table C1.179: SA RUR.04 - Land East of Junction 24

SA RUR.04: LAND EAST OF JUNCTION 24			
Existing site information			
Address	Junction 24 (Part New Cottage and Holly Hill Farm) EN6 5QS		
Site Area	11.08ha		
Existing Use(s)	Agricultural land		
Site considerations			
Flood Zone	1		
PTAL	0		
Heritage Considerations	None - Within wider setting of locally listed building.		
Impacts on Archaeological Priority Area	Within APA 2: Enfield Chase and Camlet Moat		
Proposal			
Land Use Requirements	Redevelopment of the site should: <ul style="list-style-type: none"> • Provide a minimum of 30,550 sq m employment floorspace (light and general industrial, storage and distribution, and related sui generis uses) floorspace within LB Enfield. • Must be brought forward in conjunction with the wider land ownership in Hertsmere District Council 		
Implementation			
Timeframe	0-5 years	5-10 years	10+ years
Approximate estimated Industrial capacity		a minimum of 30,550 sqm	

Table C1.180: SA RUR.04 - Land East of Junction 24

SA RUR.04: LAND EAST OF JUNCTION 24	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site;</p> <ul style="list-style-type: none"> I. should contribute towards increasing provision of more direct and frequent bus services to improve connectivity II. should contribute towards enhanced pedestrian and cycle connectivity from Hadley Wood Station III. should contribute towards delivery of streetscape improvements, urban greening and tree planting
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> A. must maximise the retention of existing high value trees and hedgerows. B. should provide streetscape improvements along The Ridgeway, for example wider footpaths, trees, planting, and the incorporation of street furniture. C. must promote pedestrian connections to the country lane along the eastern site boundary. D. should create active frontages and high levels of visual permeability at ground floor along The Ridgeway and internal key routes. E. must locate yard and loading spaces away from the street edge. F. must be articulated and broken down to avoid a large, single mass building. G. Could consider heights of up to 39m for industrial intensification along the M25. Building heights must decrease towards the south and east site boundary. H. must carefully consider its relationship with existing lower rise buildings along The Ridgeway and the country lane. I. should consider long views from the east when designing building frontages along the eastern edge. Articulation, change of material, colour or window arrangement should be considered to add visual interest to these important frontages.

OTHER SITES OUTSIDE THE PLACEMAKING AREAS

SA RUR.05: Land at Innova Park

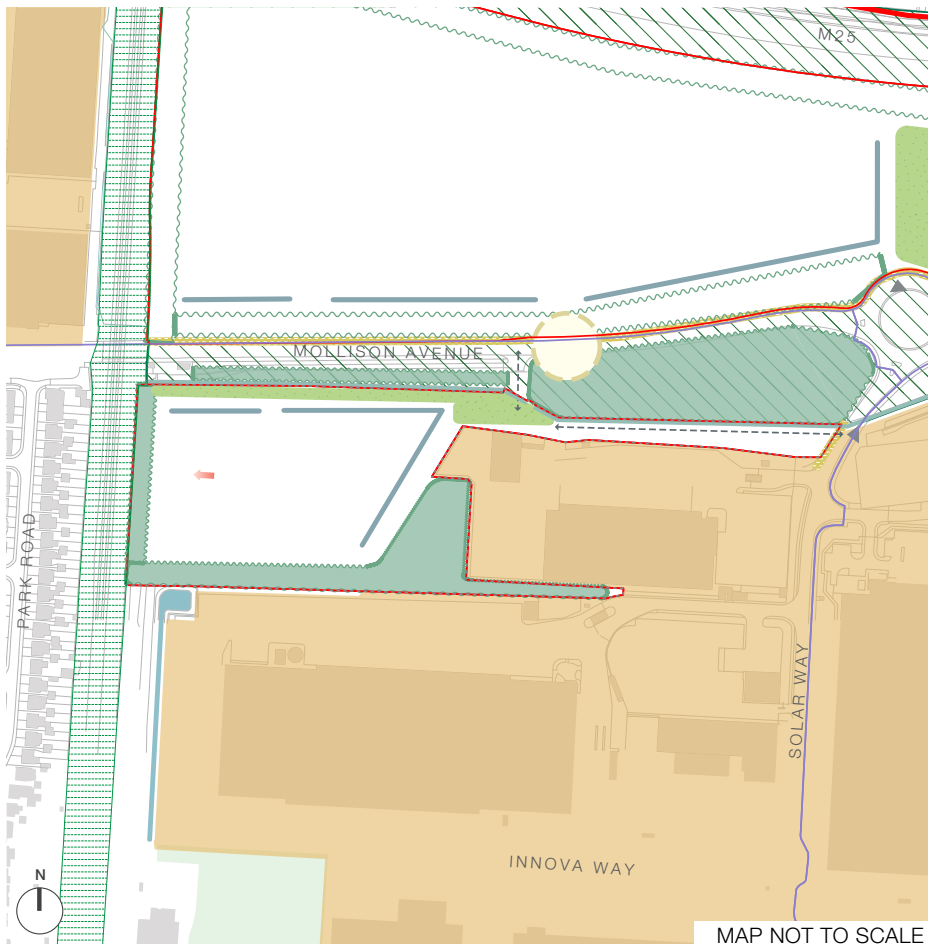


Table C1.181: SA RUR.05 - Land at Innova Park

SA RUR.05: LAND AT INNOVA PARK			
Existing site information			
Address	Land to North West of Innova Park, EN3 7XY		
Site Area	3.2ha		
Existing Use(s)	Unused		
Site considerations			
Flood Zone	1		
PTAL	1b		
Heritage Considerations	None		
Impacts on Archaeological Priority Area	Within an APA		
Proposal			
Land Use Requirements	<p>Redevelopment should new employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace. Address highways impacts of development and mitigate flood risk.</p> <p>This sites lies within the Lee Valley Regional Park Authority area. Regard must be had to the proposals and policies within the Park Development Framework (2019) and associated documents in assessing any planning application on this land.</p>		
Implementation			
Timeframe	0-5 years	5-10 years	10+ years
Industrial capacity		At least 16,445 sq m	

Table C1.182: SA RUR.05 - Land at Innova Park

SA RUR.05: LAND AT INNOVA PARK	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site;</p> <ul style="list-style-type: none"> I. should contribute towards increasing provision of more direct and frequent bus services along A1055 to improve connectivity to and from industrial areas II. should contribute towards enhanced pedestrian and cycle connectivity III. should contribute towards delivery of streetscape improvements, urban greening and tree planting should deliver biodiversity improvements to Rammey Marsh <p>The Environment Agency has noted that sites within SPZ1 are particularly sensitive with respect to groundwater, and additional constraints will be placed on the above development proposals.</p>
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> A. must maximise the retention of existing high value trees along Mollison Avenue, Solar Way and the railway line to reinforce the existing green buffer and Wildlife Corridor). B. should provide streetscape improvements along Solar Way, for example wider footpaths, trees, planting, and the incorporation of street furniture. C. could maintain a pedestrian connection parallel to the watercourse towards the Small River Lea. D. must create active frontages and high levels of visual permeability at street level along key routes. E. must locate yard and loading spaces away from the street edge. F. should provide stacked industrial uses to make efficient use of available land. G. must be articulated and broken down to avoid a large, single mass building. H. could consider heights of up to 39m for industrial intensification. I. should provide limited to promote active travel. J. must provide pedestrian and vehicular access from Solar Way with a secondary pedestrian access point on Mollison Avenue.

C1.3 OTHER SITE ALLOCATIONS

OTHER SITE ALLOCATIONS

SA6.2: Barnet and Southgate College

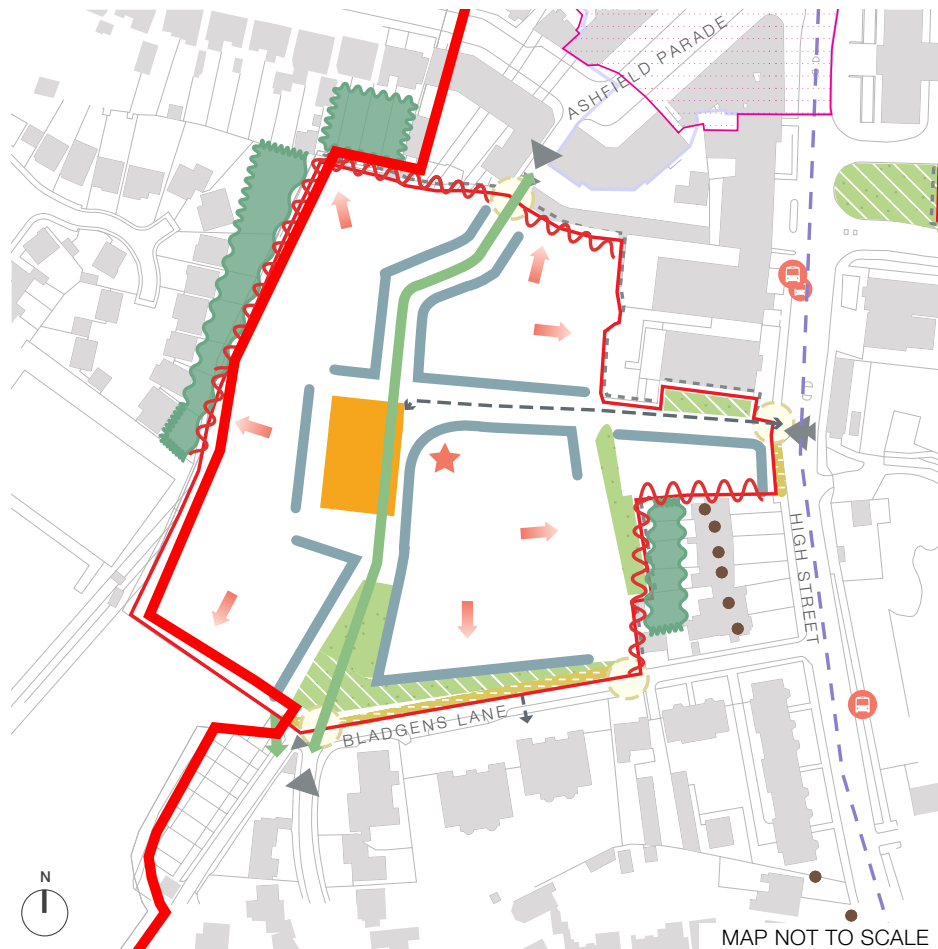


Table C1.183: SA6.2 - Barnet and Southgate College

SA6.2: BARNET AND SOUTHGATE COLLEGE			
Existing site information			
Address	Barnet and Southgate College, High Street, London, N14 6BS		
Site Area	2.47		
Existing Use(s)	Further education campus		
Current Ownership(s)	Single ownership		
Site considerations			
Flood Zone	1		
PTAL	2-5		
Heritage Considerations	Site is within the setting of Southgate House (Grade II* Listed Building), development has the potential to fall within outward directional views. The site is within the immediate setting of the Southgate Circus Conservation Area and Southgate Green Conservation Area as well as the setting of associated designated and non-designated heritage assets. To the south, the site falls directly behind group of Grade II Listed Buildings on High Street. Further to the east is the Grade II* Groveland's Registered Park and Garden and associated listed buildings.		
Impacts on Archaeological Priority Area	In close proximity to APA.		
Proposal			
Land Use Requirements	Should provide college campus facilities in modern fit for purpose buildings with enhanced landscaping and public realm , that is publicly accessible where appropriate. This could be complemented by co-located facilities such as SEN provision, youth facilities and/or a community centre, job centre or similar , that utilise any surplus land. It may be possible for some housing to be considered appropriate in the right locations, subject to design		
Implementation			
Timeframe	0-5 years	5-10 years	10+ years
Approximate Estimated Non-residential capacity (Class E)	Reprovision of non-residential floorspace		

Table C1.184: SA6.2 - Barnet and Southgate College

SA6.2: BARNET AND SOUTHGATE COLLEGE	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site:</p> <ul style="list-style-type: none"> I. should contribute towards delivery of streetscape improvements and improved highways in the vicinity to encourage sustainable travel, potentially including but not limited to cycle lanes and footpath widening as identified in the placemaking policy or IDP II. should contribute towards identified TfL upgrades to London underground network serving Southgate III. should contribute towards delivery of public realm, new and enhanced public spaces and gateway improvements to key areas within the vicinity as identified in the placemaking policy or IDP
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> A. should be designed on the principle that the college could become a more open 'anchor institution' to the local community. B. should deliver/contribute towards streetscape improvements along High Street and Bladgens Lane, for example wider footpaths, trees, planting, and the incorporation of street furniture. C. should improve north-south pedestrian connections from Ashfield Parade to Bladgens Lane. D. should create a new public space at the centre of the site which could include formal/informal play and linked to the High Street with an improved pedestrian gateway. E. should improve the existing open space along Bladgens Lane with additional tree planting and biodiversity improvements. F. should create active frontages along Bladgens Lane, the new vehicular route and the central green space. G. should ensure height decreases towards the edges of the site to respond to the sensitivity of neighbouring, lower rise existing buildings. H. should carefully consider its relationship with the listed buildings along High Street. I. should secure the rear garden boundaries of existing homes to the west, north and southeast through a back-back-approach J. should be designed as car-free to promote active travel. If required, on-street parking is preferred and should be integrated into the public realm, interspersed with tree planting. K. should provide any access required for servicing from the High Street, Ashfield Parade and Bladgens Lane. <p>As the site will incorporate a bespoke mix of uses it will be essential that the developer engages in pre-application discussions (which could be through a PPA) with the LPA to ensure that high-quality design can be achieved.</p>

OTHER SITE ALLOCATIONS

SA RUR.06: Land at Picketts Lock

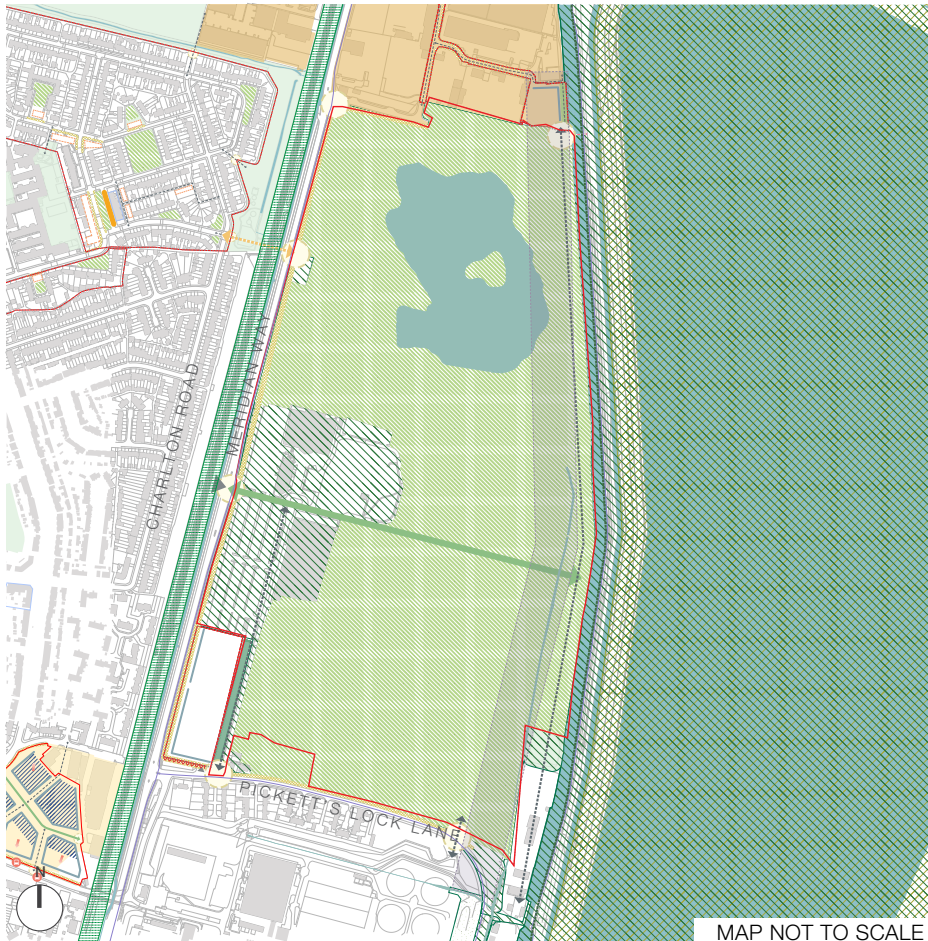


Table C1.185: SA RUR.06 - Land at Picketts Lock

SA RUR.06: LAND AT PICKETTS LOCK			
Existing site information			
Address	Land at Picketts Lock, N9 0AS		
Site Area	6.5 ha		
Existing Use(s)	Cinema and adjacent land including car park		
Site considerations			
Flood Zone	1		
PTAL	1b		
Heritage Considerations	None		
Impacts on Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<p>The site could provide new sports, leisure and recreation facilities</p> <p>This site lies within the Lee Valley Regional Park Authority area. Regard must be had to the proposals and policies within the Park Development Framework (2019) and associated documents in assessing any planning application on this land.</p>		
Implementation			
Timeframe	0-5 years	5-10 years	10+ years
Approximate Estimated Non-residential capacity (Class E)	Provision of non-residential floorspace.		

Table C1.186: SA RUR.06 - Land at Picketts Lock

SA RUR.06: LAND AT PICKETTS LOCK	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site;</p> <ul style="list-style-type: none"> I. should contribute towards bus service prioritisation and associated traffic management measures along A1010 II. should contribute towards enhanced pedestrian and cycle connectivity –Ponders End Station III. should contribute towards delivery of streetscape improvements, urban greening and tree planting
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> A. must provide at least one east-west publicly accessible connection across the site to Pymmes Brook and River Lee Navigation. B. must explore the feasibility of the delivery of a new connection over Meridian Way, Boundary ditch and the railway and contribute to this if this is possible. The northern edge with a connection from Charlton Road Park could be an optimal location. This must be delivered if it is feasible. It must be demonstrated that this cannot be achieved with other public benefits offered instead if this is not proposed. C. must provide streetscape improvements along Meridian Way, Morson Road and Pickett’s Lock Lane. D. must contribute towards the improvement of north-south pedestrian and cycle connections along the River Lee Navigation. E. should retain the existing high value trees on site. F. must retain the existing sense of openness and should respond sensitively to important local views (2- Kings Head Hill and 10 – Ponders End) as well as views towards the Reservoir and Epping Forest G. must improve existing pedestrian and vehicular access H. must create additional pedestrian access along Meridian Way, Morson Road and Pickett’s Lock Lane, including a new pedestrian gateway in the south-east corner of the site which connects to the River Lee Navigation path and improves the sense of arrival into the site from the south. I. must promote nature recovery with additional tree planting and biodiversity enhancements introducing a variety of habitats to include species-rich meadows and woodland. J. must provide a 10m exclusion zone either side of existing pylons.

OTHER SITE ALLOCATIONS

SA RUR.07: Whitewebbs Golf course and Land at Tottenham Hotspurs Football Club Training Ground

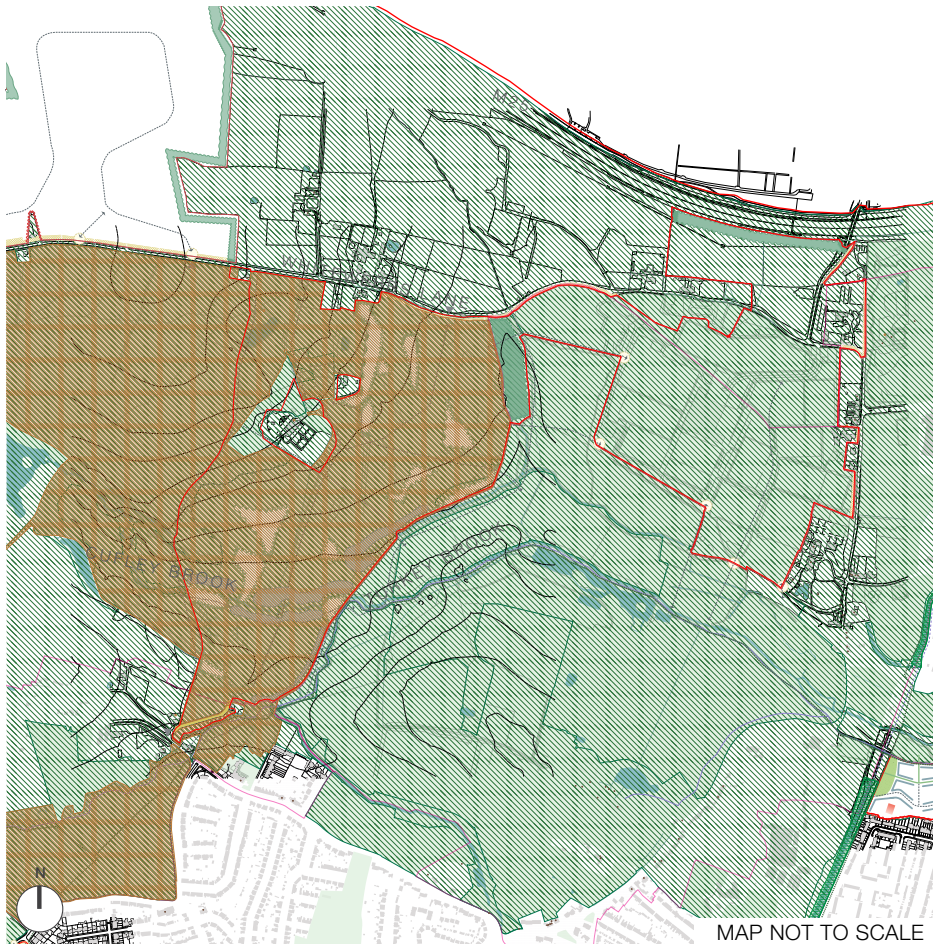


Table C1.187: SA RUR.07 - Whitewebbs Golf course and Land at Tottenham Hotspurs Football Club Training Ground

SA RUR.07: WHITEWEBBS GOLF COURSE AND LAND AT TOTTENHAM HOTSPURS TRAINING GROUND			
Existing site information			
Address	Whitewebbs Golf Course, Beggar's Hollow, Enfield, EN2 9JN & Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, Hotspur Way, Whitewebbs Lane.		
Site Area	85.5ha		
Existing Use(s)	Golf Course & Existing football club training centre and surrounding land, including golf course.		
Site considerations			
Flood Zone	1-2		
PTAL	1a- 1b		
Heritage Considerations	In close proximity to many designated heritage assets. Within locally listed landscape and setting of Forty Hill Conservation Area, Clay Hill Conservation Area, Forty Hill Registered Park and Garden as well as numerous other designated and non-designated heritage assets.		
Impacts on Archaeological Priority Area	Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill as well as the setting of Scheduled Monuments.		
Proposal			
Land Use Requirements	The site should provide nature recovery uses and the site could provide professional sport, recreation and community sports/leisure uses , including ancillary related facilities.		
Implementation			
Timeframe	0-5 years	5-10 years	10+ years
Estimated delivery		x	

Table C1.188: SA RUR.07 - Whitewebbs Golf course and Land at Tottenham Hotspurs Football Club Training Ground

SA RUR.07: WHITEWEBBS GOLF COURSE AND LAND AT TOTTENHAM HOTSPURS TRAINING GROUND	
Proposal	
Infrastructure requirements	Development of the site; I. should contribute towards enhanced pedestrian and cycle connectivity
Design Principles	<p>Design principles Development on the site:</p> <p>A. must maximise publicly accessible space.</p> <p>B. must ensure there is no reduction in any public right of ways and retain public access along the New River, Turkey brook and Cuffley Brook.</p> <p>C. must minimise the removal of existing high value trees/hedgerows to reinforce the existing green buffers.</p> <p>D. must promote nature recovery with additional tree planting and biodiversity enhancements introducing a variety of habitats to include species-rich meadows and woodland. Proposals that offer greater levels of biodiversity net gain than minimum requirements will be encouraged.</p> <p>E. must respond sensitively to the locally listed landscape and settings of Forty Hill CA, Clay Hill CA, Forty Hill Registered Park and Garden as well as other significant designated and non-designated heritage assets.</p> <p>F. Should restore and enhance heritage assets on site</p> <p>G. must respond sensitively to the important local view (view no. 13- Forty Hall and view no. 6 – Whitewebbs Lane)</p> <p>H. must provide streetscape improvements along Whitewebbs Lane and Beggars Hollow.</p> <p>I. must improve north-south and east-west pedestrian and cycle connections to create green links to Archers Wood, Forty Hall Country Park and Whitewebbs Park and Forest.</p> <p>J. should provide streetscape improvements along Bulls Cross Ride, Whitewebbs Lane, Hotspur Way, Bull’s Cross promoting active travel, for example wider footpaths, trees, planting, and the incorporation of street furniture.</p> <p>K. should create green pedestrian and cycle connections towards the New River, Turkey Brook, Archers Wood and Forty Hall Country Park.</p> <p>L. should maximise the use of natural/landscaping boundaries between sports pitches and different uses.</p> <p>M. must incorporate sustainable urban drainage systems (SuDS) and constructed wetlands linking to existing watercourses to minimise and mitigate flood risk.</p>

OTHER SITE ALLOCATIONS

SA RUR.08: Sloeman's Farm

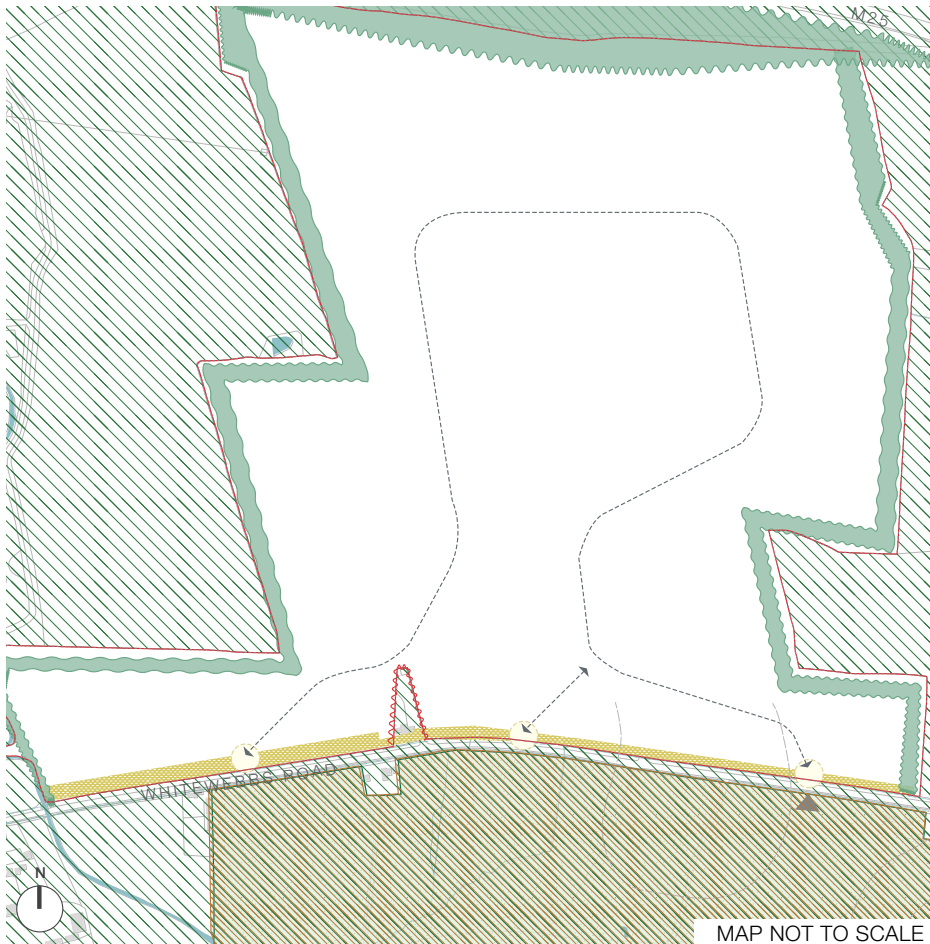


Table C1.189: SA RUR.08 - Sloeman's Farm

SA RUR.08: SLOEMAN'S FARM			
Existing site information			
Address	Sloeman's Farm, Enfield EN2 9HW		
Site Area	47.32ha		
Existing Use(s)	Agricultural land		
Site considerations			
Flood Zone	1		
PTAL	0		
Heritage Considerations	Adjacent to locally listed landscape and within wider setting of additional heritage assets including, but not limited to, a group of Grade II Listed Buildings to the east.		
Impacts on Archaeological Priority Area	Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill		
Proposal			
Land Use Requirements	The site should provide natural burial use		
Implementation			
Timeframe	0-5 years	5 - 10 years	10+ years
	X		

Table C1.190: SA RUR.08 - Sloeman's Farm

SA RUR.08: SLOEMAN'S FARM	
Proposal	
Infrastructure requirements	Development of the site; I. should contribute towards enhanced pedestrian and cycle connectivity
Design Principles	<p>Development on the site:</p> <p>A. must retain existing rural character of Whitewebbs Road and Whitewebbs Lane by retaining existing hedgerows and long views across the open landscape.</p> <p>B. must retain existing high value trees and hedgerows and reinforce the existing green buffer along the M25.</p> <p>C. must promote nature recovery with additional tree planting and biodiversity enhancements introducing a variety of habitats to include species-rich meadows and woodland (linking with the adjacent Whitewebbs Forest). Proposals that offer greater levels of biodiversity net gain than minimum requirements will be encouraged.</p> <p>D. must create a network of key pedestrian and cycle connections to promote active travel.</p> <p>E. must carefully consider its relationship with existing properties along Whitewebbs Road and provide a minimum of 10m wide indigenous buffer planted strip along all boundaries.</p> <p>F. must create a main vehicular access and additional pedestrian gateways on Whitewebbs Road.</p> <p>G. should locate ancillary building close to the main vehicular access.</p>

OTHER SITE ALLOCATIONS

SA URB.36: Church Street Recreation Ground

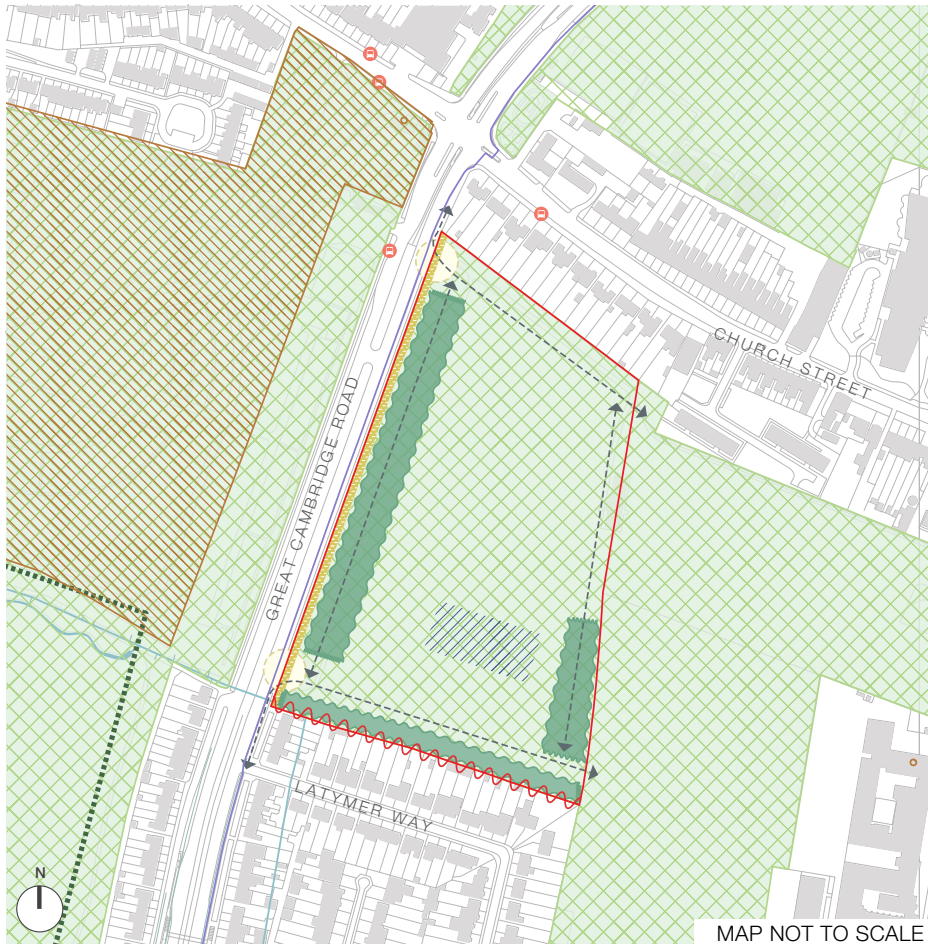


Table C1.191: SA URB.36- Church Street Recreation Ground

SA URB.36: CHURCH STREET RECREATION GROUND			
Existing site information			
Address	Church Street Recreation Ground, London N9 9HH		
Site Area	4.43ha		
Existing Use(s)	Open space		
Site considerations			
Flood Zone	1		
PTAL	2		
Heritage Considerations	None		
Impacts on Archaeological Priority Area	None		
Proposal			
Land Use Requirements	The site should provide crematorium .		
Implementation			
Timeframe	0-5 years	5 - 10 years	10+ years
		X	

Table C1.192: SA URB.36- Church Street Recreation Ground

SA URB.36: CHURCH STREET RECREATION GROUND	
Proposal	
Infrastructure requirements	Development of the site; I. should contribute towards enhanced pedestrian and cycle connectivity
Design Principles	<p>Development on the site:</p> <p>A. must provide streetscape improvements along the A10 promoting active travel, for example wider footpaths, trees, planting, and the incorporation of street furniture.</p> <p>B. must provide improvements to the pedestrian and cycle path along the northern boundary.</p> <p>C. must retain the existing high value trees and reinforce existing green buffers to the east and west (A10).</p> <p>D. should provide one main vehicular and pedestrian access from the A10 (south-west corner)</p> <p>E. should provide a secondary pedestrian entrance from the pedestrian path along the northern site boundary.</p> <p>F. must promote nature recovery with additional tree planting and biodiversity enhancements introducing a variety of habitats to include species-rich meadows, woodland and orchards.</p> <p>G. should locate a single storey building in the south-west corner of the site, adjacent to the vehicular access point. Crematorium flue must be carefully integrated into the built form.</p> <p>H. must carefully articulate all building frontages and screen utility/service areas.</p> <p>I. must carefully consider its relationship with existing rear gardens to the south and provide a minimum of 10m wide indigenous buffer planting strip along the boundary.</p>