

Chase Park, Enfield
Spatial Framework Appendix A:
Placemaking Baseline
Prepared for London Borough of Enfield
July 2023



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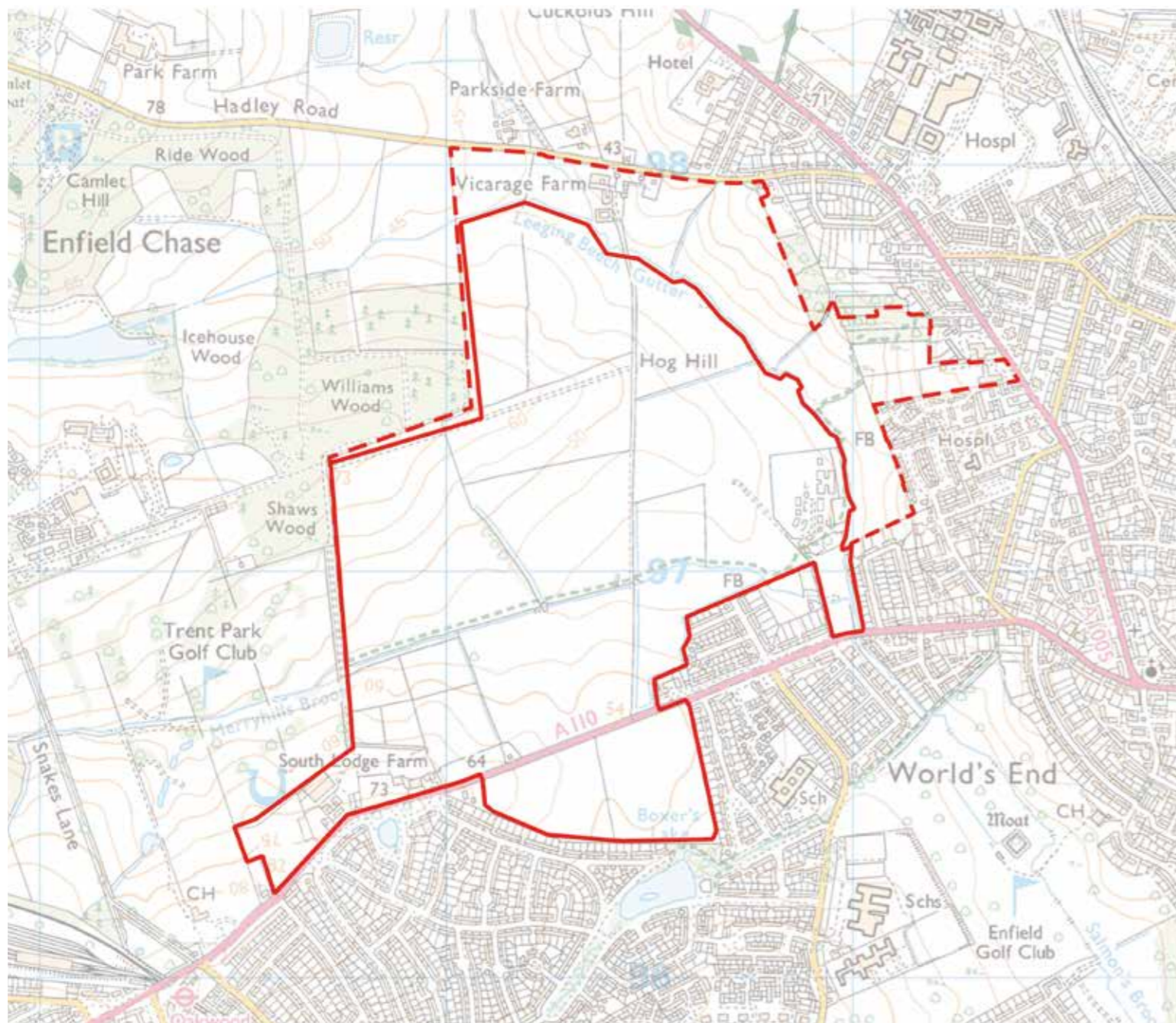
July 2023



- 1.0 Location & policy context
- 2.0 Baseline summary
- 3.0 Promoted sites
- 4.0 Initial capacity testing

Preamble

This baseline study was produced in Spring/Summer 2023 following Regulation 18 consultation on the draft Enfield Local Plan. The plans and policy references contained within this baseline report reflect the Regulation 18 Placemaking Area boundary and draft policy wording at that time (unless otherwise noted).

Subsequently, the proposed Placemaking Area boundary has been amended for the draft Regulation 19 Local Plan as shown here.



-  Regulation 18 placemaking boundary
-  Regulation 19 placemaking boundary

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Location & policy context

Background to the study

Hyas Associates along with Alan Baxter Ltd, We Made That and Tyler Grange, has been appointed by the London Borough of Enfield (LBE) to provide support in relation to the proposed strategic site allocations within Green Belt at Crews Hill and Chase Park. These sites were identified as Placemaking Areas in the draft Enfield Local Plan (Regulation 18) in response to the Council's housing land supply position, the need to deliver more family and affordable housing, and the ambition to provide better access to the rural parts of the Borough (both for existing, and new residents).

The support required includes the preparation of high level spatial framework plans, accompanying topic papers and policy advice to provide evidence for and support the submission draft of the Local Plan (Regulation 19).

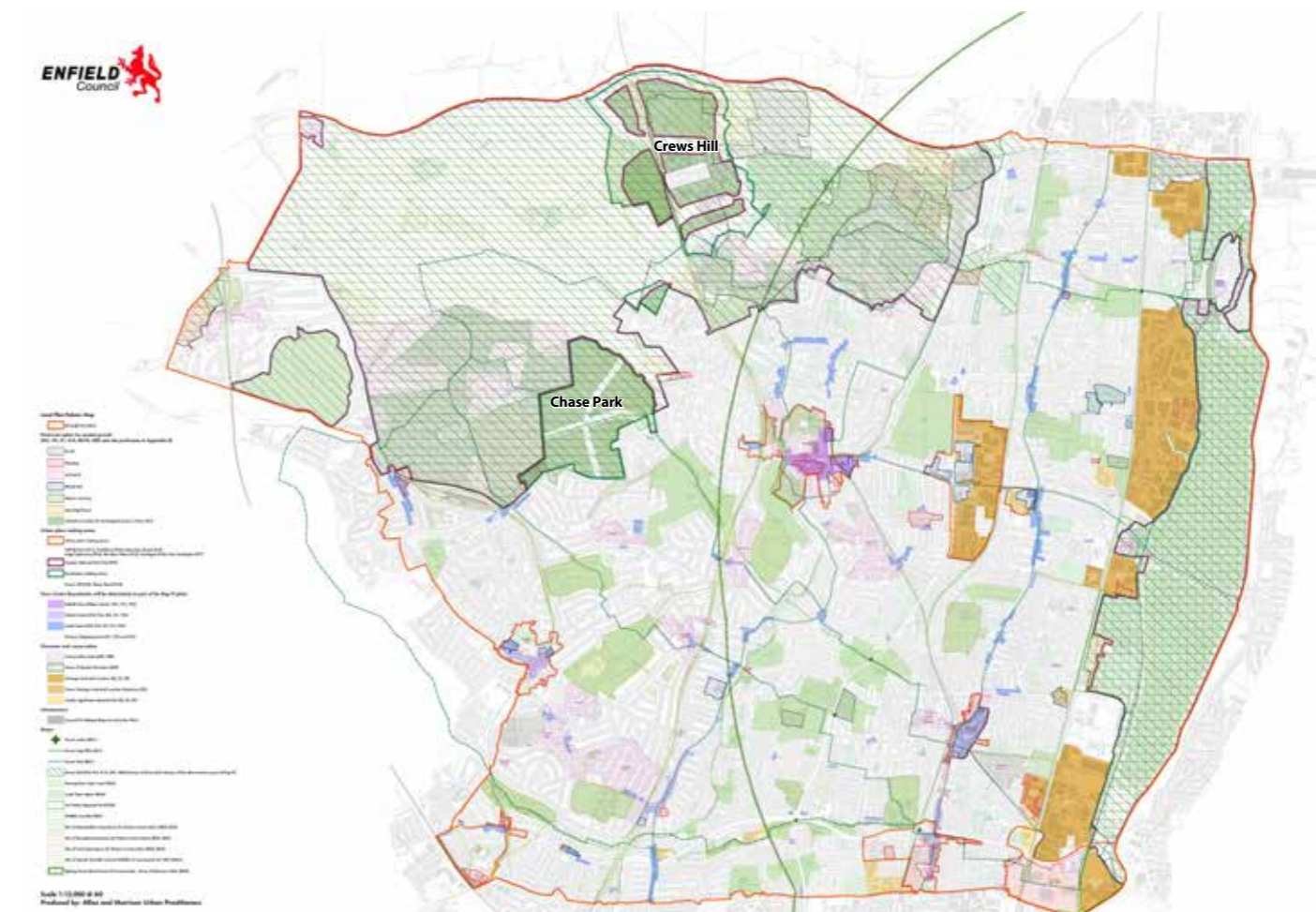
The work is being informed by engagement with Enfield's Design Review Panel, a Developer Forum comprising the site promoters and landowners, and other statutory and Council stakeholders.

Findings of the work will help inform some of the wider evidence base work being undertaken in parallel to inform the Local Plan, as well as being informed by findings of other evidence base documents.

Placemaking Baseline

This Placemaking Baseline relates to the proposed Chase Park Placemaking Area and has been prepared by Alan Baxter to directly inform the development of the spatial framework for the site.

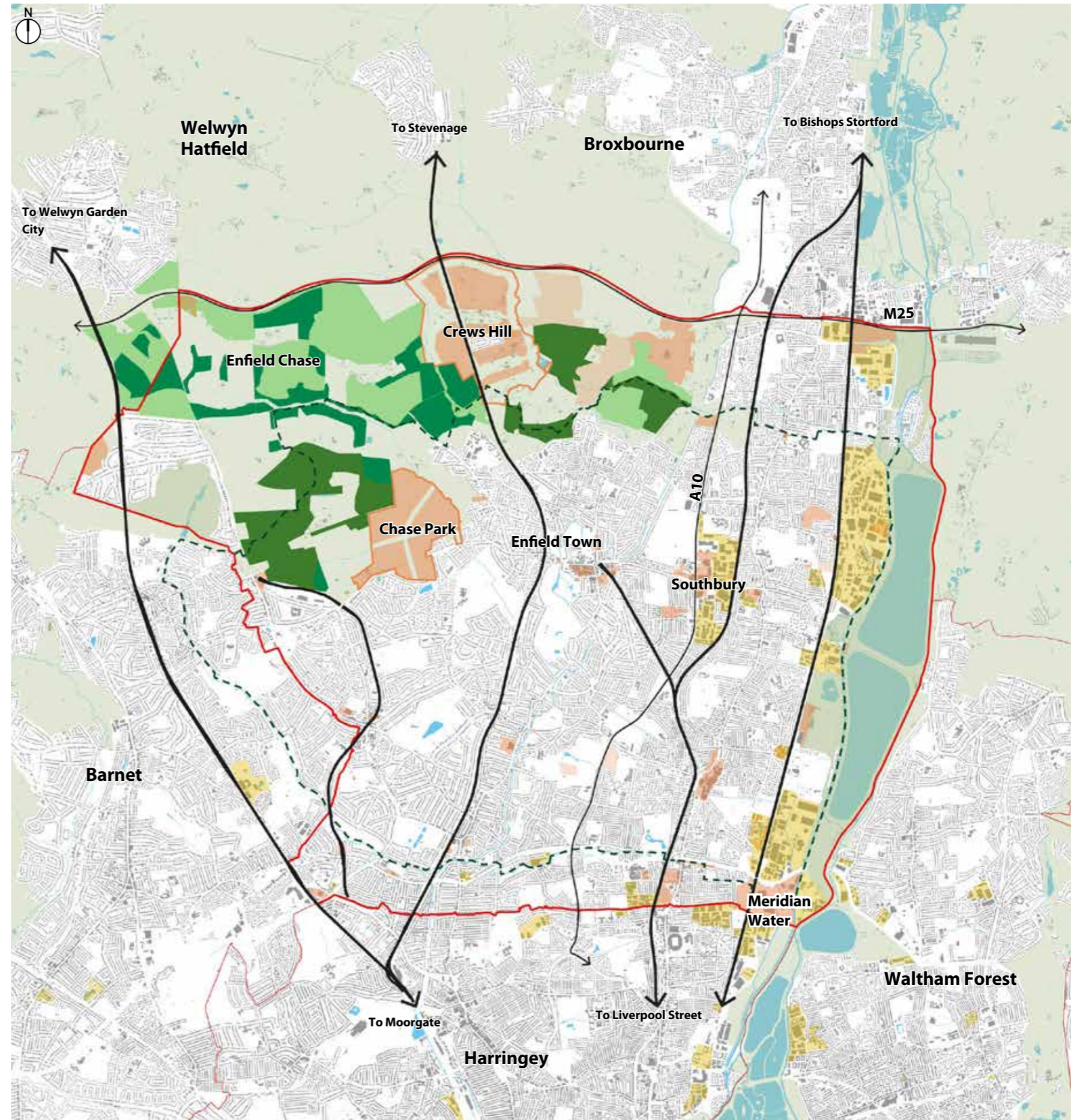
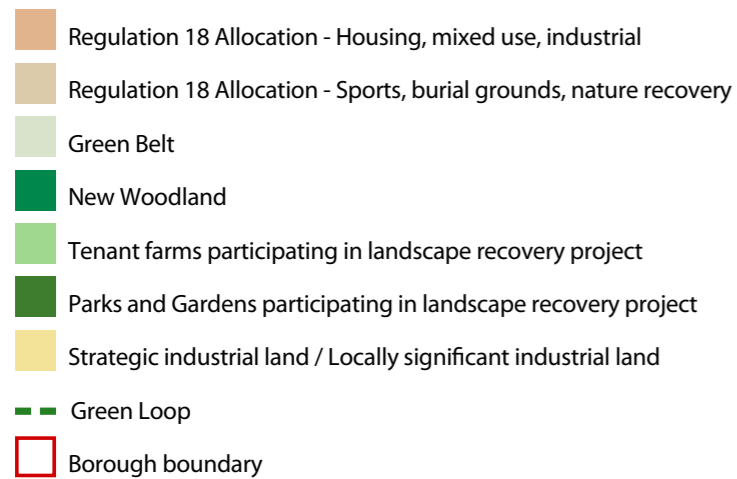
It includes a summary of the separate movement baseline report and heritage assessment.



Regulation 18 Draft Enfield Local Plan Policies Map

Policy context

- The Local Plan Regulation 18 document set out a medium growth option as a preferred option. This option involved the delivery of some 19,000 homes on urban sites, with a further 6,000 homes to be delivered on the two rural placemaking areas at Chase Park and Crews Hill. These areas are expected to complement other growth areas through delivering a higher proportion of family housing.
- Chase Park is within the Green Belt.
- Land immediately to the north and east of Chase Park placemaking Area is identified as part of the rural north of Enfield for landscape restoration.
- Other proposed site allocations were generally located in the central and eastern parts of the borough primarily around Southbury, Enfield Town and Meridian Water.



Borough-wide policy context (We Made That)

Regulation 18 Local Plan Spatial Vision

Section 2.3 of the Regulation 18 draft Local Plan sets out the borough-wide vision and strategic objectives which underpin the Plan. The vision sets out what Enfield will be by 2039 and is underpinned by four guiding themes with further detail provided by 20 strategic objectives.

Vision

"By 2039 Enfield will be a place of growing opportunity for future generations: a green lung of London and a place where new homes and jobs help all our communities thrive.

Housing growth will be accommodated across the Borough, ensuring delivery of a mix of housing types and tenures that meet the needs of existing and new residents.

Employment floorspace will be delivered in town centres, existing employment areas and new locations in the north and east of the borough, building upon the Borough's existing economic strengths and supporting the growth of new economic sectors.

East-west disparities will be reduced by delivering high quality new infrastructure, an uplift in employment floorspace and environmental improvements.

Across the borough, we will use biophilic design principles to ensure that opportunities are maximised to knit new development into improved blue-green networks."

Summary of Strategic Objectives

A nurturing place

- To address unequal access to jobs and opportunities by developing new workspaces, protecting employment floorspaces, and building more quality homes.
- To reduce health inequalities by requiring Health Impact Assessments, and by creating walkable and socially connected communities.
- To increase the supply of housing, including the protection and delivery of new family homes.
- To provide a variety of housing options suitable for everyone regardless of income, age and ability, including 50% affordable homes.
- Improving connectivity, legibility, permeability, accessibility and appearance of development to create an inclusive and liveable public realm.
- To promote safe and sustainable travel by creating active travel routes, supporting public transport network improvements and strengthening east-west links.

The workshop of London

- To deliver an uplift in employment workspace and capitalise on rising demand for logistics and manufacturing.
- To protect floorspace and ensure new development maximises the blue-green connectivity of employment areas, contributing to positive placemaking to attract investment.
- To support new office development in Enfield Town, the district centres and Meridian Water. To encourage a range of workspace sizes including co-working options close to residential communities.
- To diversify town centres, creating vibrant hubs supplemented by local centres and parades.

A deeply green place

- To maximise opportunities to experience greenery and the natural world by delivering tree lined streets, improving biodiversity and urban greening.
- To tackle the climate emergency head on by ensuring that major developments are zero carbon. To support renewable and low-carbon energy generation.
- To support the objectives of the North London Waste Plan and to safeguard air and water quality.
- Requiring developments to manage heat risk, incorporate sustainable drainage, and support flood risk management, including through optimisation of the blue-green network.
- To protect and enhance watercourses through naturalisation, restoration and creation of new wetlands, and protect Green Belt and Metropolitan Open Land.
- To deliver green infrastructure improvements, new woodland, rewilded river corridors and new parks and open spaces to support growth.

A distinct and leading part of London

- To create a destination in the rural parts of Enfield where people come to experience nature with opportunities to walk and cycle, and a variety of attractions.
- To protect existing community facilities and ensure that new homes are supported by high quality infrastructure within easy reach of where people live.
- To focus growth and investment to be the Borough's major and district centres. To deliver a cultural renaissance in Enfield.
- To draw on the valuable character and heritage of Enfield's communities in managing growth.

Chase Park location

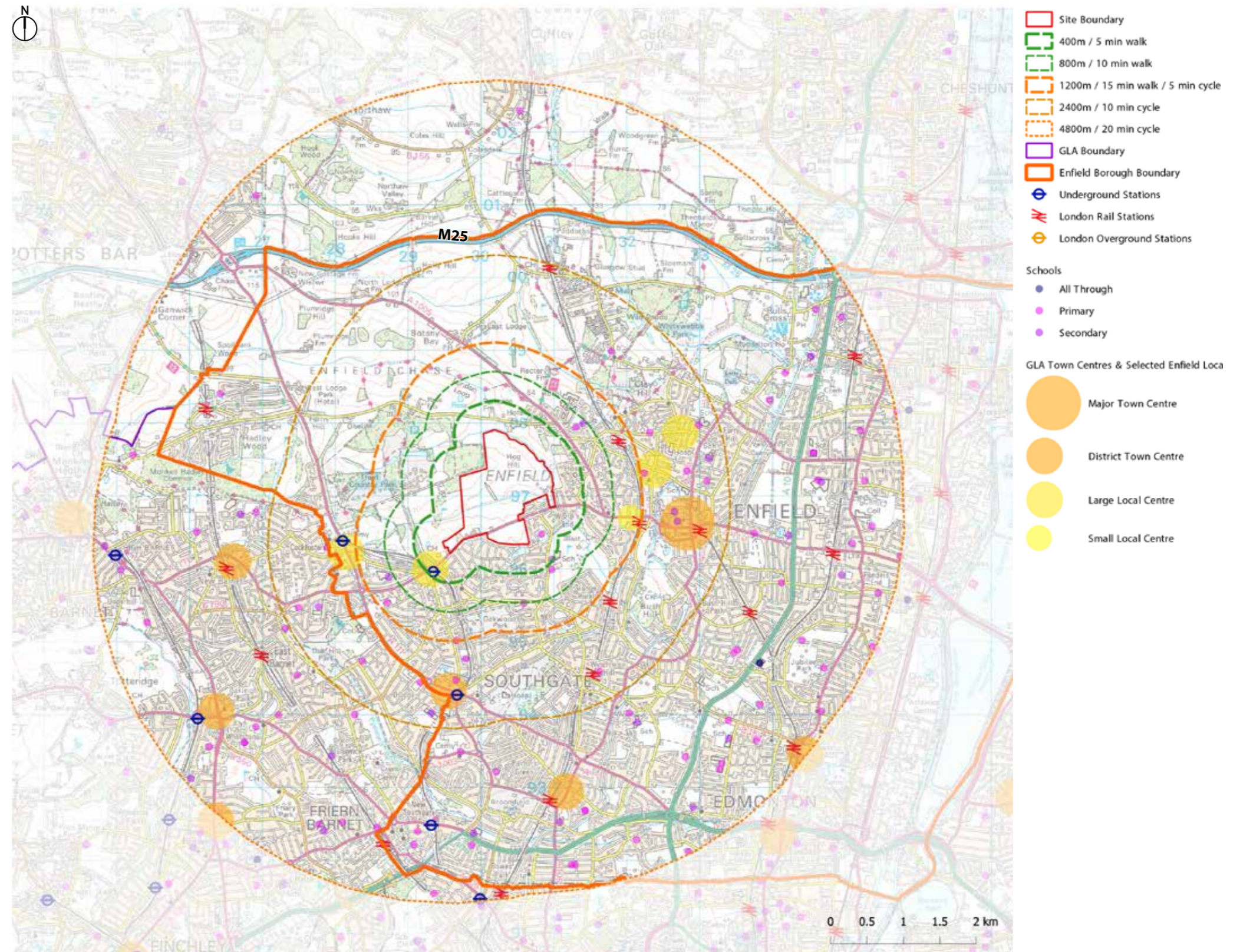
- The Chase Park Placemaking Area is located to the east of Trent Park, north and west of existing residential suburbs of Oakwood and Enfield Chase, and south of Hadley Road.
- The majority of the Placemaking Area is in agricultural use or horse paddocks.
- Trent Park Equestrian Centre occupies the western parcel. It is in active use and includes ancillary facilities such as a restaurant.
- 26th Middlesex Rifle and Pistol Club is located in the east, adjacent to the derelict remains of the former Slades Hill Gun Emplacement and military camp.
- The Chase Park Placemaking Area (Regulation 18) covers 133 ha. This omits the land to the north-west of the hospital.



2020 aerial photography (Regulation 18 Local Plan proposed placemaking area at Chase Park marked in red)

Strategic context

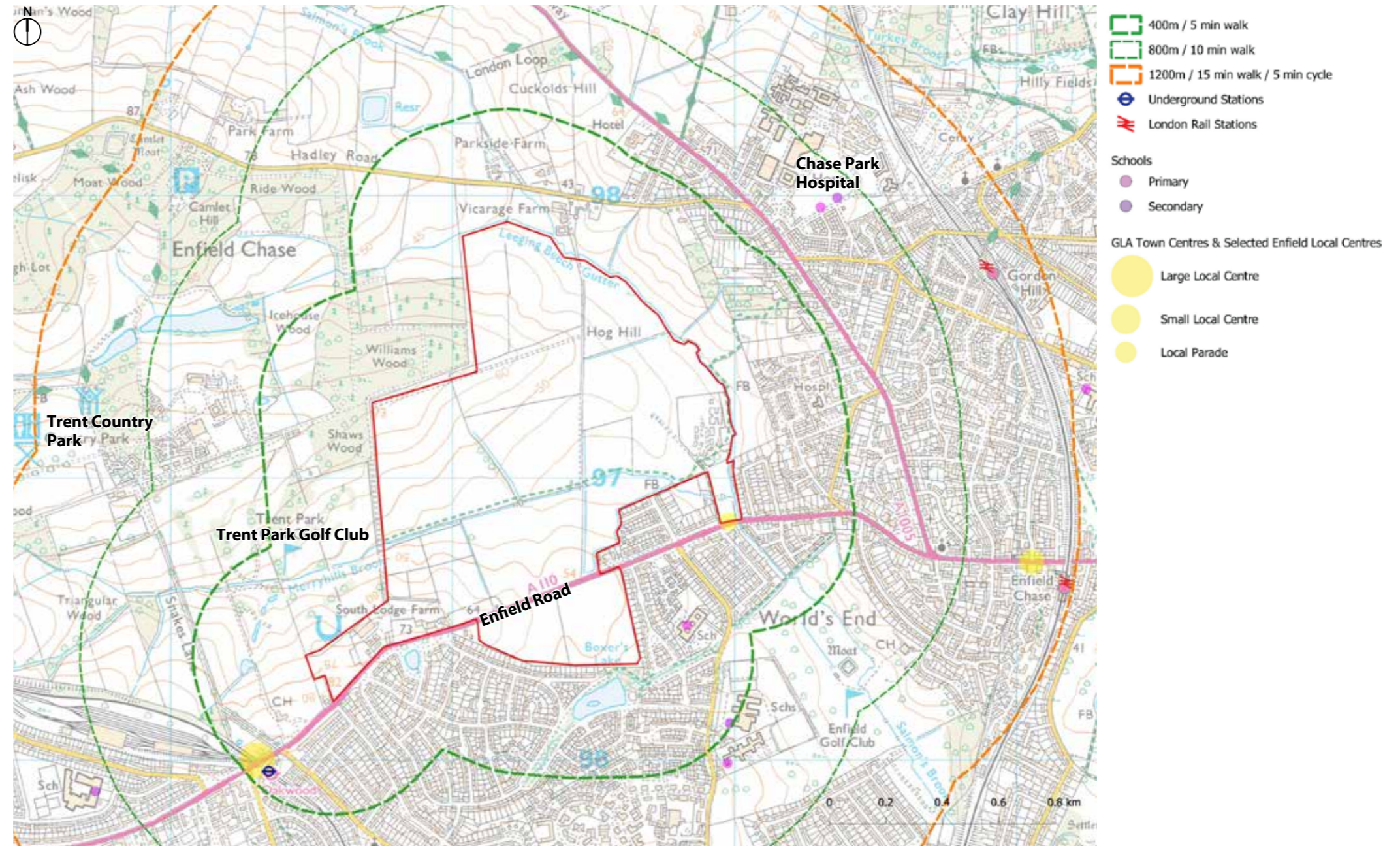
- Enfield Town is the closest major town centre, and it is just beyond 1200m east of the site.
- There are two rail stations to the east of the site within 1200m of the boundary at Gordon Hill and Enfield Chase.
- The closest underground station, Oakwood, is within 400m to the west of the Placemaking Area boundary.
- Chase Park Hospital is located within 800m to the north east.



Strategic context

Local context

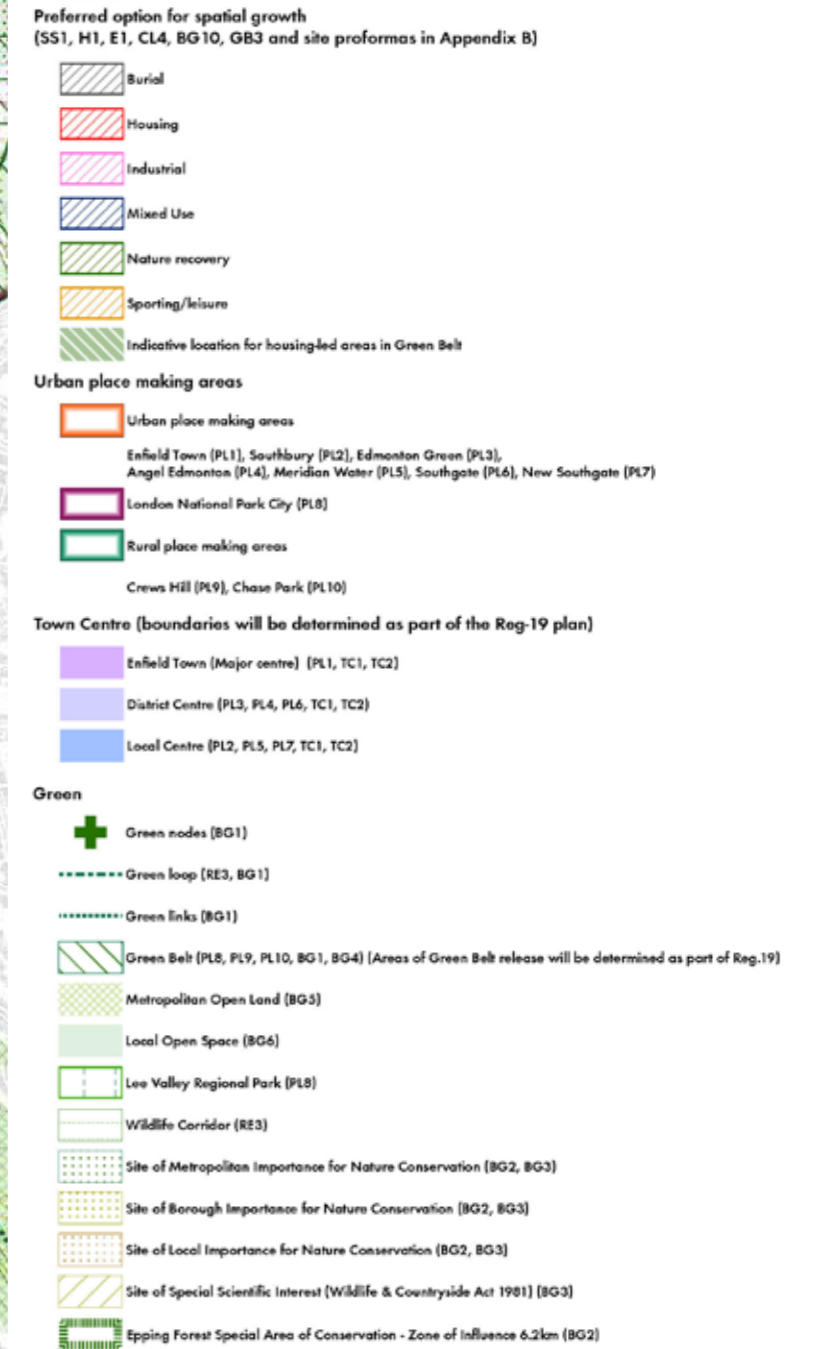
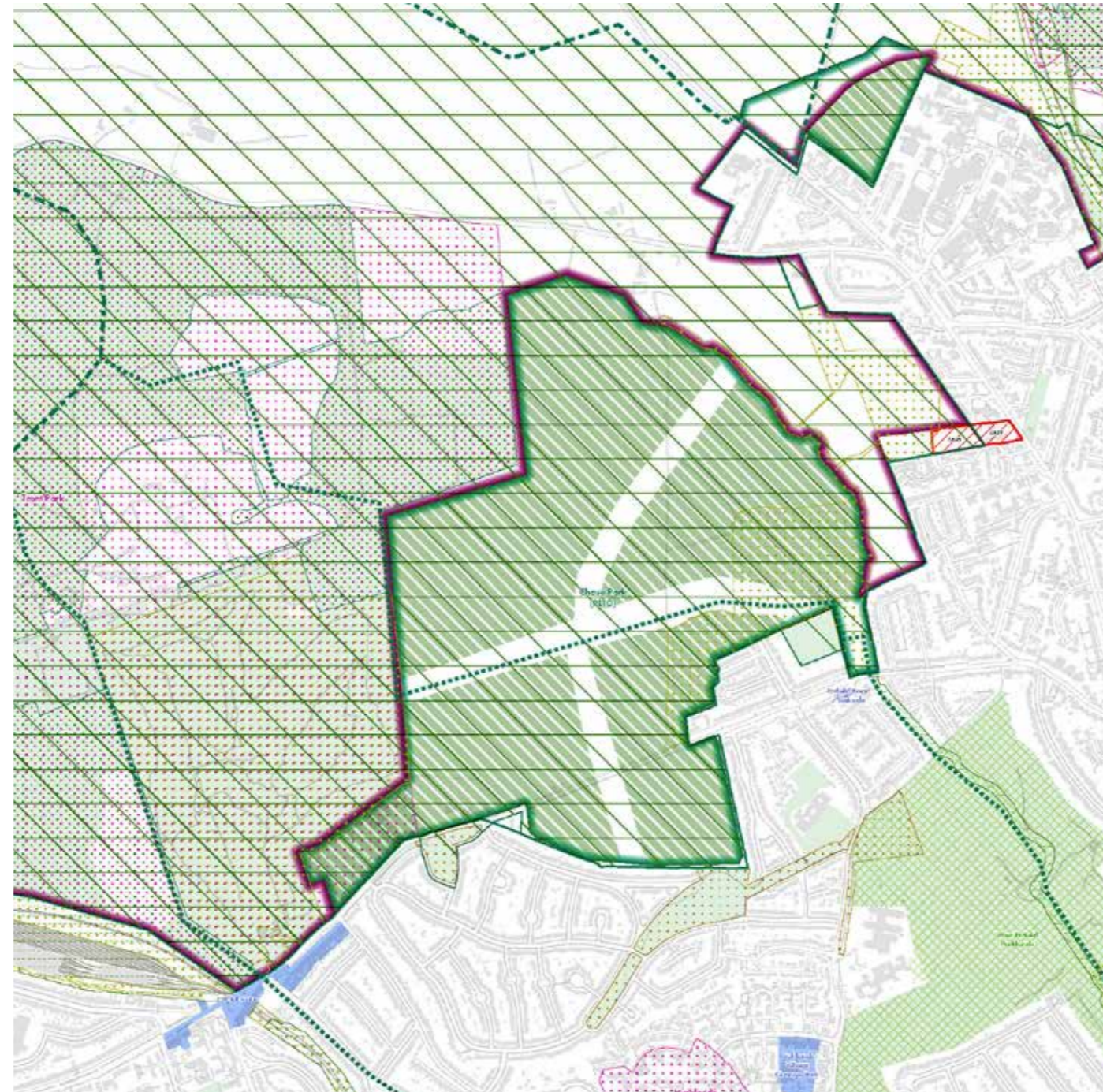
- There is a large local centre just over 400m to the west adjacent to Oakwood station, and a small local parade of shops and public house to the south-east of the site on Enfield Road.
- The closest underground station, Oakwood, is within 400m of the site boundary.
- There is one primary school within 400m of the site. The next 5 closest schools lie between 400m and 1200m of the site.
- There are two secondary schools within 800m of the site.
- Chase Park Hospital is located within 800m to the north east of the site.
- Leisure and recreational facilities are available at Trent Country Park to the west.



Local context

Chase Park Regulation 18 Draft Policy

- The Chase Park Placemaking Area is intended to cover growth requirements beyond a single plan period.
- Estimated 3000 homes to 2039, growing up to 5700 homes in the subsequent plan period.
- Sites north of Chase Farm Hospital now to be considered separately to Chase Park Placemaking Area.
- The boundary of Chase Park placemaking area is to be refined as part of the current placemaking study.



Regulation 18 Draft Enfield Local Plan Chase Park map

Chase Park Regulation 18 Draft Policy

The draft policy SP PL10 for Chase Park includes the following place vision and place-making principles:

“Chase Park will become an **exemplar** development which, through careful attention to its townscape and landscape setting, density and high-quality design, creates **a new neighbourhood** that **positively addresses the relationship between the existing urban area and its rural landscape setting.**” *Extract from Draft Placemaking Vision*

Character

- Front onto Green Belt and Trent Park
- Distinctive character, higher density than the 1930s context –mediate between the two
- Enfield Road to act as a gateway

Landscape

- Structured by watercourse corridors, naturalisation and restoration of Salmon’s Brook
- Provide green links to Trent Park from existing urban area
- Facilitate rewilding of Enfield Chase
- Biophilic design throughout.
- SuDS

Mix of uses

- Homes to cater for all ages, consider specialist older persons housing along Enfield Road corridor
- School and health, community centres, shops required, in line with evidence of need
- Range of play spaces including doorstep play

Movement

- Fill missing link in NCN 12
- Sustainable and active travel routes to Oakwood, Enfield Chase, Enfield Town, Chase Farm Hospital

The Regulation 18 draft policy does not contain detailed requirements for green and blue infrastructure %, movement modal shift and required community infrastructure. There is an opportunity to explore these requirements through the spatial framework to inform the Regulation 19 draft local plan policy.

1.0 Location & policy context

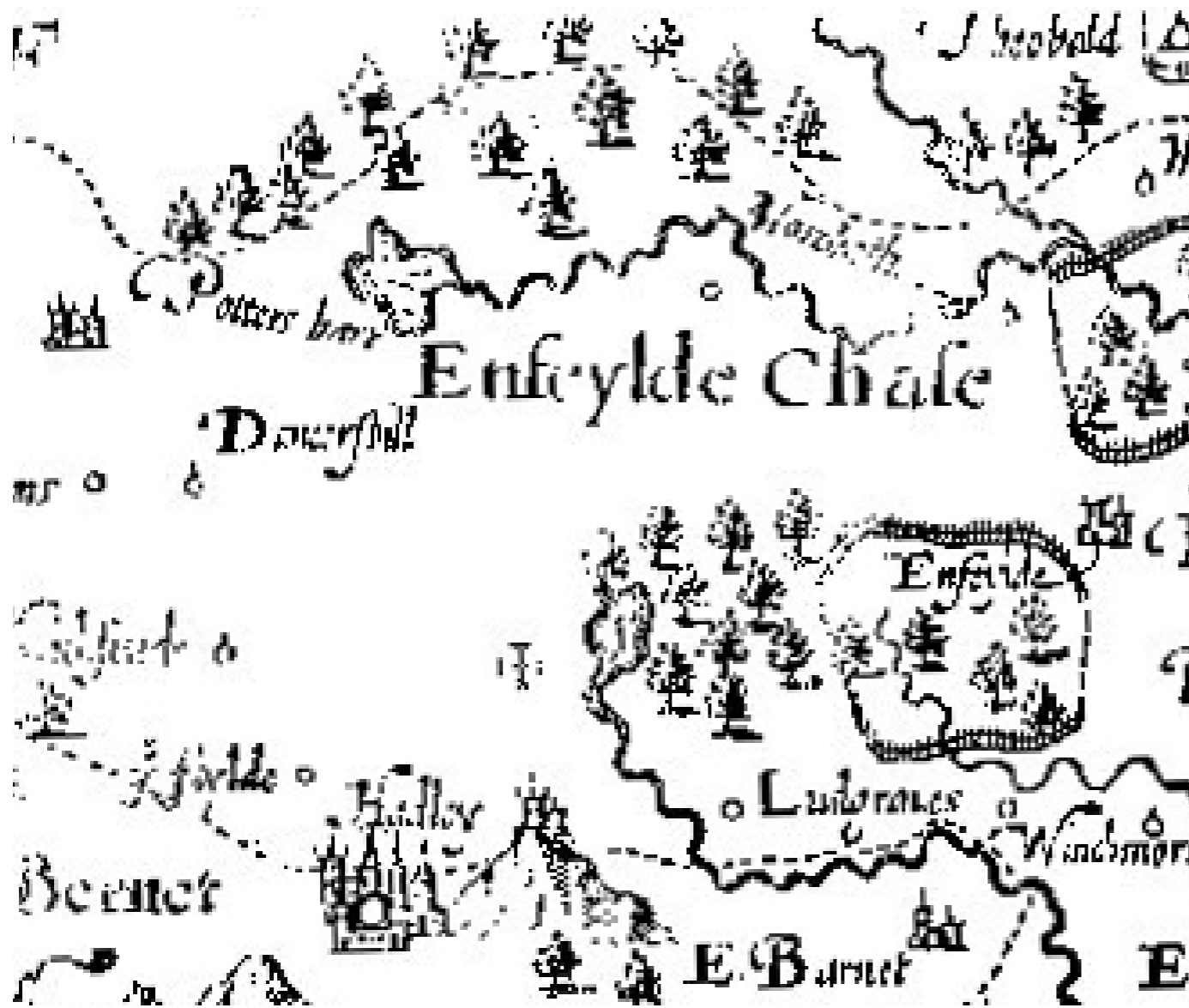
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Historic Evolution

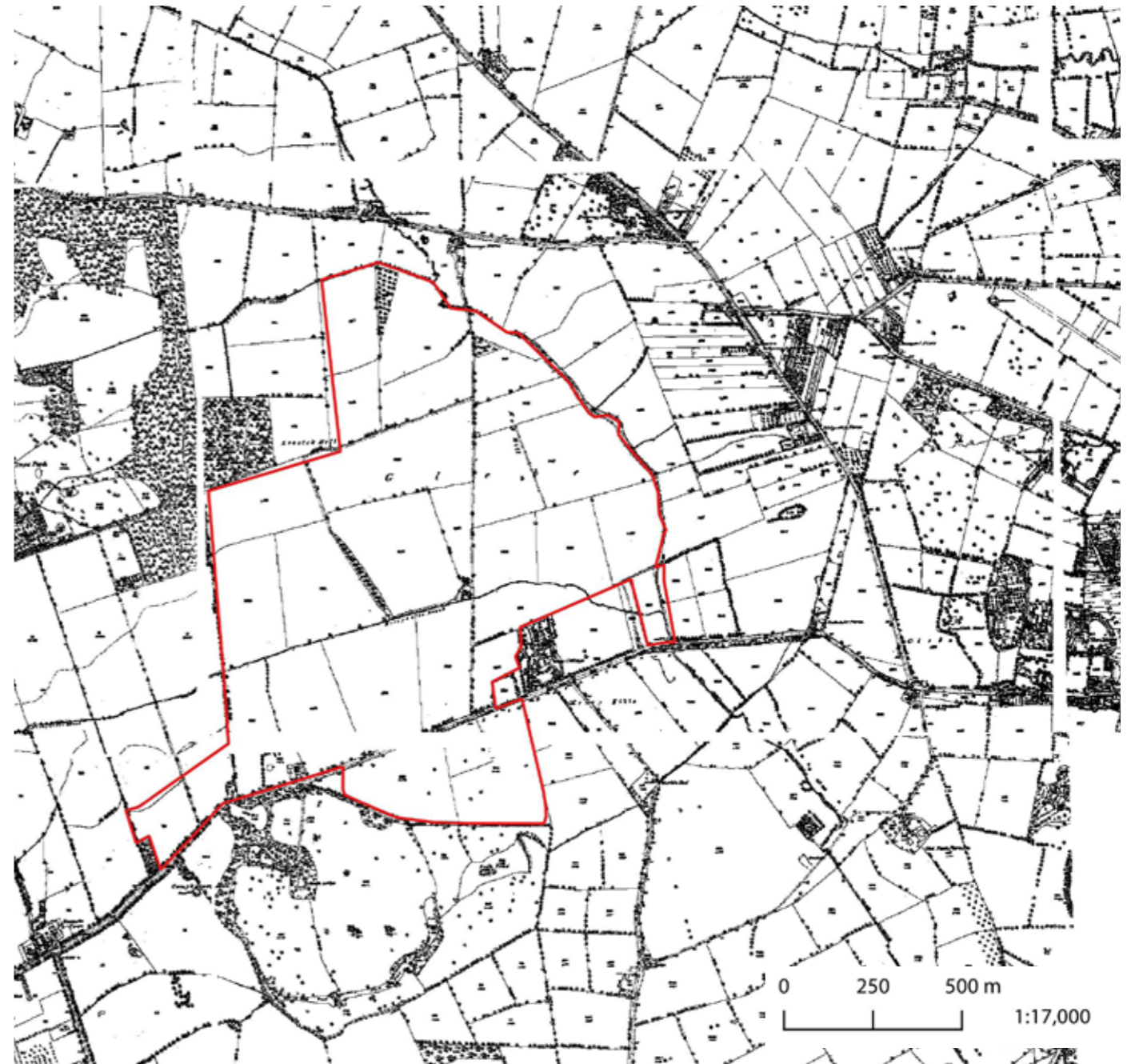
1593



1593 map showing Enfield Chase ('Enfeylde Chase')

- In 1322, Enfield Chase was an 8349-acre area mainly used for hunting deer. A large amount of land was redistributed in the Tudor period.

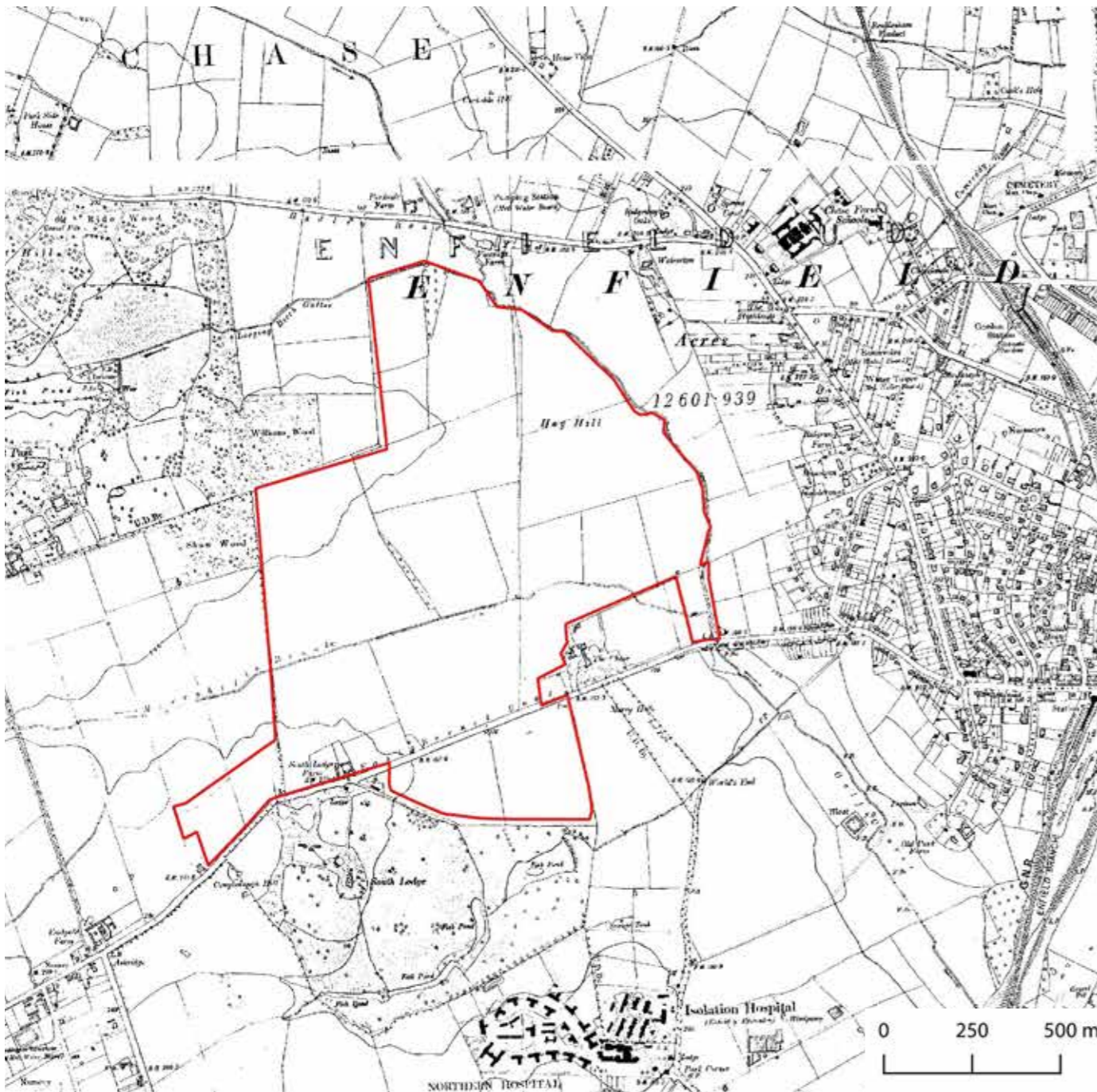
1894



1866-1894 1st Edition Ordnance Survey map (Proposed site boundary at Chase Park marked in red, Trent Park estate on its western edge)

- Housing increased with the arrival of new rail services. The Enfield Branch railway was built between 1871 and 1924. Hadley Road and Enfield Road are evident, together with a connecting track/field boundary running north-south. Fields within the site are smaller than the current day, but the general arrangement is the same.

1920



1920 Ordnance Survey map (Proposed site boundary at Chase Park marked in red)

1970



1970 Ordnance Survey Map (Proposed site boundary at Chase Park marked in red)

- Home ownership and residential development aimed at well-paid working and middle-class owners increased from the 1920s to the east. An isolation hospital has been developed to the south. Within the site, smaller field boundaries have been lost.

- By 1970, development increased to the edge of the current Green Belt, with most construction concentrated in Enfield Town to the east and around Oakwood underground station to the south west. Remnants of second world war British Army camp and anti-aircraft battery are visible in the east of the site at Slades Hill. Following the war the camp was converted in an army records officer before being abandoned.

Heritage at Chase Park

Designated assets

- Adjacent and partially within the Trent Park Conservation Area
- Trent Park (though not the entire Conservation Area) is a Grade II listed Parks and Garden
- This includes the original great house at Trent Park and a number of statues and other structures located within the grounds, all of which are Grade II listed buildings.
- The southwest corner of the site is close to Oakwood Underground Station – Grade II* listed

Non-designated assets

- Across the whole of the Borough there are 263 entries in the Local Heritage List, prepared by Enfield Council and other stakeholders in 2018
- 16 fall within the site or 500m from its boundary.

Assigned heritage value (based on setting)

- **High** – 5 assets; **Moderate** – 5 assets; **Minimal** – 14 assets

Within the placemaking area, north of Enfield Road and equidistant between Merryhills Brook and Salmon’s Brook is the remains of a Second World War Heavy Anti-aircraft battery at the former Slades Hill Army Camp. The battery has been vacant since the 1960s and the site is currently the subject of a Scheduled Monument application (1485382). This site is also SINC status and will therefore remain undeveloped.

Historic Landscape Character Types

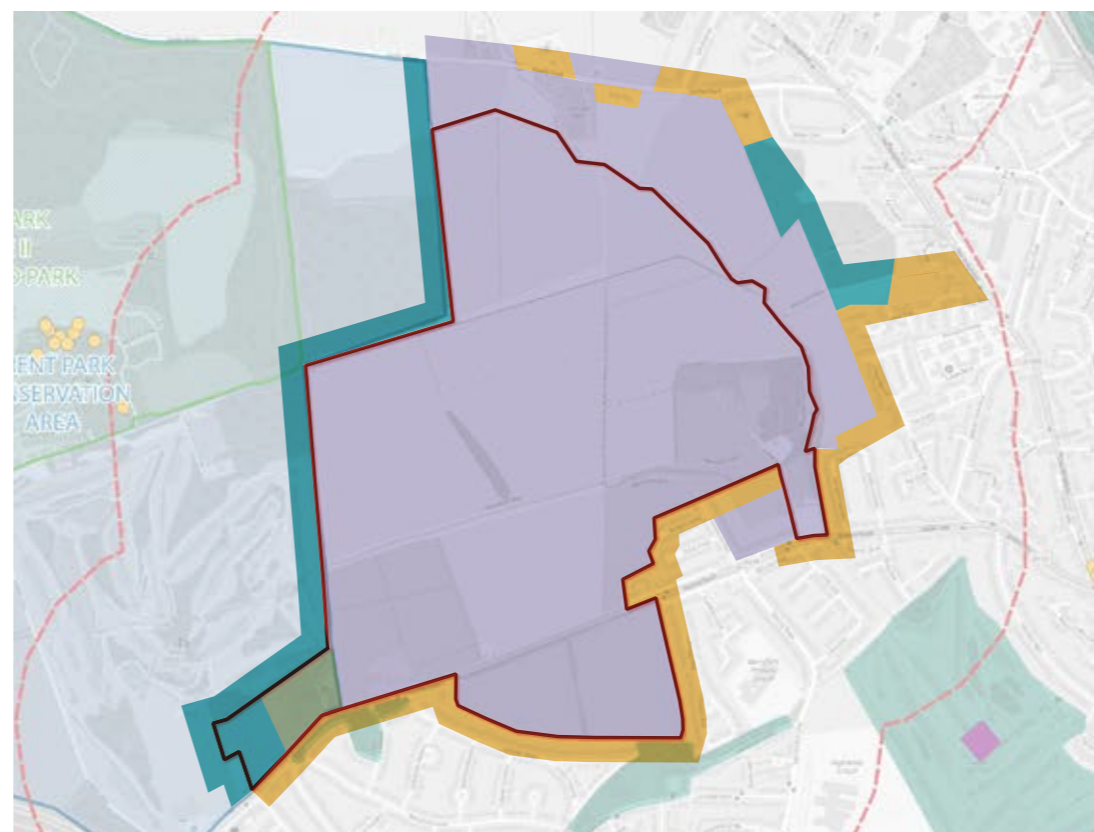
- **Urban fringe landscape and heritage** - comprising suburban estates, that steadily grew from existing medieval settlements and encroached on open land.
- **Agricultural, open land and heritage** - comprising private farms and their associated buildings, including farmsteads, outbuildings and sheds.
- **Commercial landscapes and heritage** - comprising public or commercial land, such as isolated car garages, garden centres and plant nurseries.
- **Managed landscape and historic estates** - comprising public parks that have been designed and landscaped to varying degrees, including the designated Grade II Registered Park and Garden at Trent Park, as well as woodland and the wider Trent Country Park.



A CGI showing the redeveloped Grade II listed Trent Park House. The house is currently under development, behind scaffolding and beyond public access



Grade II* listed Oakwood station, which sits southwest of the proposed Chase Park site

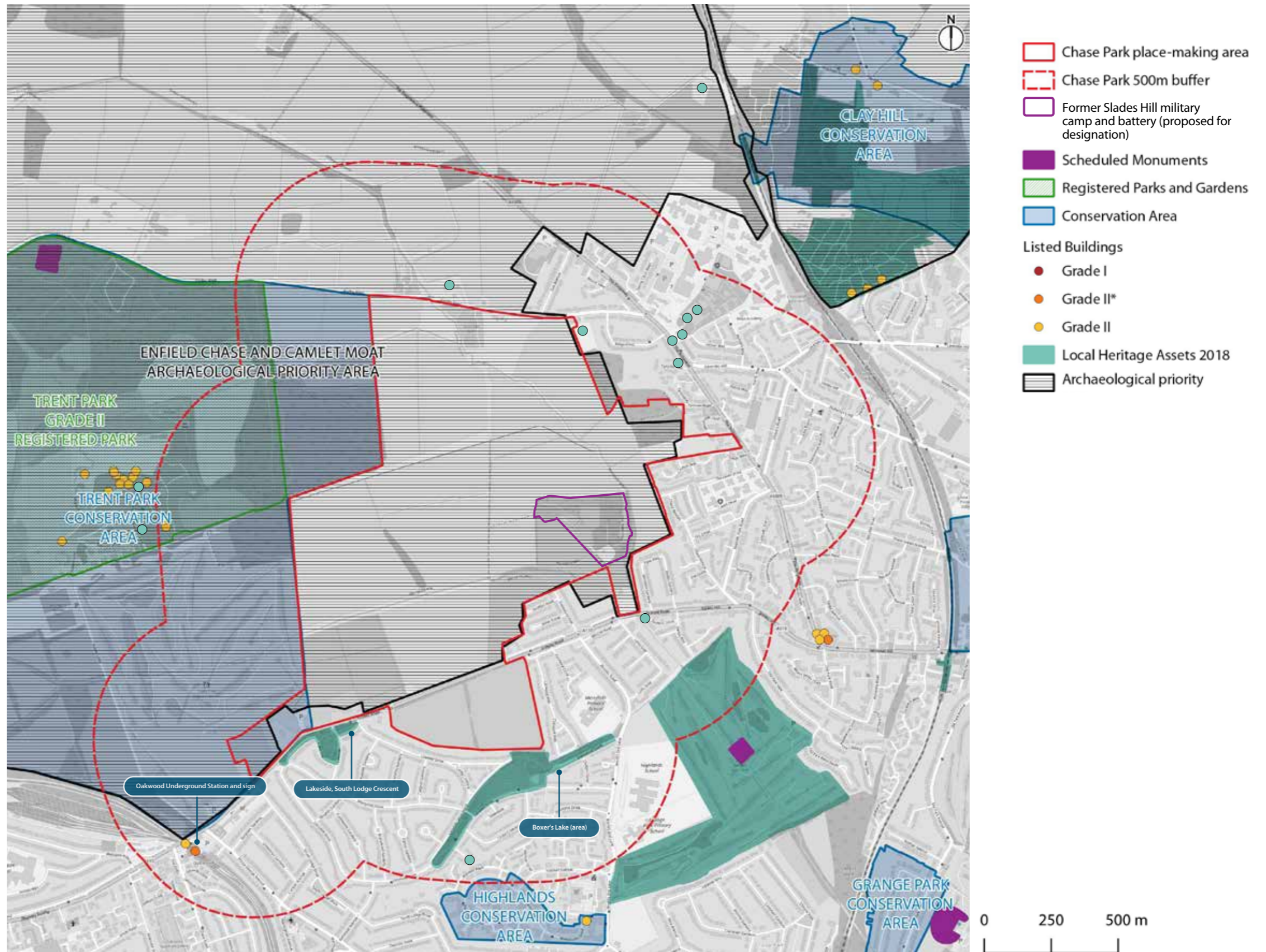


Historic Landscape Character Areas (HCLAs) at Chase Park

- HCLA: Urban Fringe
- HCLA: Agricultural
- HCLA: Commercial landscapes
- HCLA: Managed landscapes

Heritage Designations

Please note this plan has been updated to reflect the revised Regulation 19 Placemaking Area boundary.

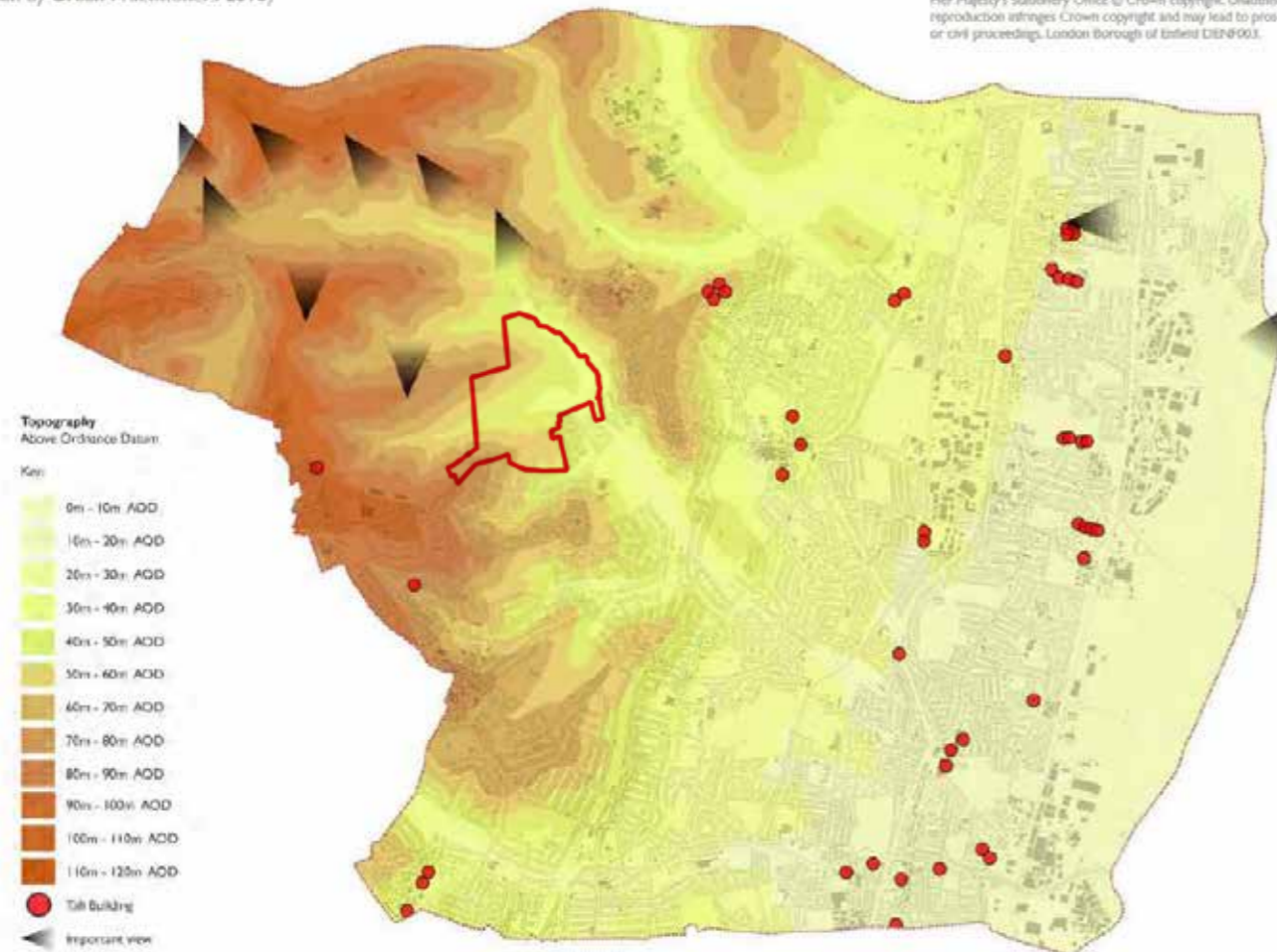


Heritage designations (based on GIS data provided by London Borough of Enfield)

Topography

Topography
(Plan by Urban Practitioners 2010)

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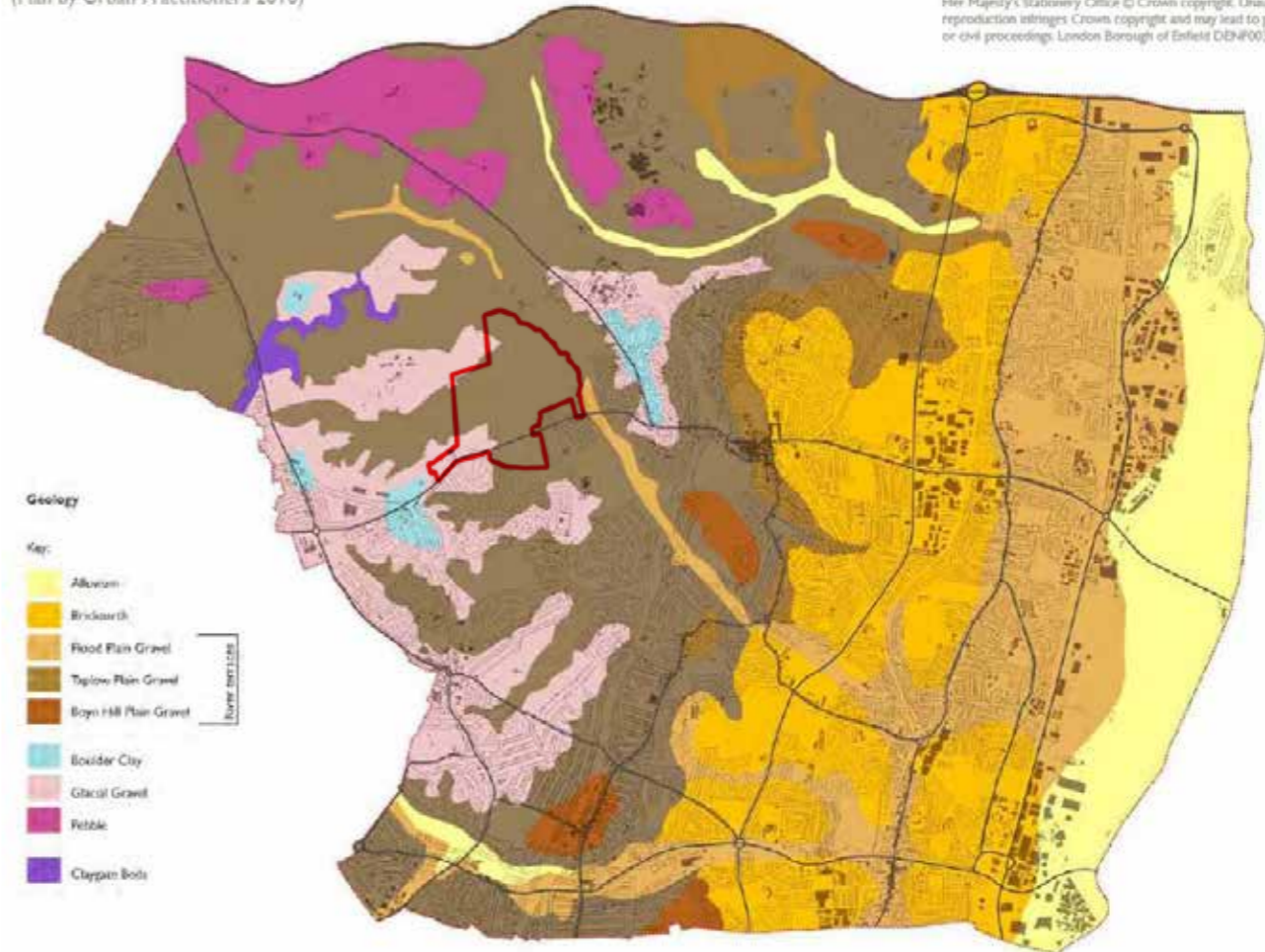
Enfield Characterisation Study Final Report February 2011

- The Placemaking Area sits between three ridges to the north east and west.
- There are views within the Placemaking Area across undulating topography.

Geology

Geology
(Plan by Urban Practitioners 2010)

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Enfield Characterisation Study Final Report February 2011

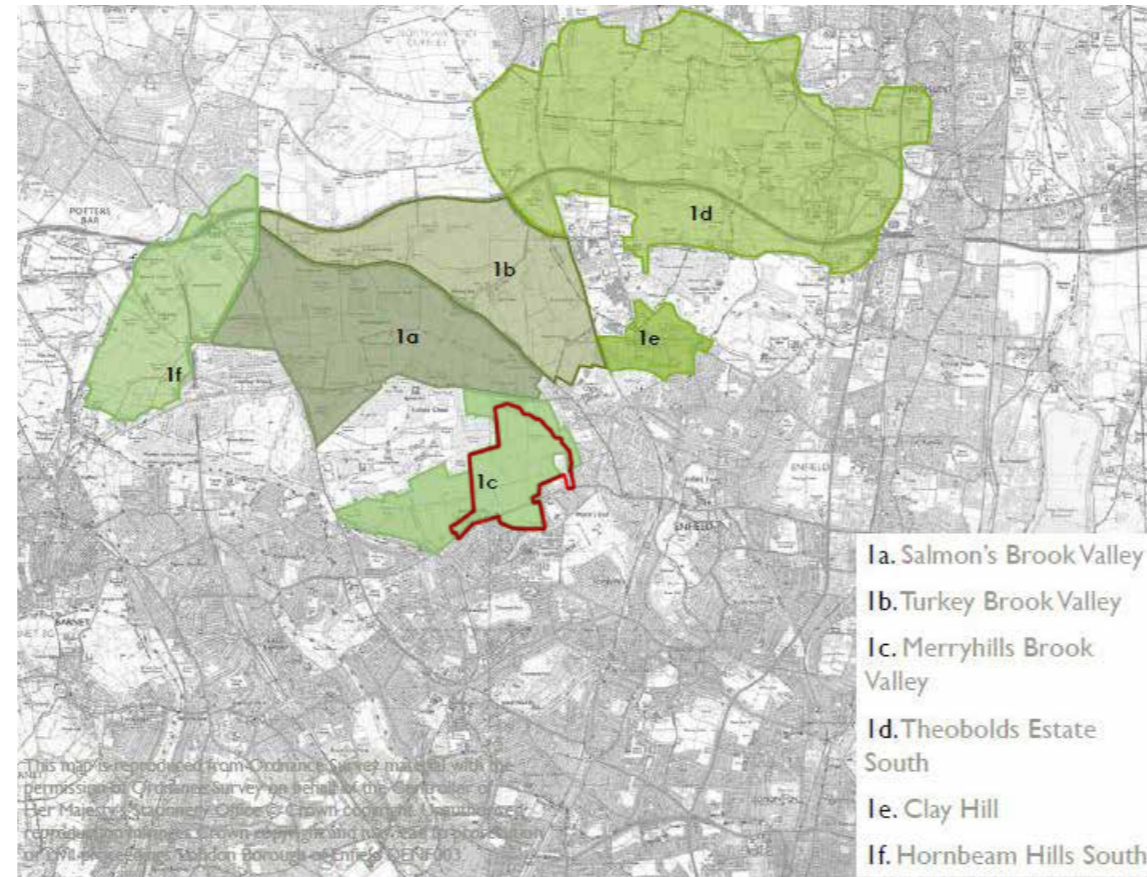
- The Enfield Characterisation Study notes the influence of geology on the landscape and nature of the built environment of the borough. The eastern part of the borough is underlain by clay and alluvium, while the higher land including Chase Park is underlain by gravels, dividing the borough in two.
- Gravel is more permeable than clay, making the geology suitable for sustainable drainage systems to drain effectively.

Landscape Character

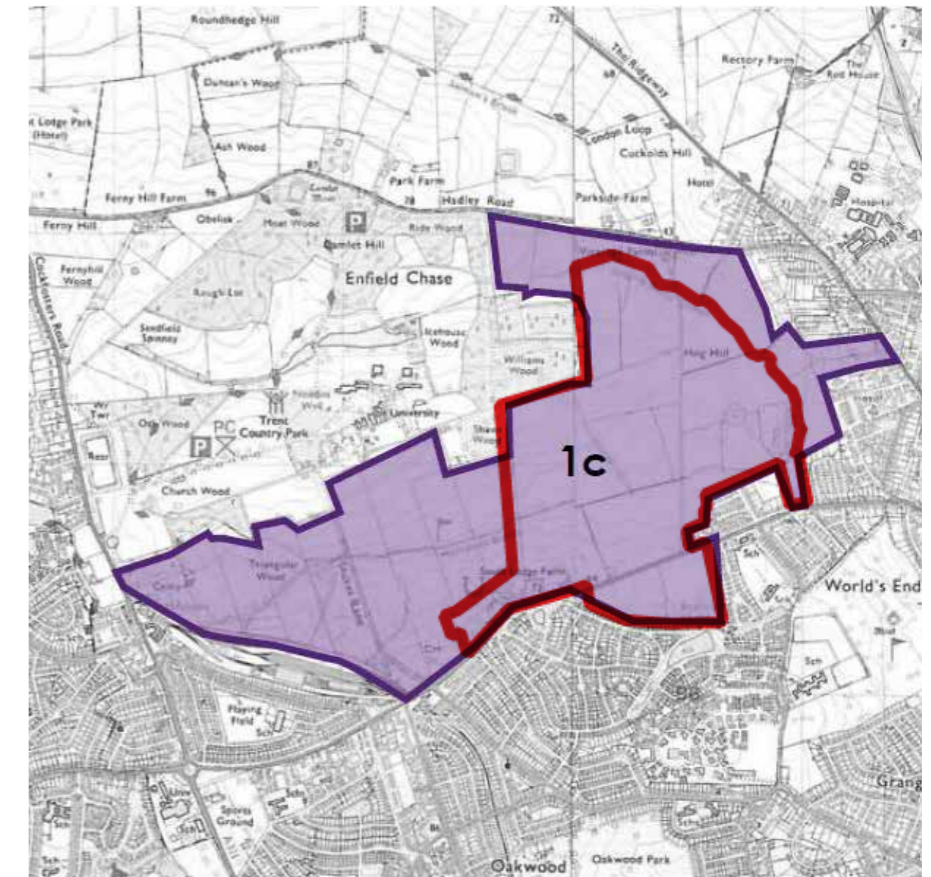
- Chase Park is classified as being predominantly within Landscape Character Area 1c Merryhills Brook Valley on the edge of the Green Belt.
- Much of the agricultural landscape to the north of the site is owned by Enfield Council, with some ownership from tenant farmers.
- Ownership of the landscape by farmers has maintained the Green Belt's qualities (including hedgerows and woodlands) as well as preventing piecemeal urban fringe development.
- The majority of the Green Belt including the land at Chase Park proposed to be designated, is currently designated as an Area of Special Character in the adopted Local Plan.

1c Merryhills Brook Valley

- Farmed landscape with enclosed pastures in the west and larger arable fields in the east. Public golf course is located in the centre. Enfield Chase is located to the north and the urban edge of Enfield is to the south and east.
- Key characteristics include: undulating fields dropping to Leeging Beech Gutter and Merryhills Brook, enclosing hedgerows, mature vegetation lining watercourses, public rights of way and permissive paths.
- Key issues and implications include: accessibility of the area should be improved, permissive paths on the east could be developed to create a footpath link between the urban edge around Slades Hill and the Ridgeway and the public open space in Trent Country Park.



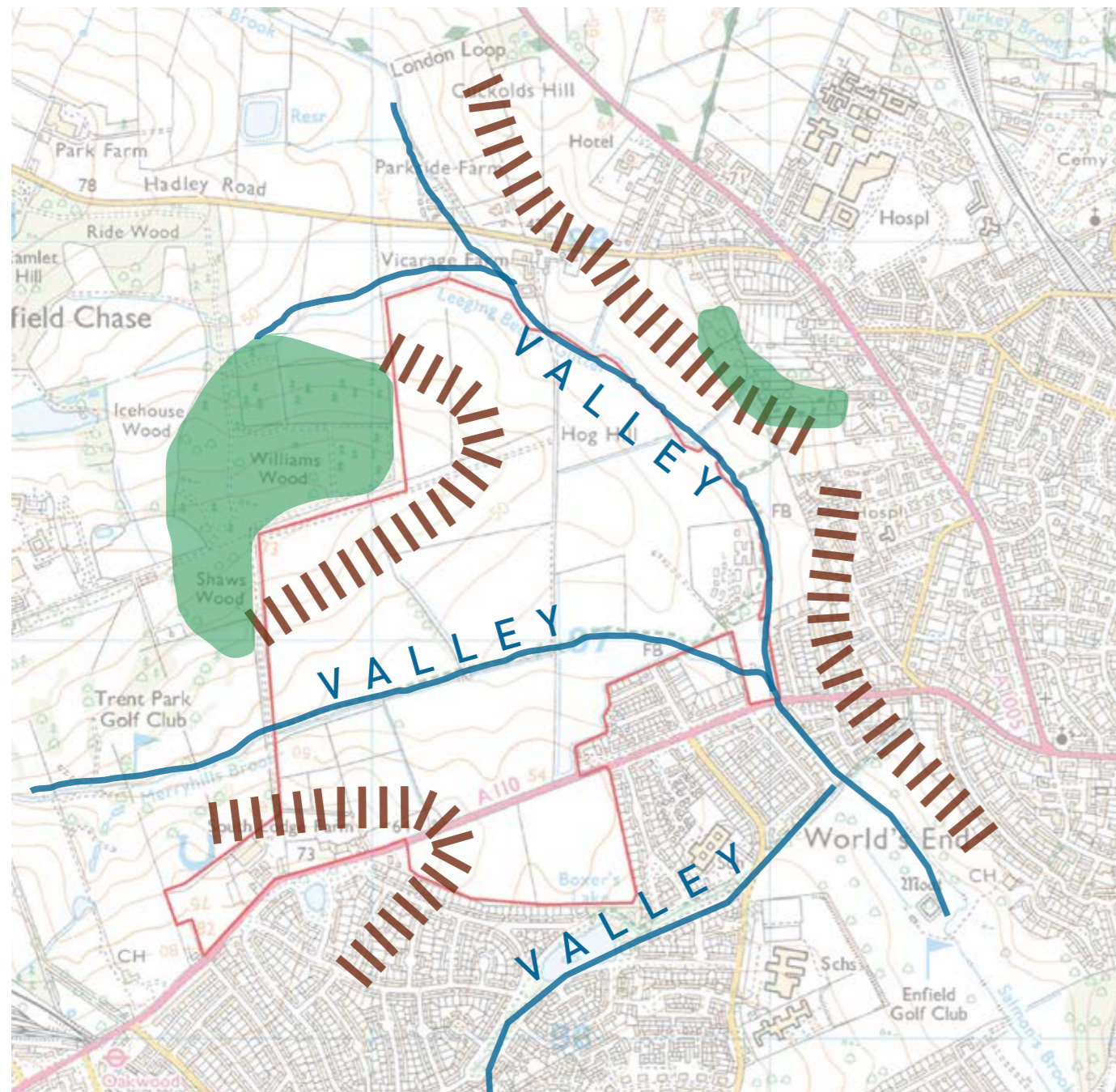
Enfield Characterisation Study Final Report February 2011



Enfield Characterisation Study Final Report February 2011

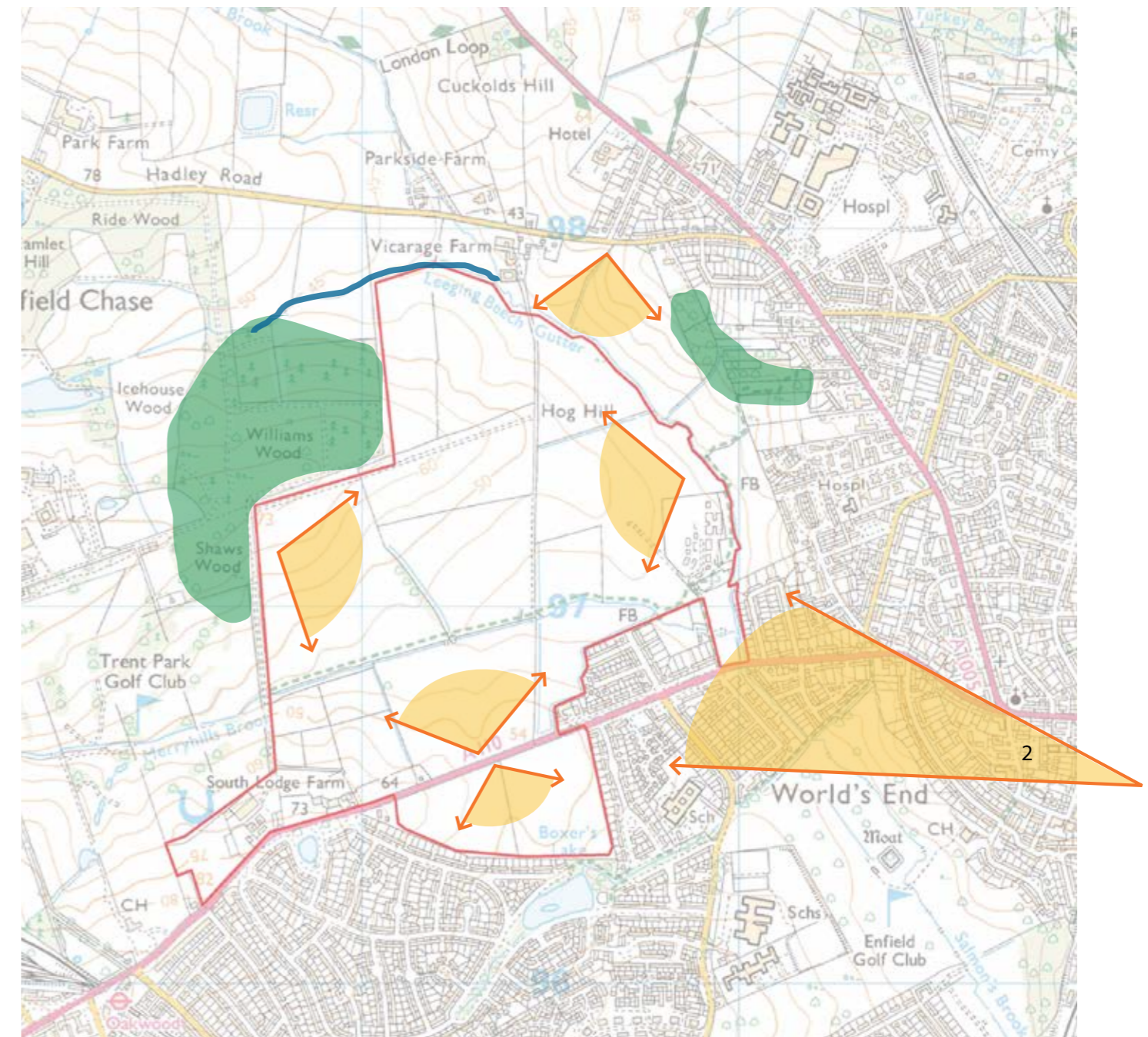
Landscape Character

Valley sides, wooded hills



- The site is experienced as a series of relatively shallow valleys with wooded hillsides.

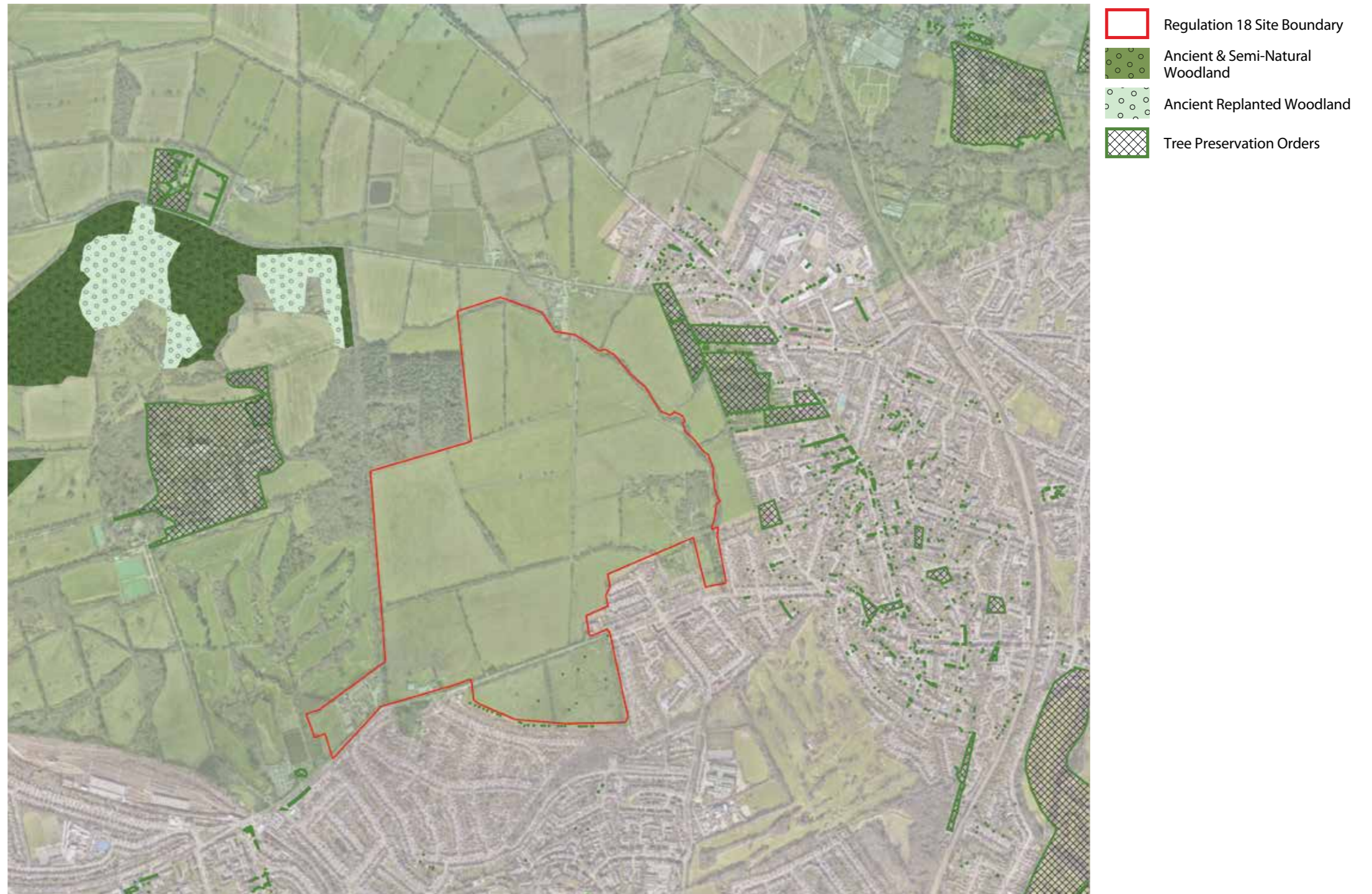
Wide ranging views



- Woodland at Trent Park and on the eastern slopes and trees at site boundaries provides visual enclosure to the north, west and south. The existing urban edge is visible to the east, north east and south east and provides additional enclosure. There is greater openness to the north
- Wide ranging internal views are experienced within the site. There are no Important Local Longer Distance Views crossing the site, although View 2 touches the eastern boundary.

Tree Cover

- There are several tree preservation orders (TPOs) surrounding the site, the most significant ones being to the west in Trent Park, and to the east by Arnold House.
- The only TPO trees within the site boundary are located to the south of the A110.
- Ancient woodland is prominent to the north-west of the site in Trent Park.
- The larger areas of tree cover generally lie within the Green Belt, with sporadic TPO trees filtering into the urbanised regions to the south and east of the site.
- Non-TPO trees and hedgerows within the Placemaking Area are located at field boundaries, along watercourse corridors and within the scrubby woodland around the former military camp. Arboricultural surveys will be required to understand the quality of existing trees and hedgerows to inform future planning applications.



Site of Importance for Nature Conservation

Royal Enfield Rifles Site and Woodland at Vicarage Farm

- A 25.2 ha borough Grade I SINC 'Royal Enfield Rifles Site and Woodlands at Vicarage Farm' straddles the eastern boundary of the Placemaking Area. Part of the SINC was previously a military camp. Public Rights of Way cross the SINC.
- A 'Sites of Importance for Nature Conservation Report' has been prepared by Tyler Grange Group Ltd on behalf of the Enfield London Borough Council. This report is informed by a UK Habitat Classification survey carried out at the SINC. The report found that:
 - The SINC is designated for its importance as part of the wider green/blue ecological network running through Enfield. It contains wet woodland, lowland mixed deciduous woodland, neutral grassland, scrub, native hedgerows and two brooks. Some areas appear degraded and of poor ecological condition.
 - Any development within the SINC should be confined to the south west field of neutral grassland and scrub, which is of relatively poor ecological condition. Off-site compensation may be required should development occur. Merryhills and Salmon's brooks, their associated flood plains and area of wet woodland, and lowland deciduous woodland should be appropriately buffered, retained and enhanced.
 - Retained areas of SINC should be managed primarily for biodiversity value.

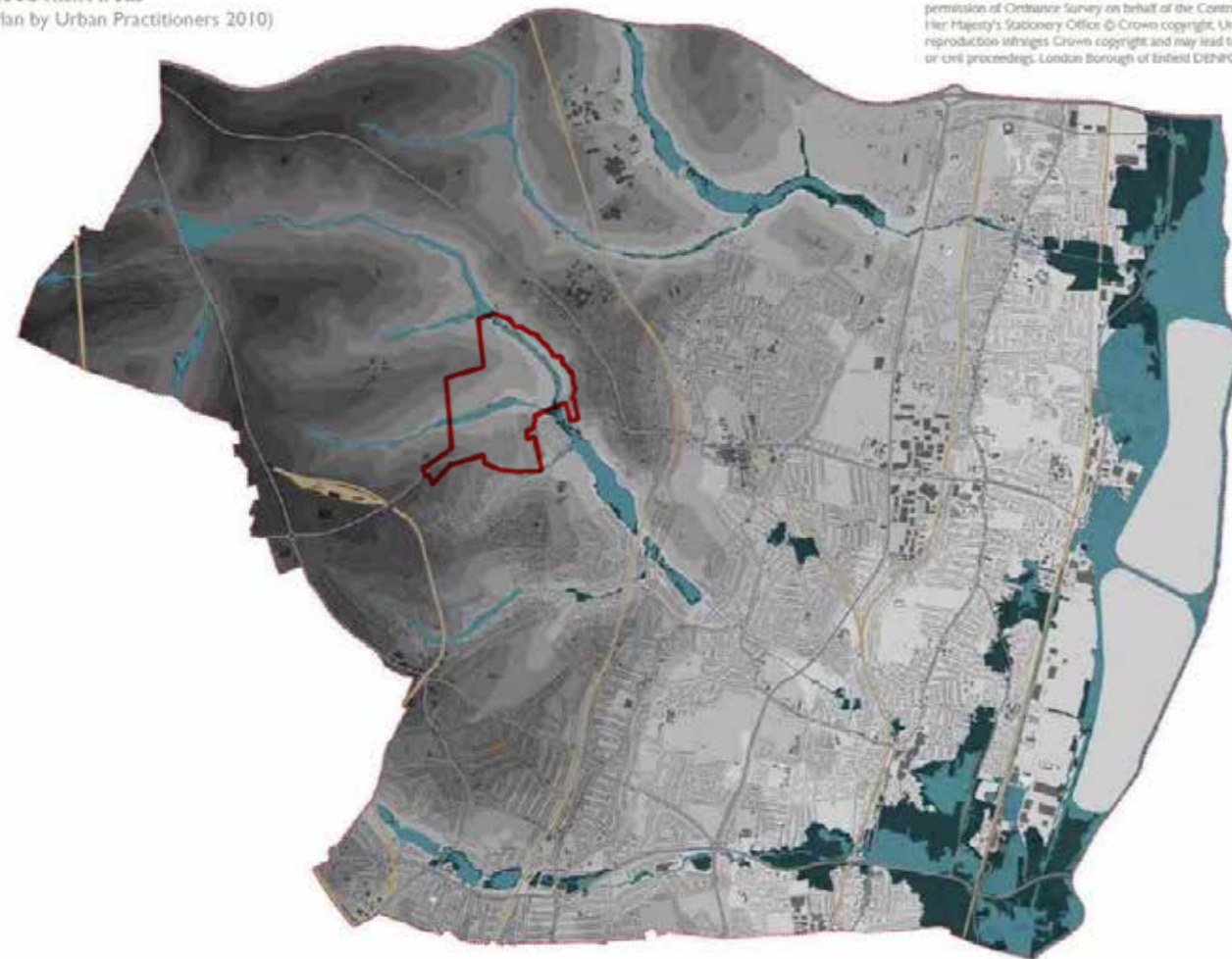


- Habitats**
- Developed land; sealed surface: buildings
 - Developed land; sealed surface: hardstanding
 - Lowland mixed deciduous woodland
 - Mixed scrub
 - Mixed scrub with tall ruderal
 - Neutral grassland
 - Wet woodland
 - Footpath
 - Line of trees
 - Native species rich hedgerow with trees
 - River: Merryhills brook
 - River: Salmon's brook

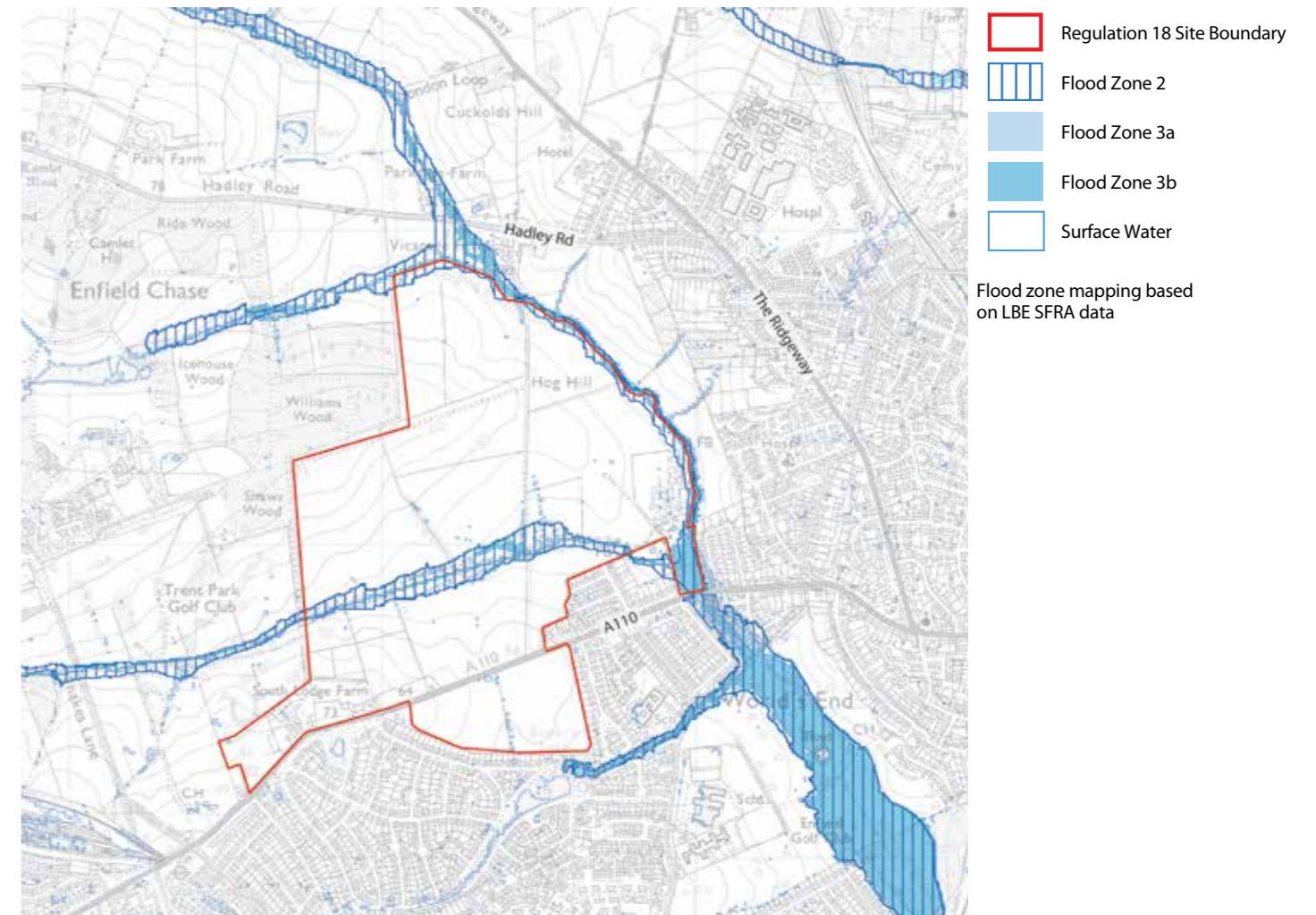
Royal Enfield Rifles Site and Woodlands at Vicarage Farm Habitat Features Plan, Tyler Grange

Flood Risk

Flood Risk Areas
(Plan by Urban Practitioners 2010)



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Flood zone mapping based on LBE SFRA data

Enfield Characterisation Study Final Report February 2011

- Due to the rising topography to the north and west of the site, flood risk is restricted to the immediate surrounds of the two watercourses.
- Flood risk increases in low lying areas to the south-east of the site, and is significantly higher in the eastern parts of Enfield.
- The Chase Park Placemaking Area acts as an upland soakaway to prevent downstream flooding; this needs to be considered in the design approach.

- There are two watercourses passing through the Placemaking Area, Merryhills Brook running east-west into Trent Park, and Salmon's Brook running north-west to south-east, with associated valley landforms.
- The majority of the Placemaking Area is within flood zone 1. Land alongside Salmon's Brook and Merryhill Brook is located within flood zones 2 & 3.

Site photos: Vicarage Farm, north of Enfield Road

View locations



1. View north towards Williams Wood from A110



2. View north towards Vicarage Farm from centre of the Placemaking Area



3. View east towards Enfield Chase & St Mary Magdelene Church



4. Footpath on western Placemaking Area boundary adjacent to Trent Park

Site photos: Smaller Parcels



5. Trent Park Equestrian Centre



6. Land north of the Jolly Farmers



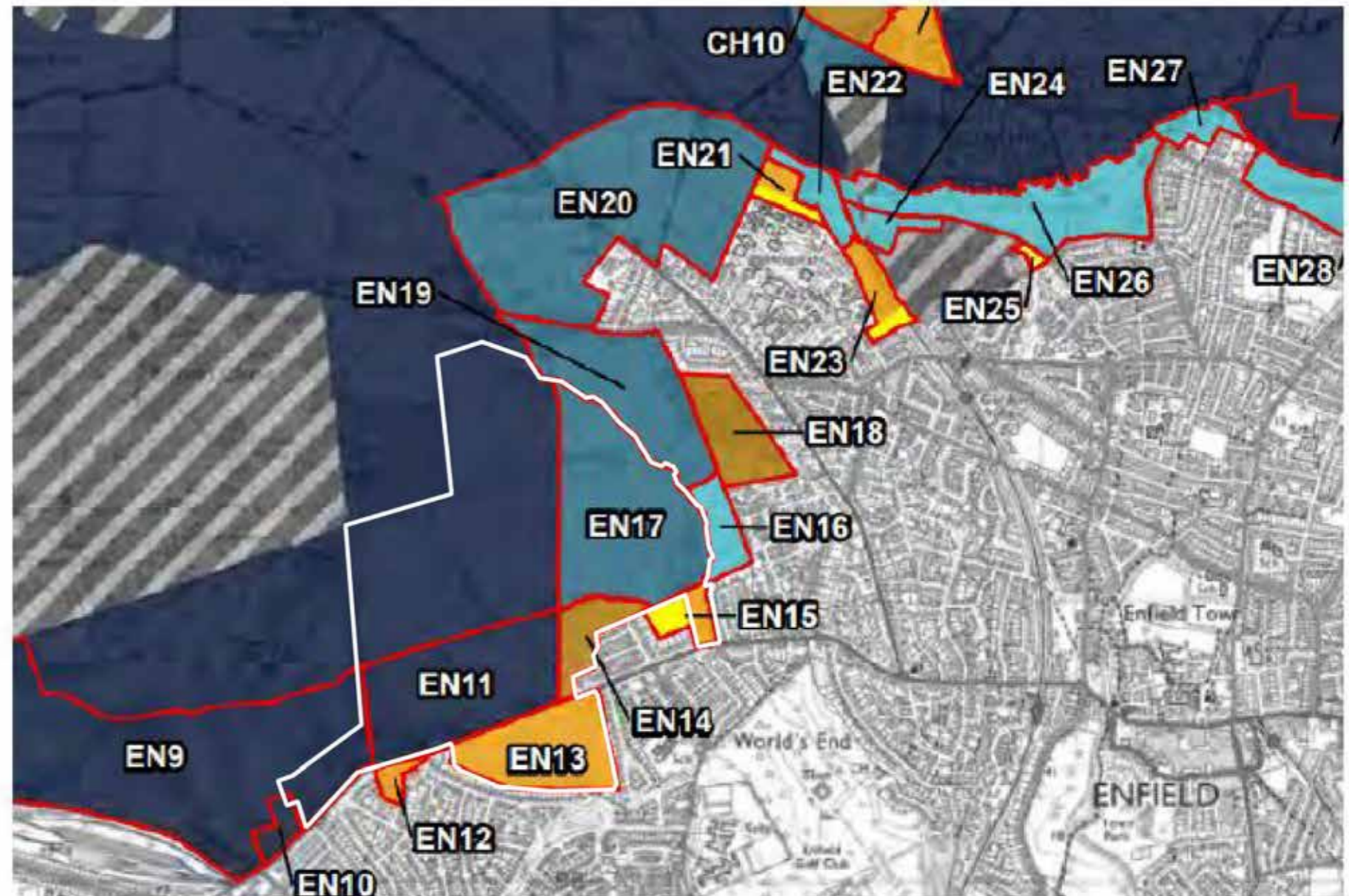
7. A110



8. Land south of the A110

Green Belt Assessment, 2021

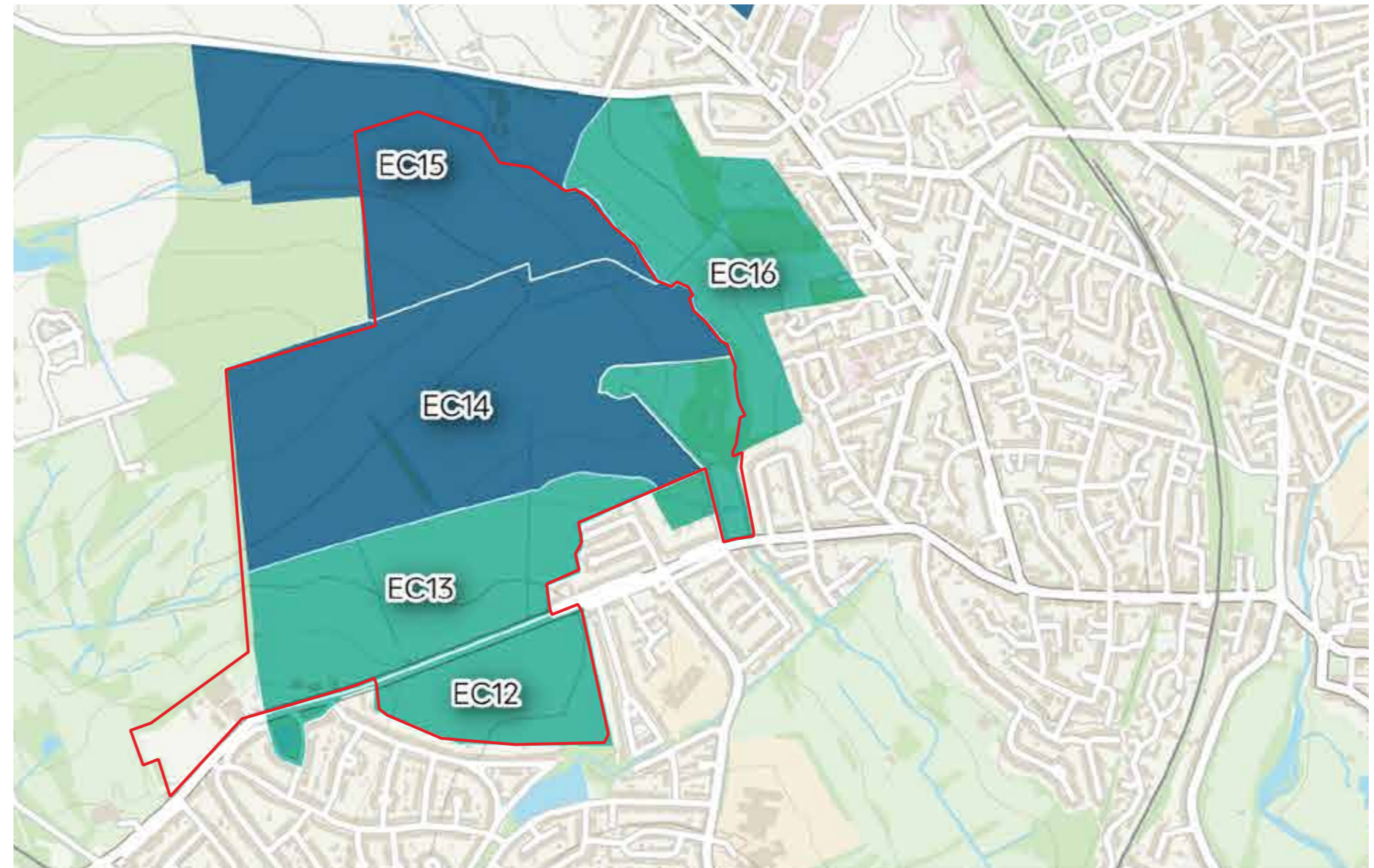
- LUC's Enfield Green Belt and Metropolitan Open Land assessment concludes that within the Placemaking Area there are parcels of low moderate harm of Green Belt release, and areas of moderate rising to high harm of Green Belt release, followed by very high harm further away from the urban edge and in the western part of the site.
- Land to south of Enfield Road has Low Moderate harm of Green Belt release and is surrounded by visible urban form.
- Harm reduces to High, Moderate High and Moderate in the eastern part of placemaking area and to the east, due to the visibility of the urban edge.
- This report was prepared in 2021 and we understand that further updates are being undertaken.



Enfield Green Belt and MOL Assessment

Landscape Sensitivity

- Landscape sensitivity has been assessed by Tyler Grange for LBE in Summer 2023.
- The study concludes that land to the east of Salmon's Brook and south of Merryhills Brook has medium/low landscape sensitivity noting the visibility of the existing urban edge.
- Within parcel EC16 the study notes that the sense of enclosure reduces the sensitivity of the southern part of this unit.
- Within parcel EC15, the woodland backdrop and ridgeline of Hogs Hill are noted as sensitive features.



Landscape sensitivity assessment

Landscape Sensitivity of Assessed Units

- Low Sensitivity
- Medium / Low Sensitivity
- Medium Sensitivity
- High / Medium Sensitivity

Strategic Landscape Context

Enfield's Blue and Green Strategy sets out a long term strategy to protect, maintain and enhance Enfield's network of blue and green assets, with the ambition of becoming the greenest of all London boroughs. The strategy was adopted by the Council in 2021. This strategy has been prepared alongside other relevant strategies and plans and sits alongside them, such as the emerging Local Plan.

- The Strategy proposes a series of interventions within Enfield's rural landscape, creating a mosaic of habitats and places of interest.
- The Enfield Chase restoration scheme is to take place to the north and north-west of the Placemaking Area. This includes expansion of woodland along the green loop and into Trent Park.
- New green corridors are proposed to be created through Enfield's parks, including a link from the green loop extending along Merryhills Brook across the Placemaking Area.
- The green space to the north of the Placemaking Area is predominantly council owned farms, supporting restoration of the Green Belt and the naturalisation of Salmon's Brook.

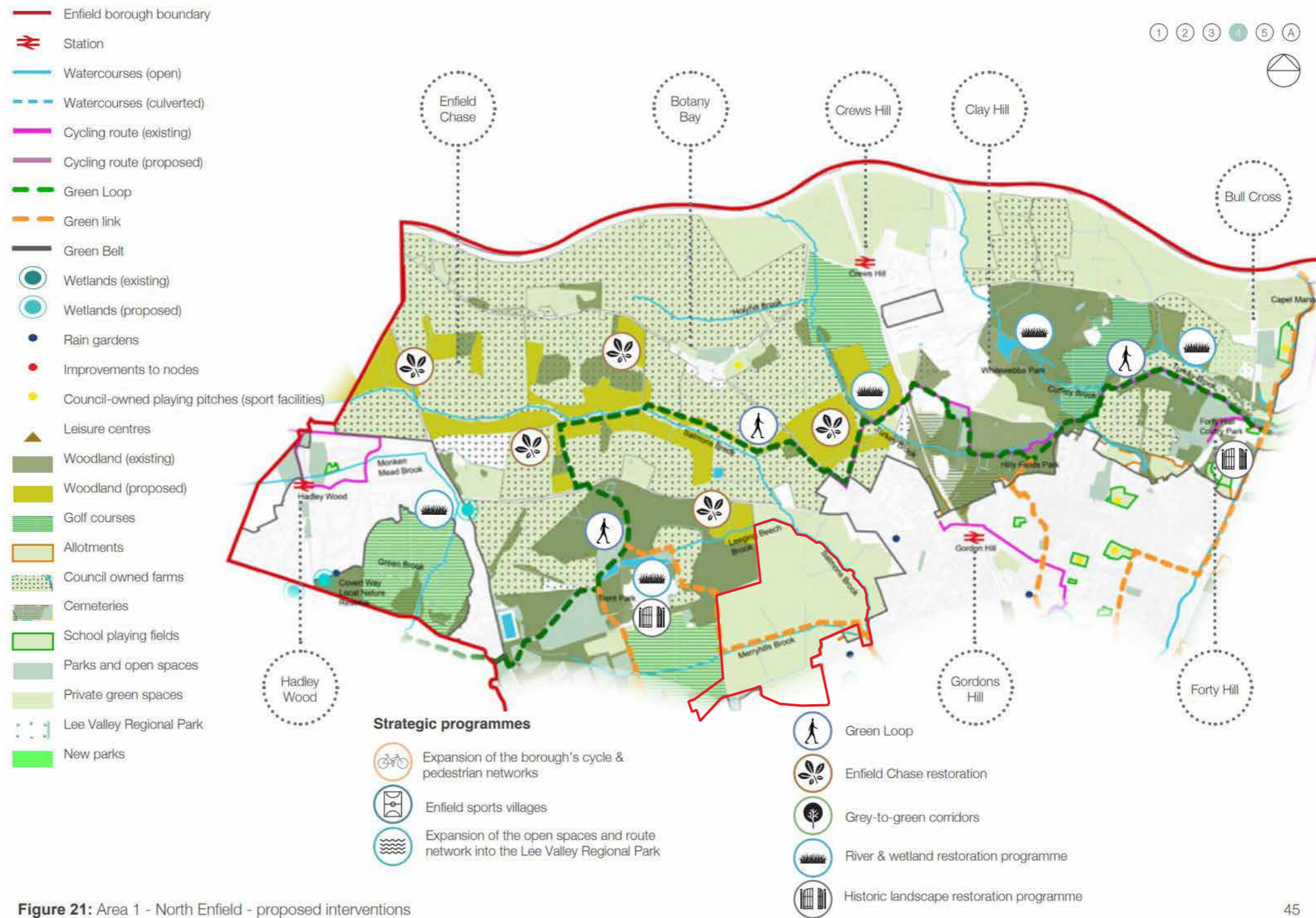


Figure 21: Area 1 - North Enfield - proposed interventions

Enfield Blue & Green Strategy Adopted Version June 2021

Enfield Chase Restoration

LBE are proposing landscape restoration strategies to create new opportunities to benefit people and wildlife.

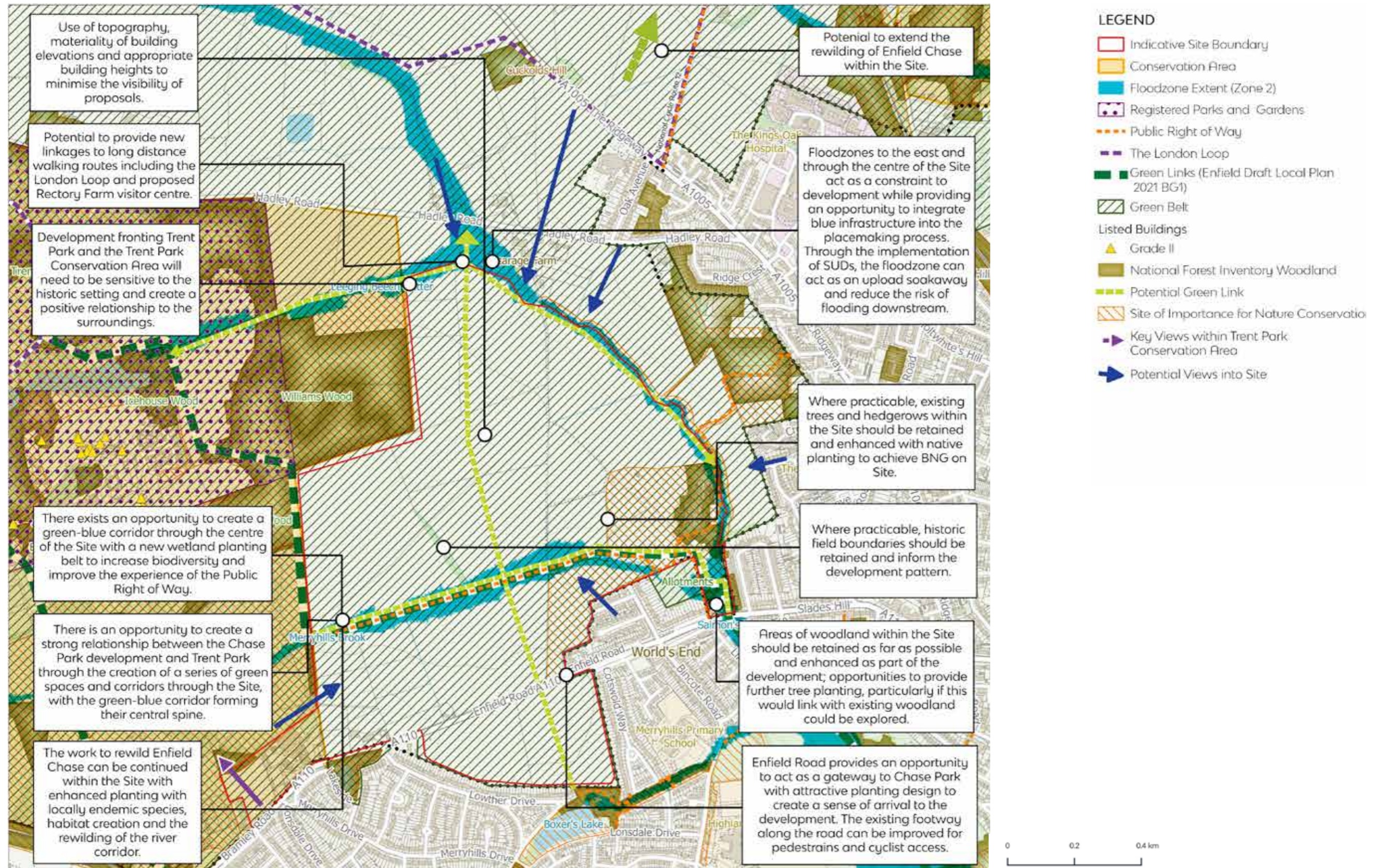
Emerging Vision

- To restore the landscape of Enfield Chase to a more natural state.
- Creating publicly accessible woodland.
- Restoring rivers and wetlands.
- Reintroducing species such as beavers and large herbivores.
- Improving access by creating a network of footpaths and cycleways linking to public transport and urban areas in the east of the borough.
- Creating opportunities for recreational, educational and cultural activities themed around nature.

Progress to date (June 2023)

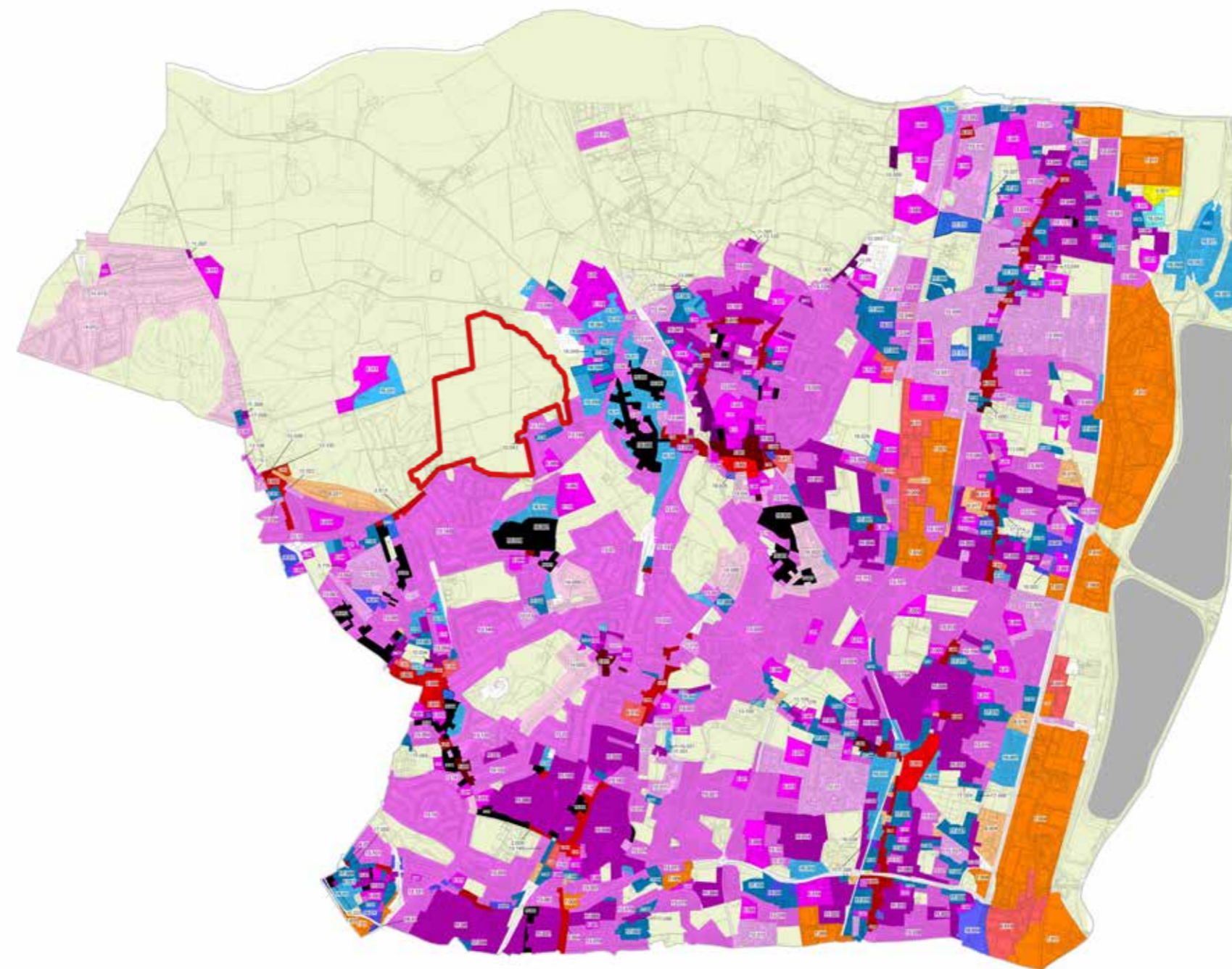
- 3.5km of London loop accessible paths upgraded and more to follow.
- 80 hectares of publicly accessible woodland.
- 134,000 trees planted since 2018, illustrating the history of the Chase.
- 50 pond and wetland scrapes created since 2020 providing valuable habitat and storm water attenuation.
- Community engagement: 2000 community volunteers plus hundreds of school children participated in planting events.

Landscape Opportunities and Constraints Plan



Urban Typology Areas

- Enfield's character of growth study characterises the built up area of Enfield into 21 character typologies classified as either centres, predominately residential, industrial, and non-urban.
- In the vicinity of the site the predominant developed typologies are residential, including classic suburban typologies to the south and street-based/free form estates to the east.
- The remainder of the site's surroundings is largely non-urban, with the exception of the recently developed residential estate in Trent Park to the west.



Typology Key	
<u>Centres</u>	
■	Urban Centre
■	Historic Centre
■	Metroland Centre
■	Linear Centre
■	Institutions
<u>Predominately Residential</u>	
■	Pre-Victorian Residential
■	Urban Terrace
■	Classic Suburban
■	Garden City
■	Large Suburban
■	Suburban Flats
■	Street Based Estates
■	Free Form Estates
■	Contemporary Flats (New)
■	Mews/Infill (New)
<u>Industrial</u>	
■	Big Box Retail
■	Large Scale Industry
■	Small Scale Industry
■	Office / Technology Park
<u>Non Urban</u>	
■	Reservoirs
■	Landscape Typology

Enfield Character of Growth Urban Typologies Areas Map

Urban Typology Areas

Metroland Centres



Oakwood

Classic Suburban



Suburban Flats



Institutions

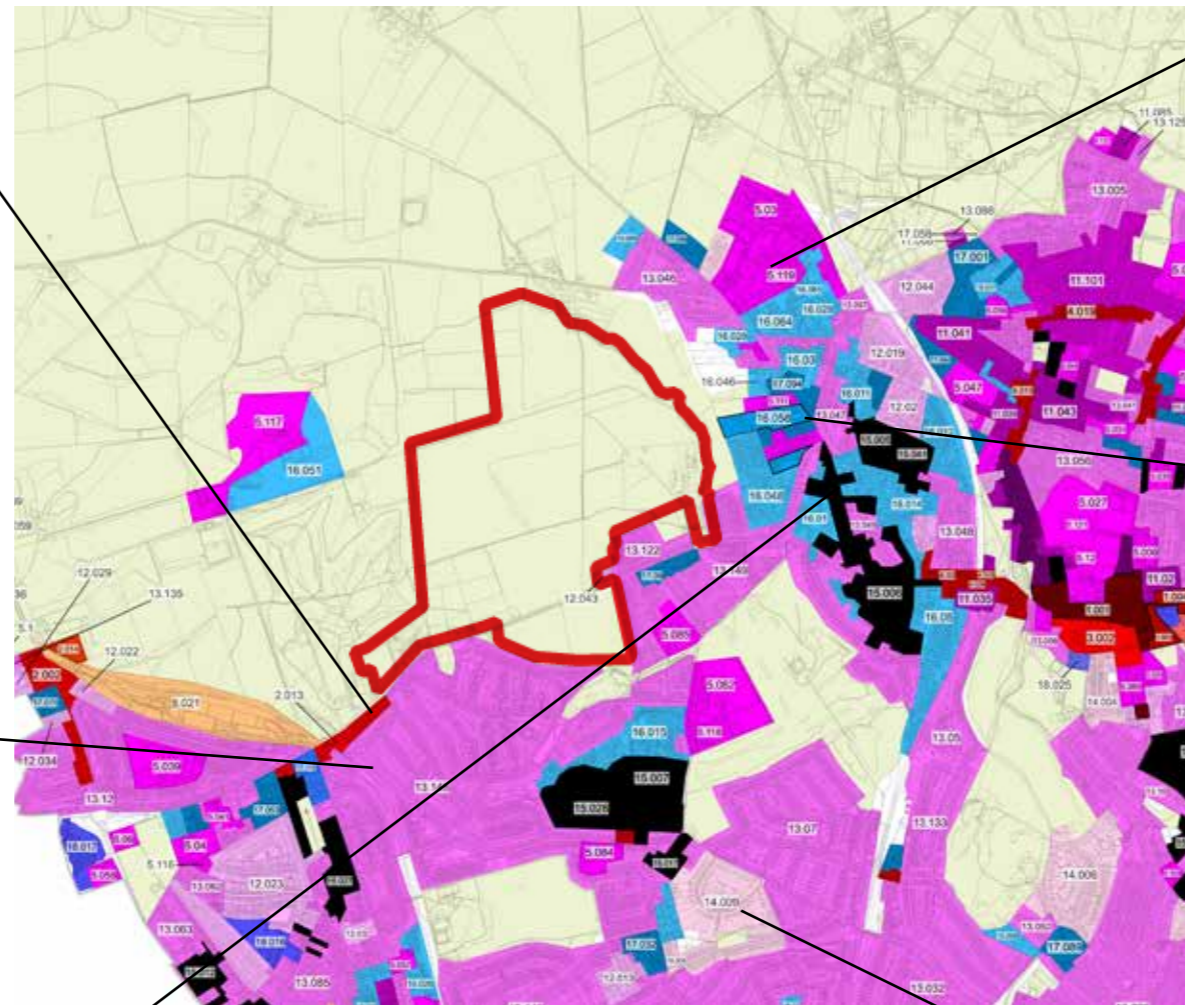


Enfield Chase Hospital

Free Form Estates



Large Suburban



Enfield Character of Growth Urban Typologies Areas Map

Surrounding character and densities

Merryhills Drive, Enfield (south of Enfield Road)

- Early 20th century detached and semi-detached family housing with large gardens and driveways
- Density: ~ 21 dph



Burlington Road, Enfield

- Terrace houses with on-street parking and small rear gardens
- Density: ~ 59 dph

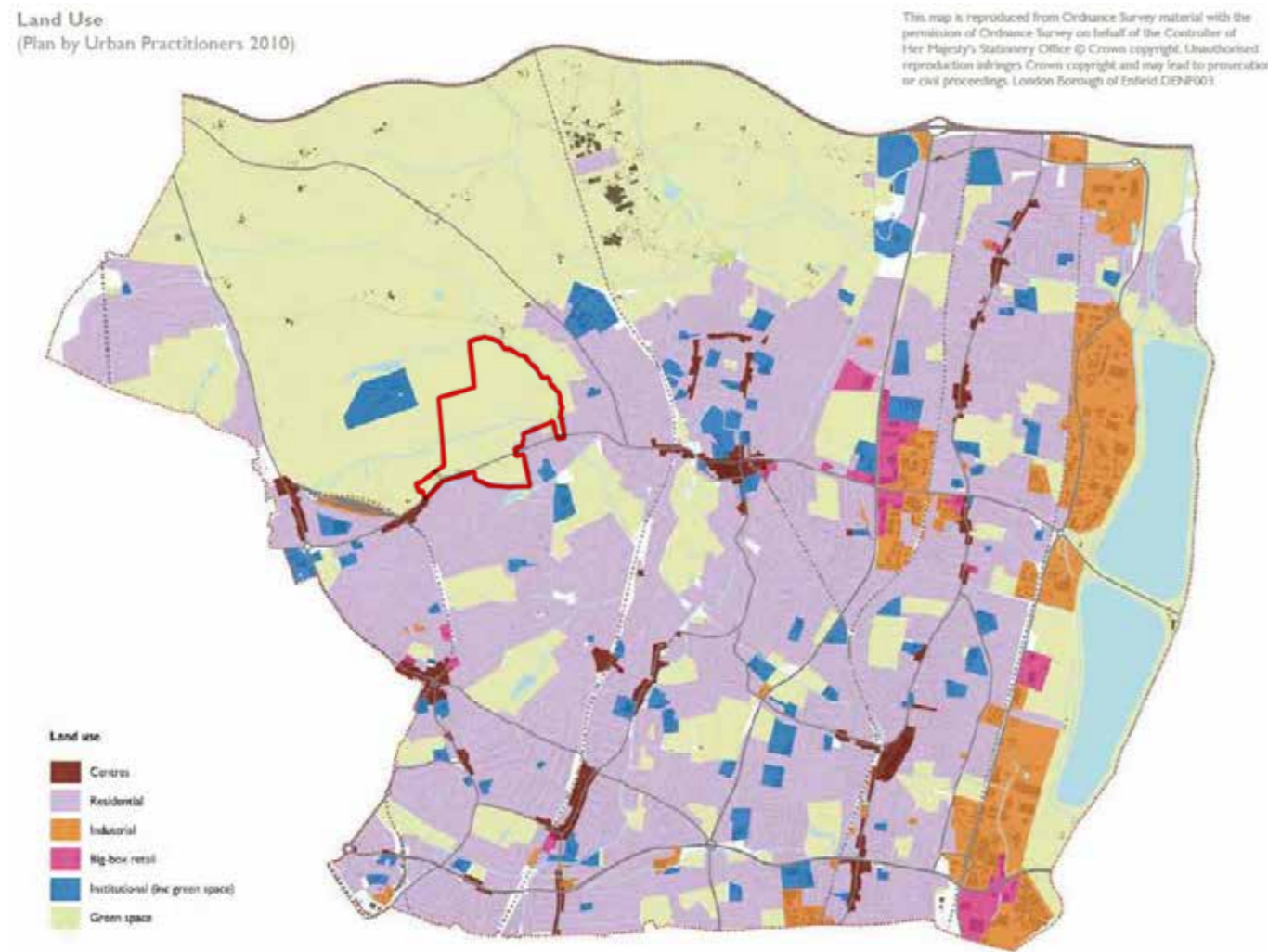


Lavender Hill, Enfield

- Recent development of terrace houses and apartments
- Density: 57 dph
- Housing mix: 46%2b, 33%3b, 21%4b



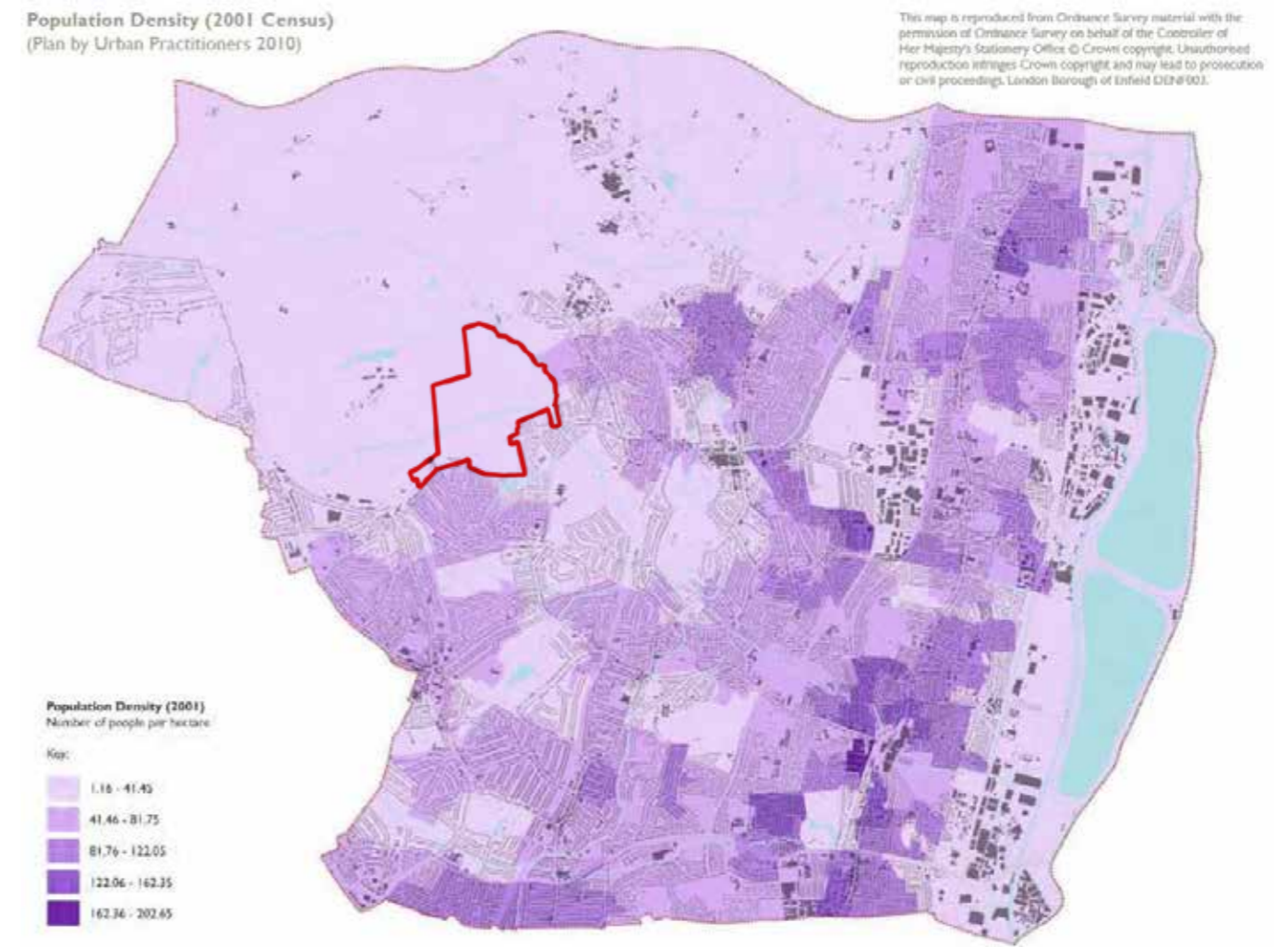
Land Use



Enfield Characterisation Study Final Report February 2011

- Within the urban area, the predominant land use close to Chase Park is residential, with limited non-residential mixed uses. Diversity of land use increases around Enfield town, Southgate and in the east of the borough.

Population Density (2001 Census)



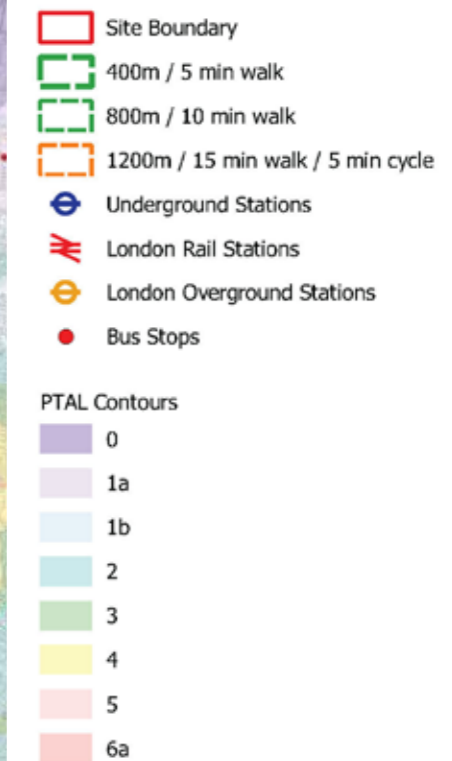
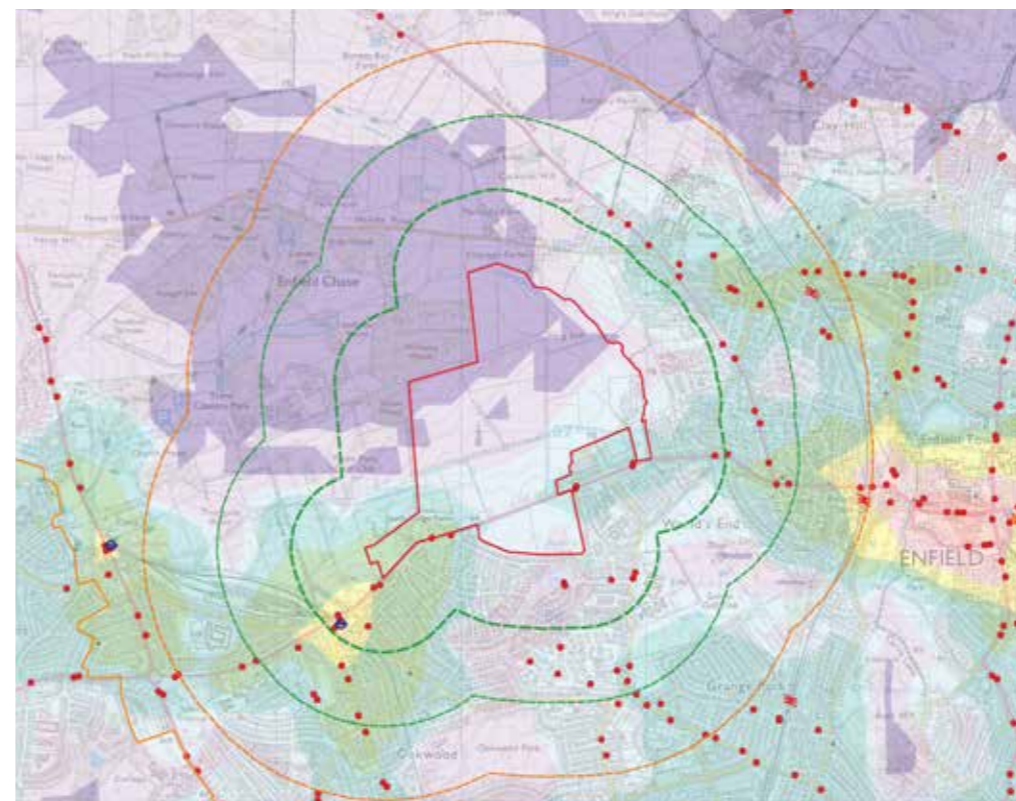
Enfield Characterisation Study Final Report February 2011

- The vicinity of the site is low density reflecting the low density urban form, with the highest population densities being around 81.75 people per hectare.
- The population density is highest in urban centres such as Oakwood to the south-west of the site, and generally increases to the south east of the borough.

Transport and movement baseline

The baseline movement and transport conditions have been analysed, and are summarised in full in the Movement Baseline Analysis (see Appendix). The key conclusions of the movement baseline are as follows:

- The existing PTAL (TfL's "Public Transport Accessibility Level" metric) is low across the majority of the site. This is in part due to a lack of paths through the site. However, PTAL increases towards Oakwood and Enfield Chase stations.
- Oakwood underground station has high quality service, with 18tph and connections to many other services. Enfield Chase railway station has additional good services.
- There is a notable bus corridor along the A110, which is one of two heavily used east-west bus corridors through the borough (the other being the North Circular).
- The "Enfield Transit Corridor" study was previously undertaken, in which the A110 and the North Circular were identified as suitable for east-west bus corridor infrastructure improvements.
- Generally, buses in Enfield serve a more local, borough-wide function in comparison to rail, likely with many purposes.
- There has been an increase of cycle infrastructure in the last 5-10 years within Enfield. Whilst new infrastructure hasn't generally been delivered in the vicinity of the site, there is an older legacy cycle route along the A110, which passes the site and connects to Cockfosters. The condition is poor and narrow at present, and it has been identified by LB Enfield as suitable for upgrade.
- Many local destinations are within a 20-minute cycle/4800m distance of the Placemaking Area, including local schools and town centres.
- National Cycle Network Route 12 passes to the north of the Placemaking Area, and shares a route with the London Loop in places. This is a long-distance cycling route suitable for leisure usage.
- 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.
- The A110/Enfield Road is the key highway crossing the south of the Placemaking Area, and it is also part of London's Strategic Road Network. Due to its greenfield nature, there are no other highways within the site other than minor access routes. Other notable highways at the site boundaries are Hadley Road to the north and The Ridgeway to the east. The M25 is 4km to the north.



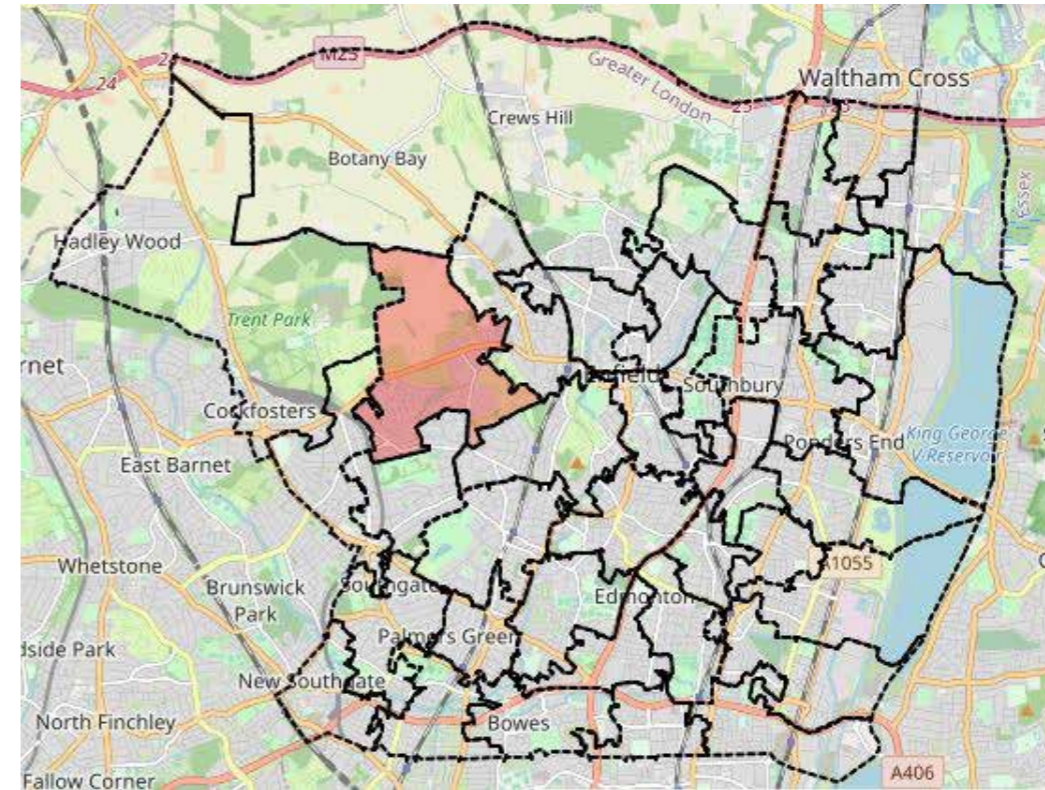
Site Context - PTAL



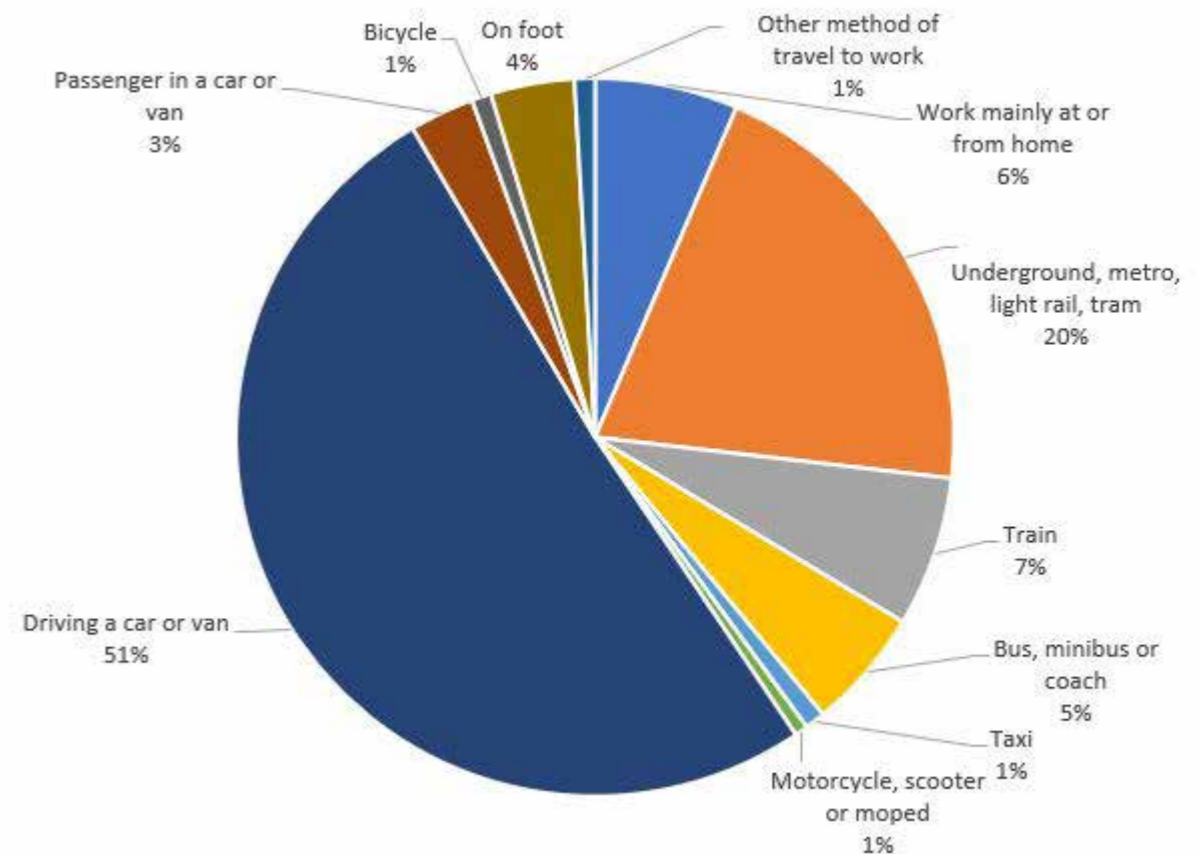
Highway Context

Transport Modal Share

- Census data has been analysed in order to understand the existing movement profile at the site. Although 2021 is more recent, 2011 is perhaps more useful as it shows non-pandemic conditions.
- The dataset for 2011 is "QS701EW - Method of travel to work". The area is Super Output Area – Mid Layer: Enfield 013, which includes residential communities in the vicinity of Oakwood Station and Enfield Chase station.
- In 2011, a notable proportion (37%) of residents in the area travelled using sustainable modes (public transport, walking, cycling).

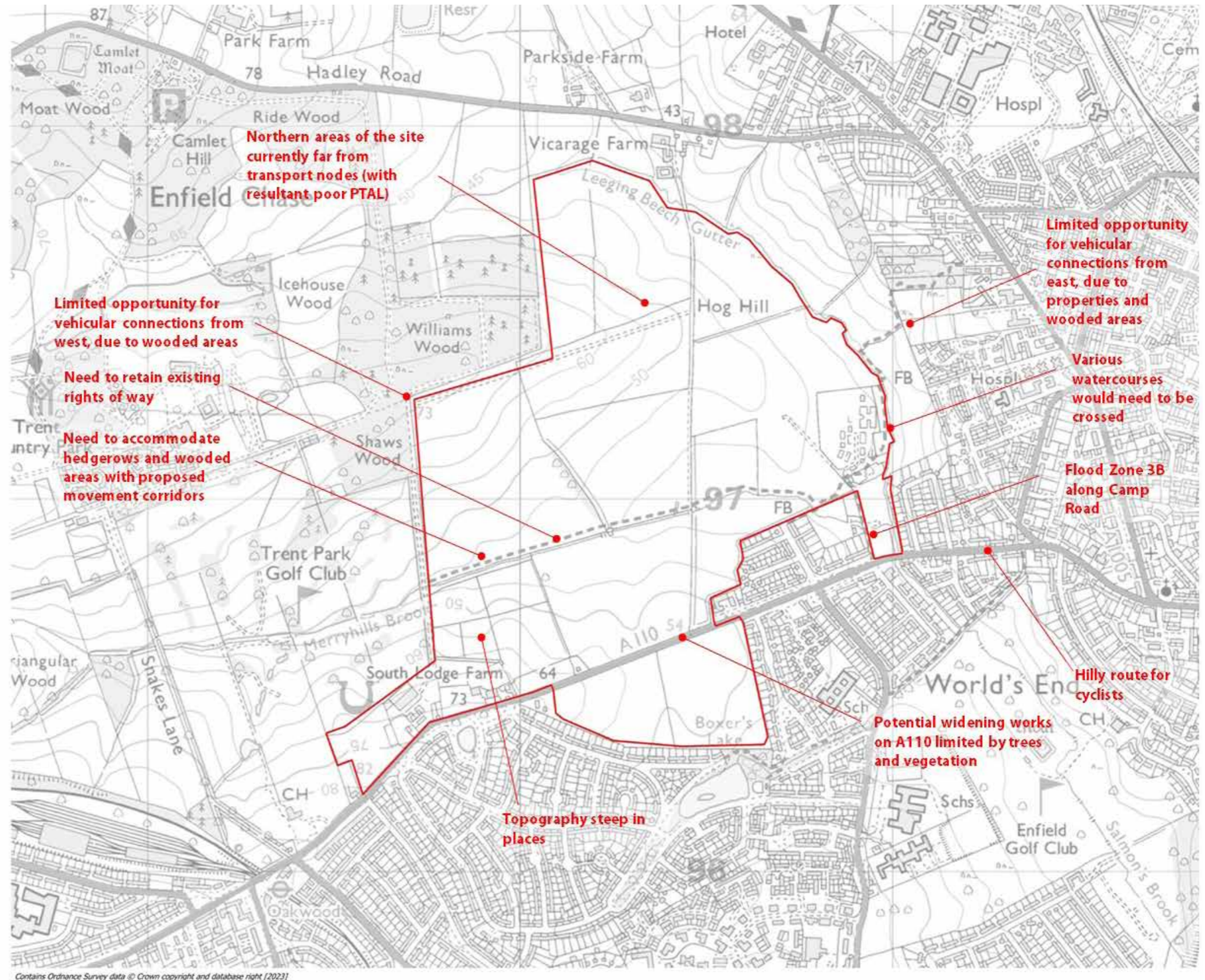


Mode:	2011 Census	2021 Census
Work mainly at or from home	6.5%	44.3%
Underground, metro, light rail, tram	20.4%	6.6%
Train	6.8%	1.5%
Bus, minibus or coach	5.4%	3.8%
Taxi	0.9%	0.4%
Motorcycle, scooter or moped	0.6%	0.2%
Driving a car or van	51.0%	35.8%
Passenger in a car or van	2.9%	2.3%
Bicycle	0.9%	0.8%
On foot	3.8%	3.0%
Other method of travel to work	0.9%	1.3%
Summary:		
Work mainly at or from home	6.5%	44.3%
Sustainable Travel Modes	37.2%	15.7%
Vehicle-Based	56.3%	40.0%



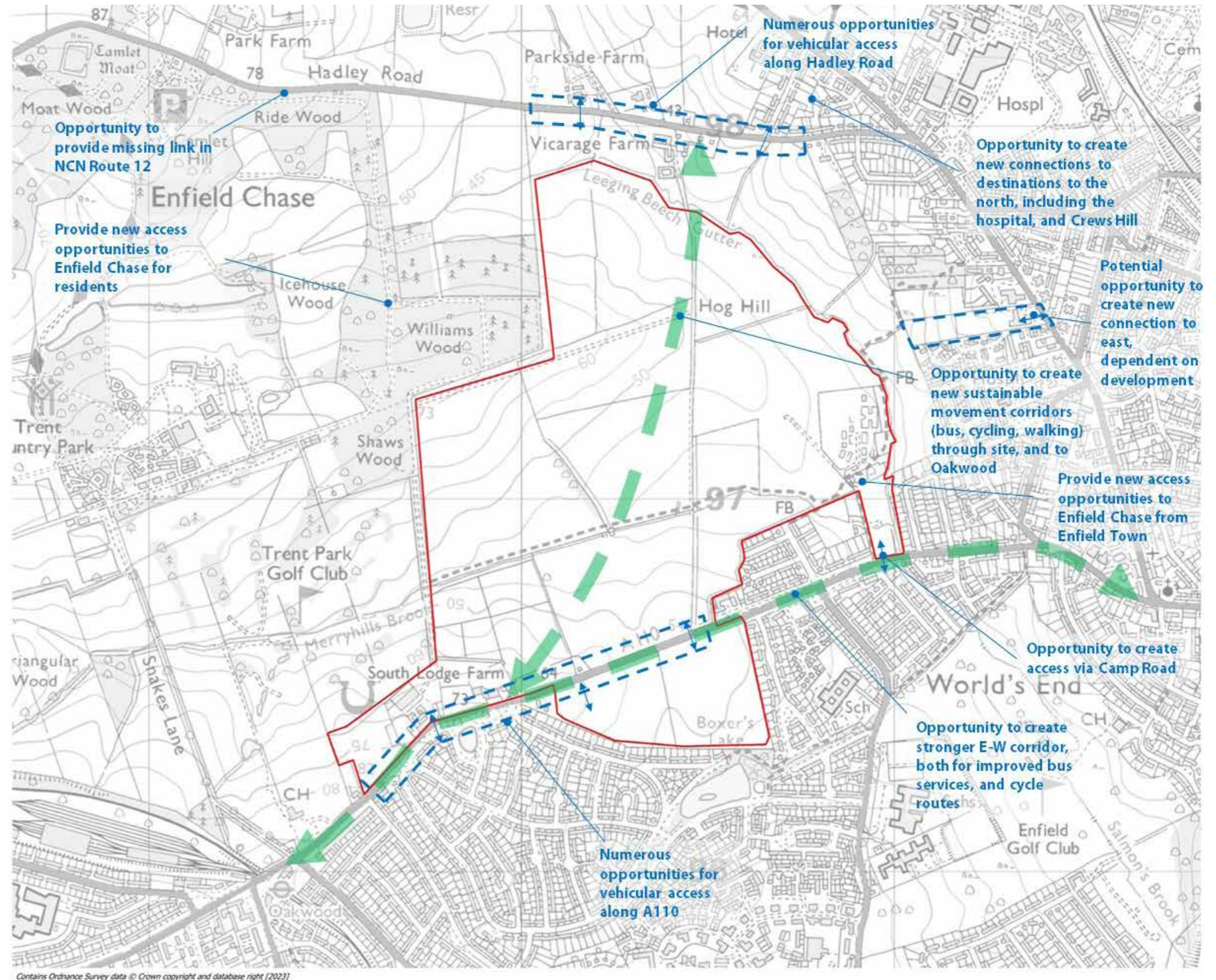
Transport and movement constraints

From the baseline analysis, the key site constraints in terms of movement and transport are summarised on this plan.



Transport and movement opportunities

From the baseline analysis, the key site opportunities in terms of movement and transport are summarised on this plan.



Contains Ordnance Survey data © Crown copyright and database right [2023]

Constraints Summary

Planning

- Land within Green Belt
- Impact of development on Green Belt considered to be 'very high harm' in western part of Placemaking Area due to the lack of visible urban form. Strong planning and sustainability rationale required to justify release together with mitigation measures to minimise impact on retained Green Belt. Harm is reduced in parcel south of Enfield Road and to the east of the placemaking area.

Landscape and ecology

- Land to the east of Salmon's Brook and south of Merryhills Brook has lower landscape sensitivity, than land to the north west.
- The woodland backdrop and ridgeline of Hog's Hill are sensitive features.
- SINC and brook corridors to be retained as green and blue infrastructure with appropriate buffers.
- Woodland hillsides form important skyline features.
- Assume TPO trees and tree groups to be retained, however further information is required as to the extent of this constraints
- Existing hedgerows and trees to be retained where appropriate to wider placemaking objectives.

Flood Risk

- Fluvial flood risk zones 2 & 3 associated with Salmon's Brook and Merryhills Brook crossing the Placemaking Area.
- Flood risk 2&3 across the majority of the land north of Jolly Farmers. Suggests this parcel has limited/no potential for built development.
- Importance of blue infrastructure for wider borough flood management.

Movement

- Low existing PTAL across the majority of the Placemaking Area in part due to a lack of access, rising towards Oakwood and Enfield Chase stations.
- Access to the Placemaking Area limited to Hadley Road to the north and Enfield Road to the south. Connections west via Trent Park possible by footpath.
- Access to land to the east of the placemaking area boundary is limited.
- Watercourses and topography limit ease of connectivity.
- Potential widening of A110 impacted by existing trees and hedgerows
- Need to retain existing rights of way

Heritage

- Adjacent to Trent Park Conservation Area. The south western parcel is within the conservation area but has existing built development.
- Placemaking Area is designated as an Archaeological Priority Area together the wider rural landscape.
- Former military camp and battery at Slades Hill is being considered for potential designation

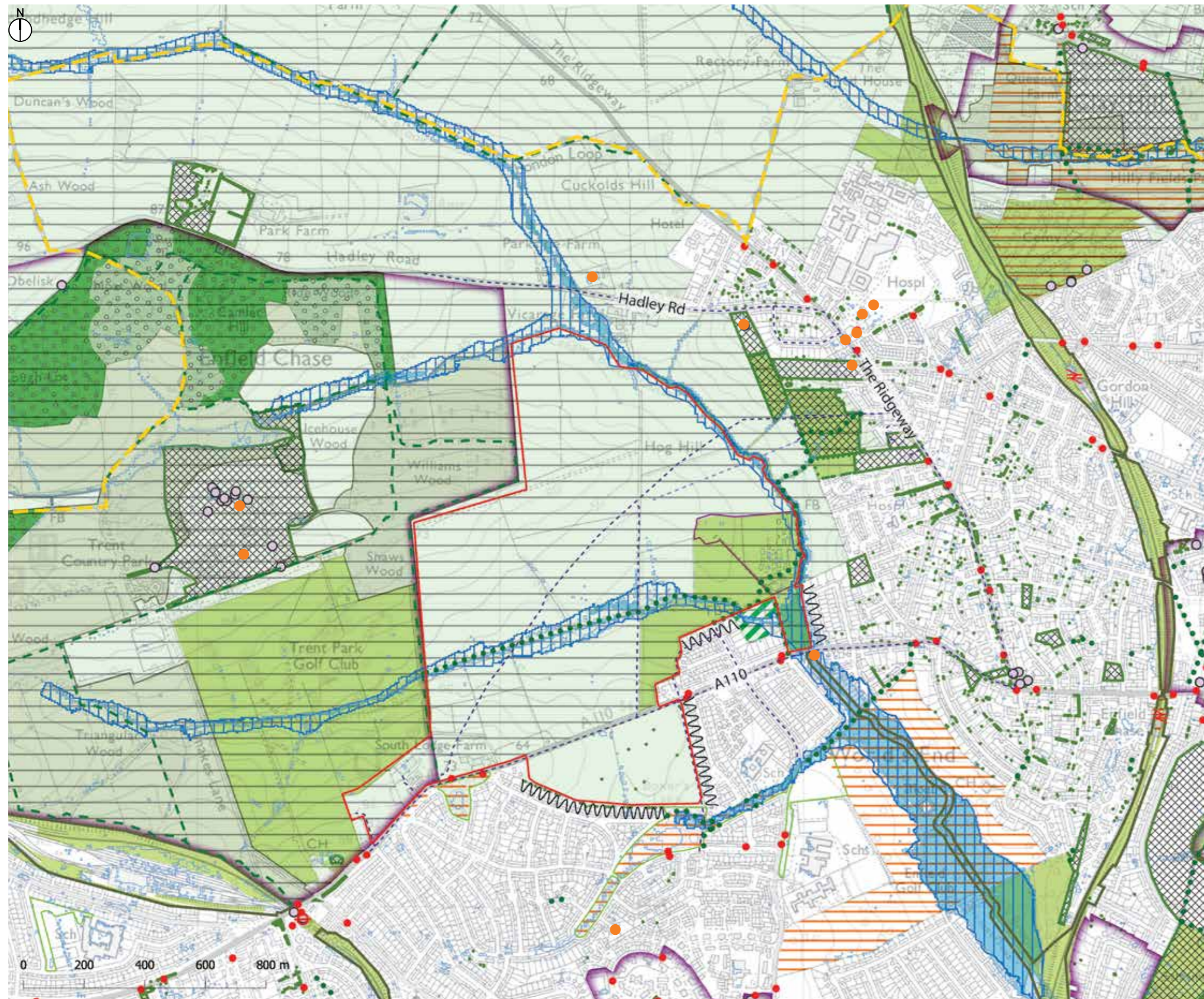
Context

- Sensitive edges to existing residential areas backing onto the Placemaking Area which are of generally of very low density and suburban character.
- Relationship to wider Enfield Chase landscape and restoration proposals to the north and Trent Park to the west.

Other

- UKPN mapping indicates the potential location of 11KV and 33KV electricity cables crossing the Placemaking Area. These are not considered to present a significant constraint to development.
- No other known major utility lines or easements.
- Remains of former military camp in eastern part of Placemaking Area - contamination risk unknown.

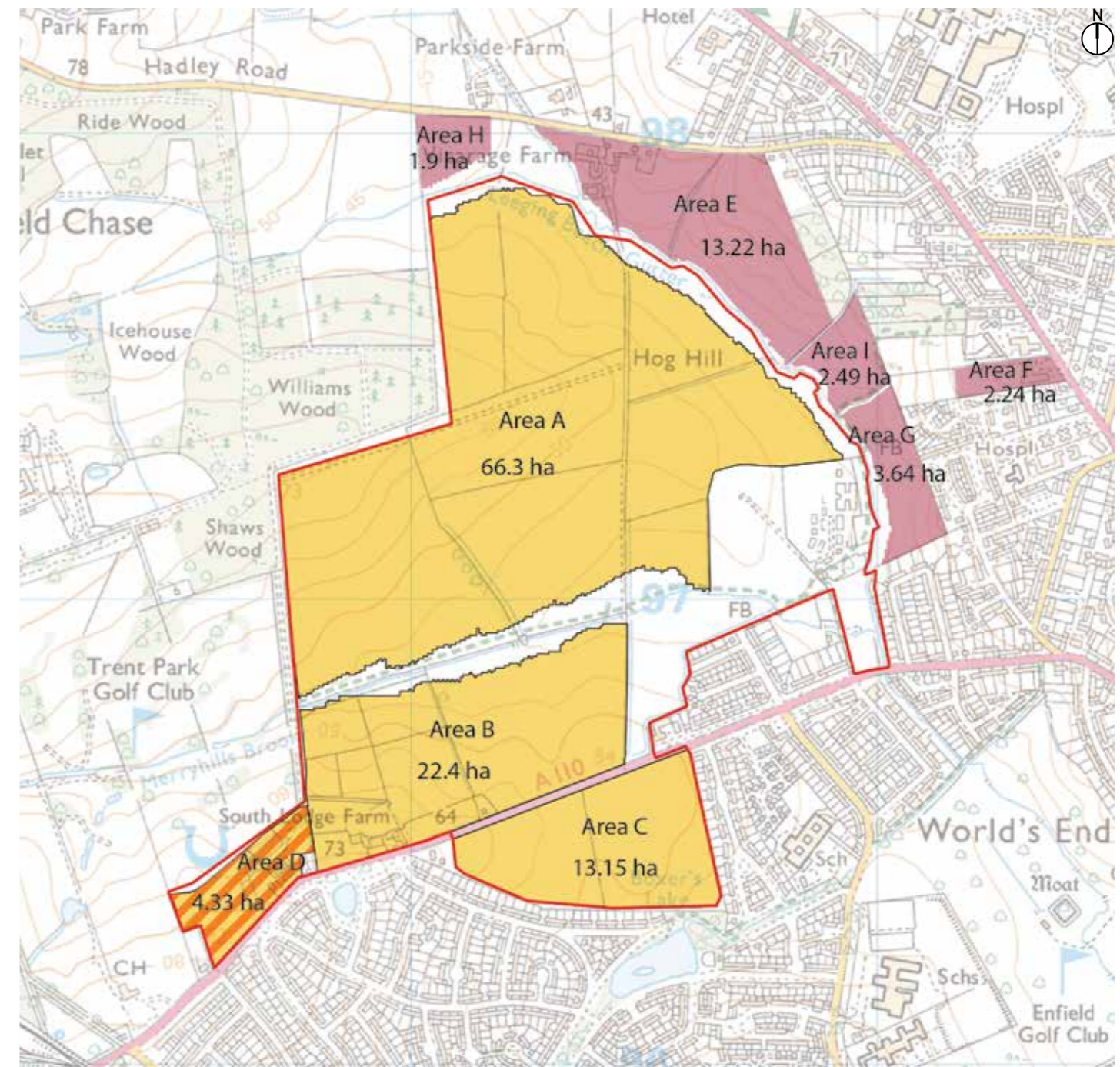
Combined Constraints Plan



- Regulation 18 Site Boundary
 - Green Belt
 - Ancient & Semi-Natural Woodland
 - Ancient Replanted Woodland
 - Tree Preservation Orders
 - Wildlife Corridor
 - Metropolitan SINC
 - Borough SINC
 - Local SINC
 - Conservation Area
 - Local Heritage Assets
 - Locally listed building
 - Listed Building
 - Former Slades Hill Military Camp and Battery (proposed for designation)
 - Archaeological Priority Area
 - Flood Zone 2
 - Flood Zone 3a
 - Flood Zone 3b
 - Surface Water
- Flood zone mapping based on LBE SFRA data
- Allotments
 - Sensitive Edge
 - Bus Stops
 - London Loop
 - Footpath
 - Permissive Path
 - Potential underground electricity cable - 11kV (tbc)
 - Potential overhead line - 33kV (tbc)

Maximum Developable Area

- The maximum built developable area within the Regulation 18 Placemaking Area excluding SINC and flood zones 2 & 3 = 106.32 ha
- An additional 23.5ha to the east and north of the placemaking area is outside SINC, flood zones 2 &3, and substantial TPO woodland, and sits within the same general area between Hadley Rd and Enfield Rd, Trent Park and the urban edge. This land has been promoted for development through the Call for Sites consultation and could merit further consideration at Regulation 19 subject to access.



- Regulation 18 Placemaking Area Boundary
- Within Regulation 18 Placemaking Area boundary
- Consider for inclusion in Regulation 19 Placemaking Area
- Conservation Area overlapping Placemaking Area

1.0 Location & policy context

2.0 Baseline summary

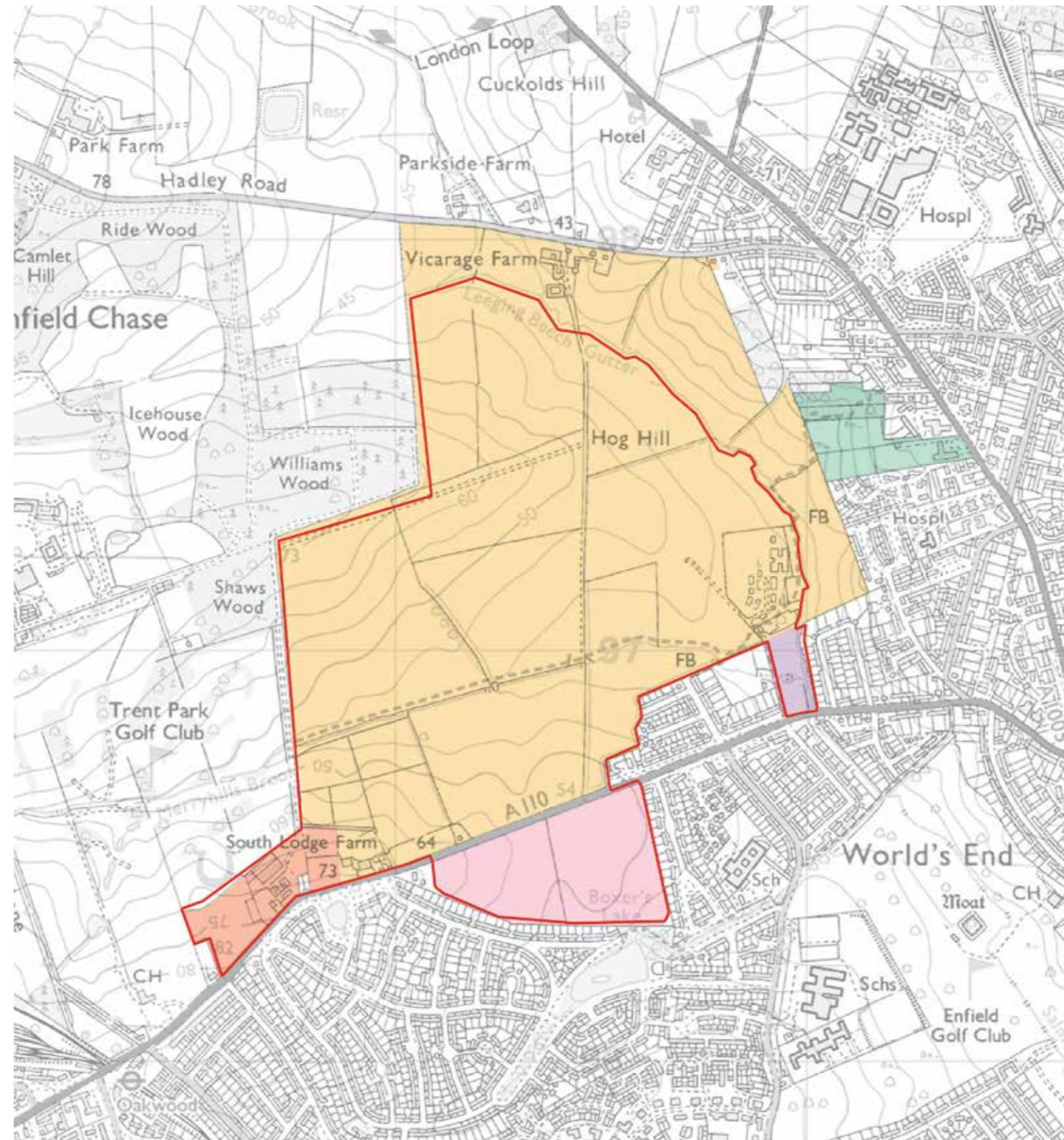
3.0 Promoted sites

4.0 Initial capacity testing

Land ownership / promoted sites

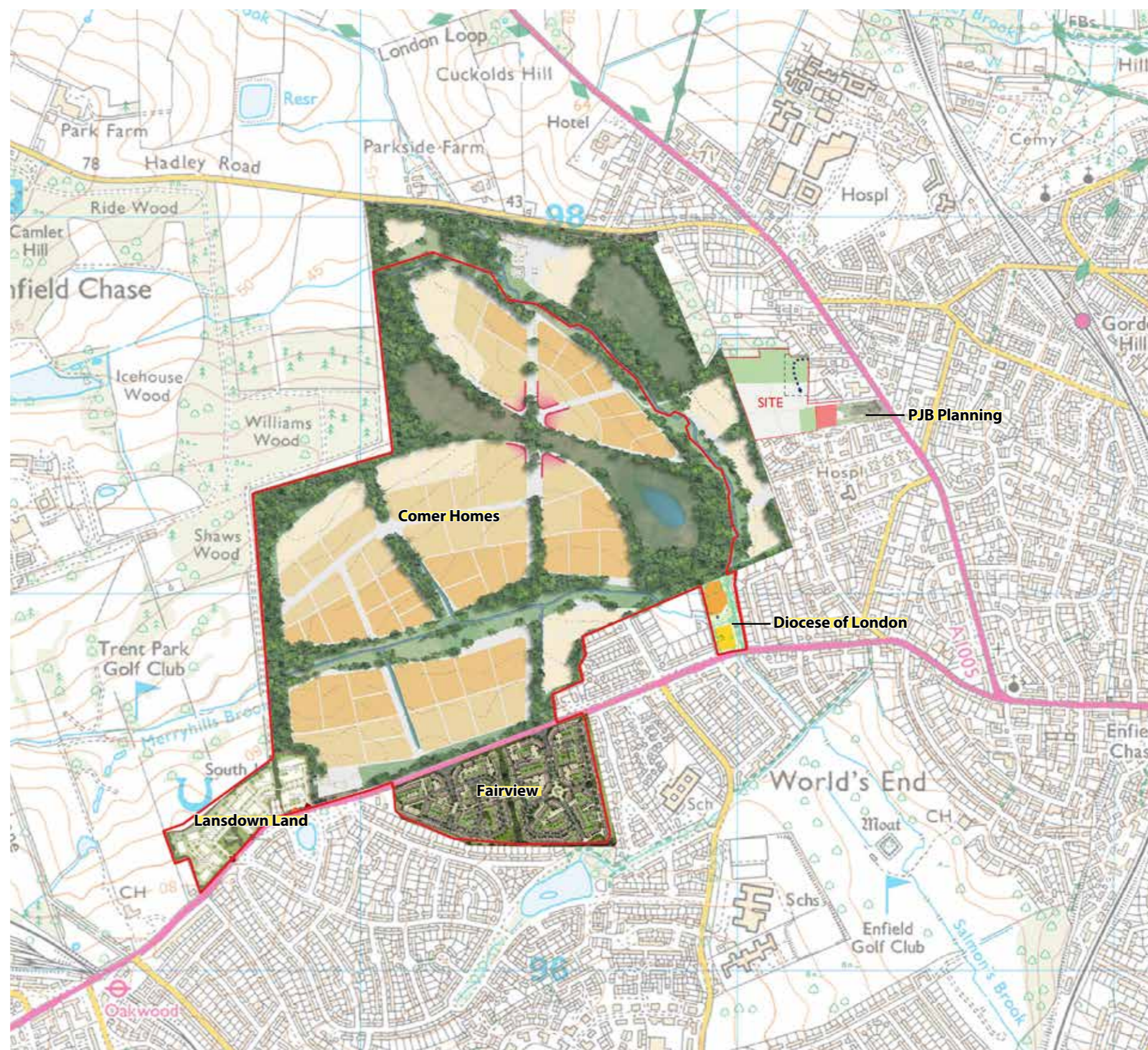
Sites put forward for potential development through the Local Plan Call for Sites consultation of relevance are:

- The largest land parcels are being promoted by Comer Homes and Fairview at Vicarage Farm to the north of A110 Enfield Road and the land south of the A110 respectively.
- Trent Park Equestrian Centre, lying mostly in the Trent Park Conservation Area, is being promoted by Lansdown. Two properties fronting Enfield Road are omitted from the promoted area.
- The land opposite the Jolly Farmers is owned by Diocese of London.
- Land to the west of The Ridgeway is being promoted by PJB Planning on behalf of a consortium of landowners and was, in part, proposed as a separate allocation site in the Regulation 18 draft Local Plan. The eastern part of the site, Arnold House, is the subject of a submitted planning application.
- To the north of the Placemaking Area The land north of Hadley Road is primarily owned by London Borough of Enfield, with some areas leased to farmers.



Promoted Site Masterplans

- This composite plan of Placemaking Area promoter proposals brings together the design work submitted to the Council to inform the Local Plan process.
- It illustrates the range of approaches adopted across different sites.
- Promoter masterplanning work has generally been prepared on a site by site basis.
- It illustrates the necessity for a joined-up placemaking approach across the Placemaking Area to enable comprehensive and cohesive development.

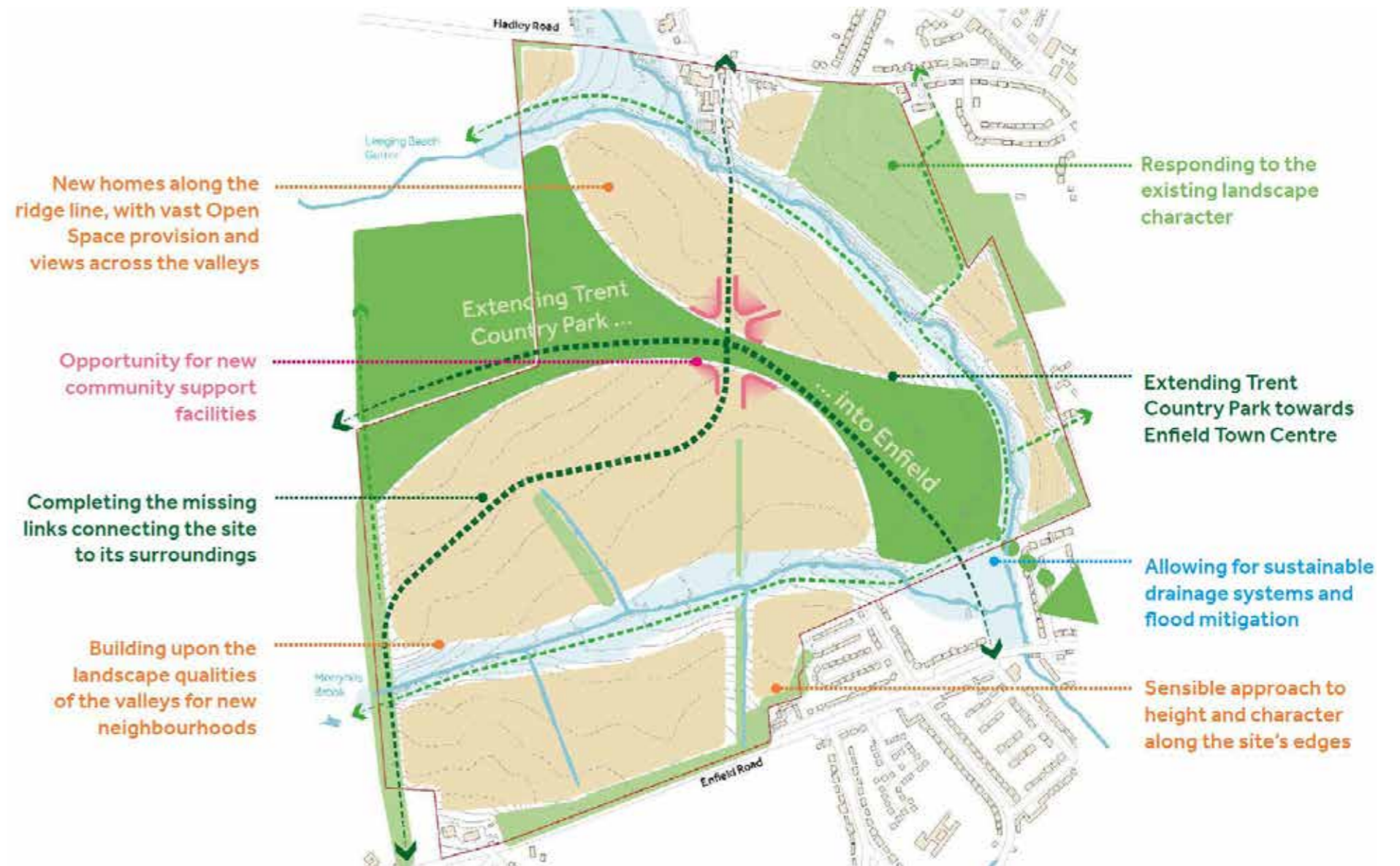


Vicarage Farm Proposal - Comer Homes, Savills, Farrells

- Residential neighbourhoods with central green corridor connecting with Trent Park
- Primary school, local amenities
- 70 ha green and blue infrastructure

Area and density

- 140 ha site area
- 65 ha developable area
- 3000-5000 units
- Average density 46-76 units per hectare based on the above quantum. Higher densities proposed on lower lying land.



01/03/2021 Vision Document

Land south of Enfield Road (Chase Park South) Proposal - Icen, Fairview



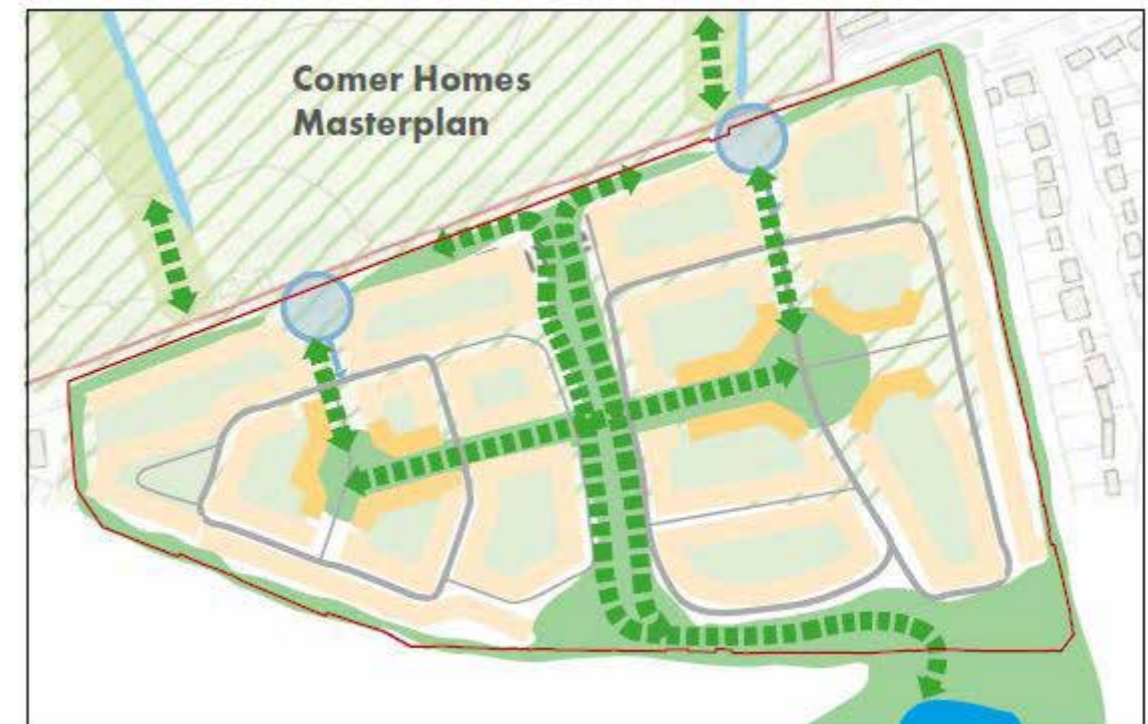
- Retention of north-south hedgerow corridor
- Two roundabouts off A110
- Garden suburb typology
- Existing green infrastructure extended into the new neighbourhoods to the east and west.
- Could accommodate a school, which would lower the number of residential units.

Area and density

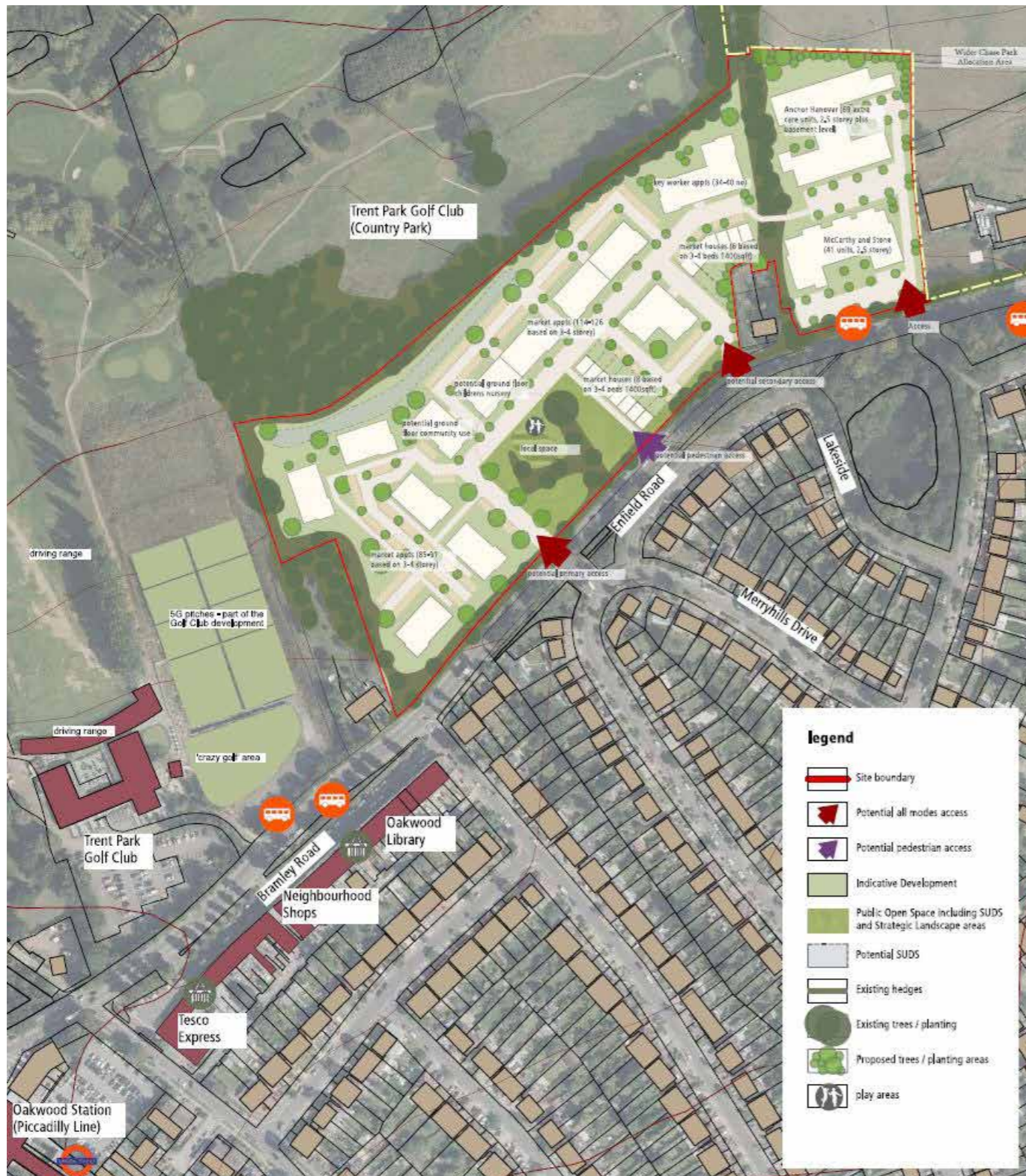
- 13.15 ha site area
- Up to 563 homes
- Proposed density 43 gross units per hectare

Illustrative Schedule of Accommodation

Unit Mix	Total	%
1 bed Apartment	108	19%
2 bed Apartment	172	30%
2 bed House	89	16%
3 bed Houses	154	27%
4 Bed Houses	40	7%
TOTAL	563	100%



Trent Park Equestrian Centre Proposal - Lansdown Land



- Highest PTAL rating of all the parcels.
- Mostly within Trent Park Conservation Area
- 381 units including:
 - 69 affordable extra care units
 - 41 retirement apartments
 - 40 key worker apartments
 - 14 houses
 - 217 apartments
- Children's nursery
- Ground floor community use
- 3-4 storeys
- Central green space
- Proximity to services and countryside encourages walking and cycling.
- Promoters note that being a previously developed site, this area would minimise harm to the Green Belt.
- Two cottages fronting Enfield Road are outside the promoted land.

Area and density

- 5.4 ha site area
- 70 dph

September 2021 Document

Land Opposite Jolly Farmers Proposal - Diocese of London, Savills

- Low lying site within flood zone 2
- Site is currently used for pony grazing
- Existing trees at the boundary should be retained
- Buildings will be set back from and address the existing streams.
- Southern parcel should have a strong frontage to Enfield Road and surveillance onto proposed green space around Salmon's Brook along the eastern boundary.

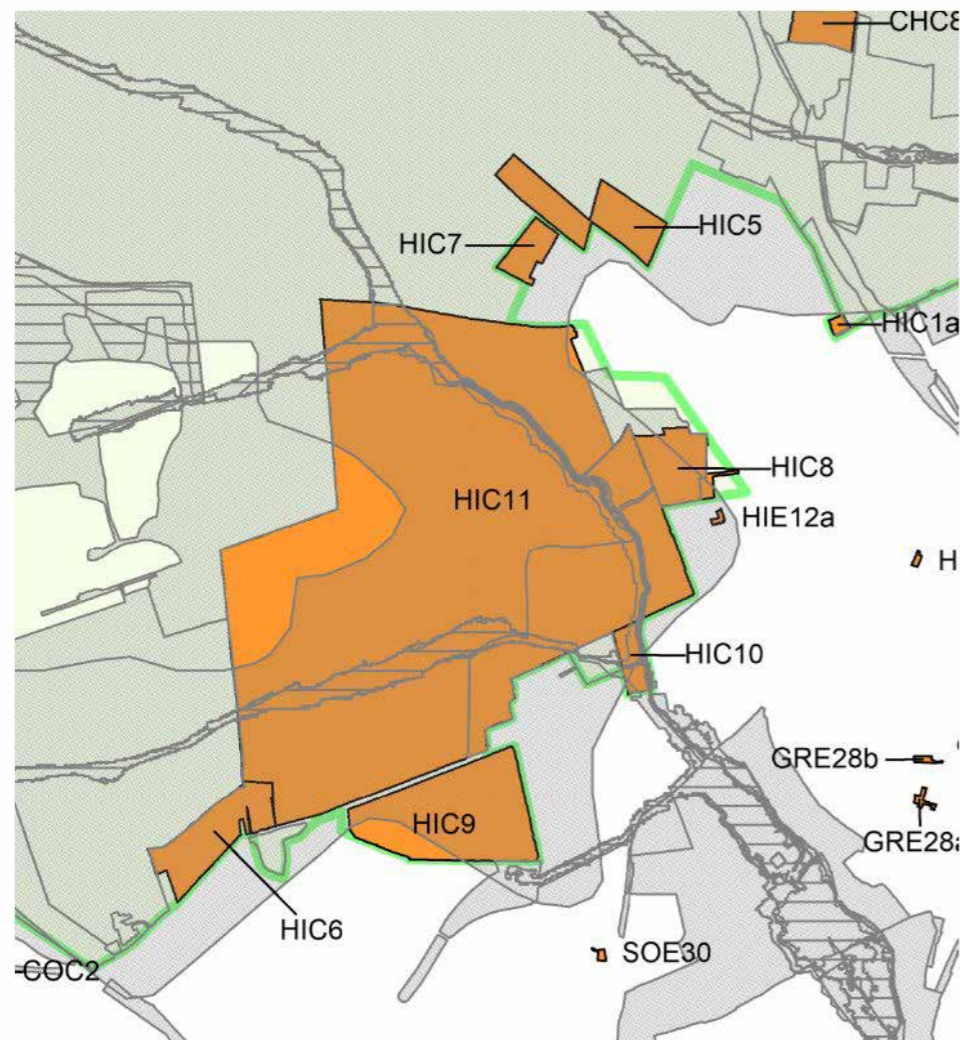
Area and density

- 1.7 ha site area
- 60-100 units
- 35-59 dph gross



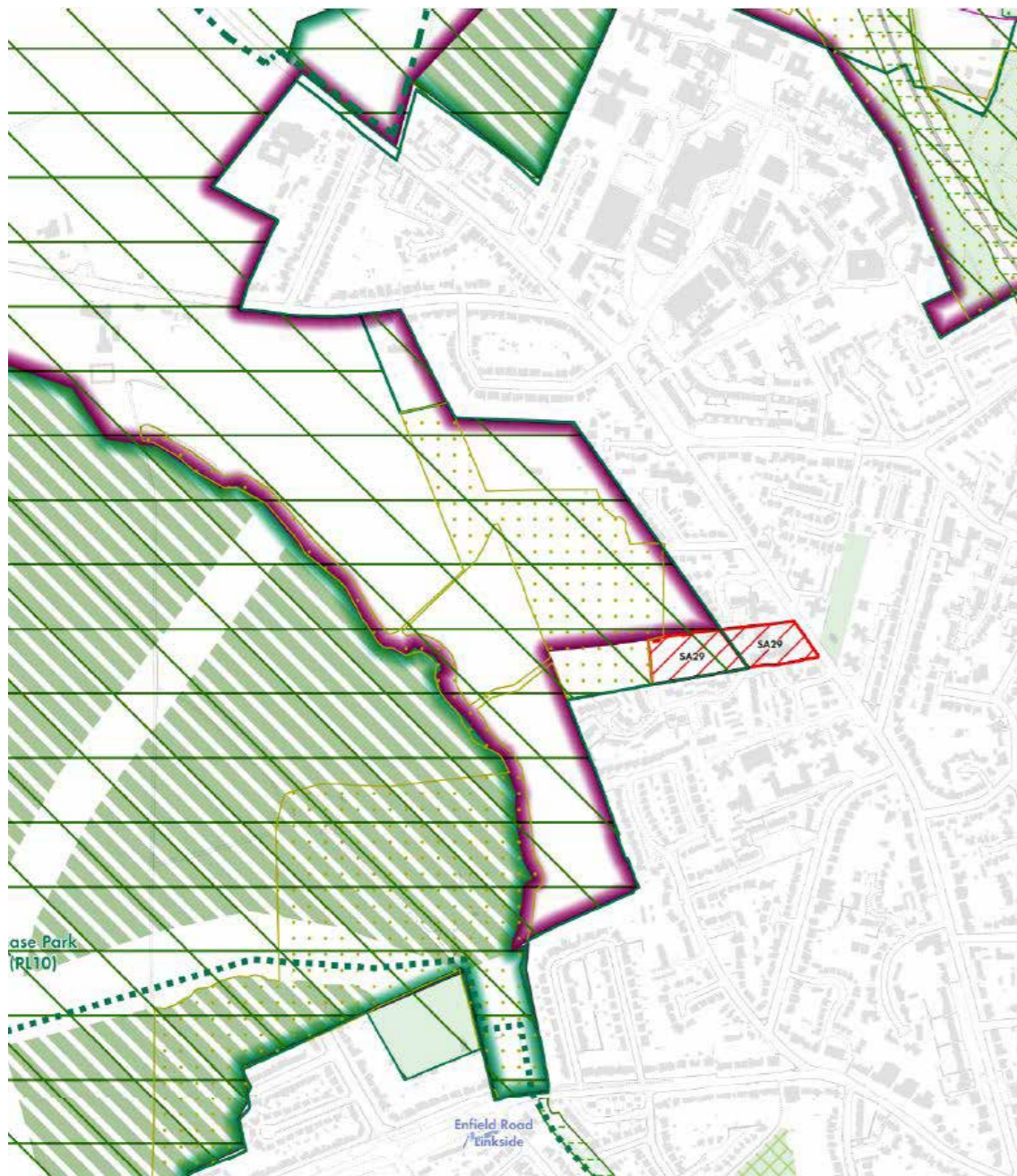
HIC8 (off Ridgeway) Land Proposed Site Expansion - PJB Planning

- Proposed 60-70 dwellings (in addition to site SA29)



SA29 Arnold House, Off Ridgeway (Allocated Separately) - PJB Planning

- Planning application for 95 unit care home awaiting determination.
- Includes access road from The Ridgeway with potential for future connection to the west.



September 2021 Document



Planning application 2022

1.0 Location & policy context

2.0 Baseline summary

3.0 Promoted sites

4.0 Initial capacity testing

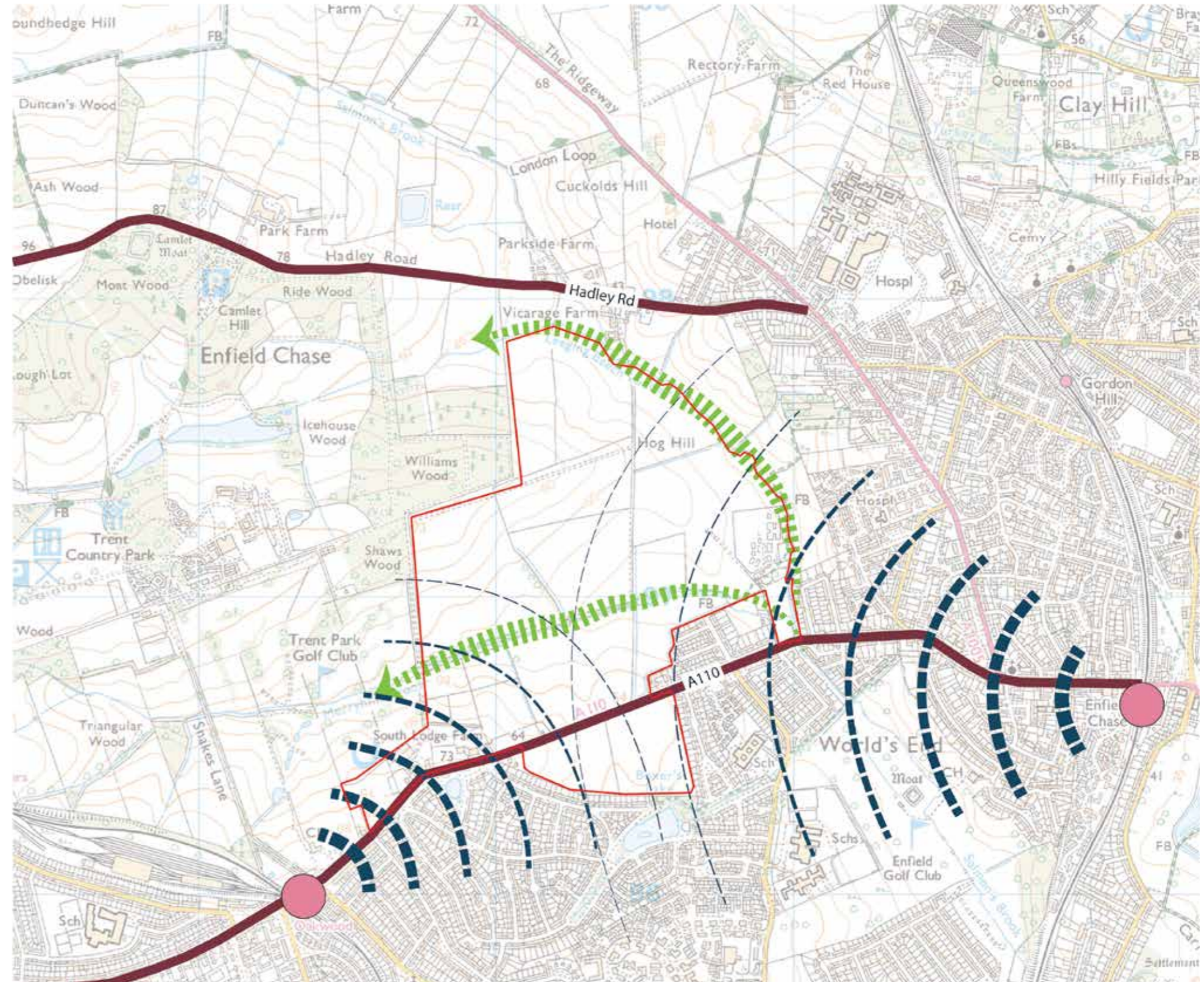
Potential Directions of Growth: Initial Scenarios Considered

Scenario: Access to Rail/Tube Focus

- Density of development concentrated towards existing rail/ tube stations.

Comments:

- Western parcel is within Trent Park Conservation Area; eastern parcel (Jolly Farmers) is not developable due to SINCR/ flood risk but could provide walking / cycling route towards station.
- Feasibility of delivering very high density close to stations considered to be low due to Conservation Area setting and existing character.



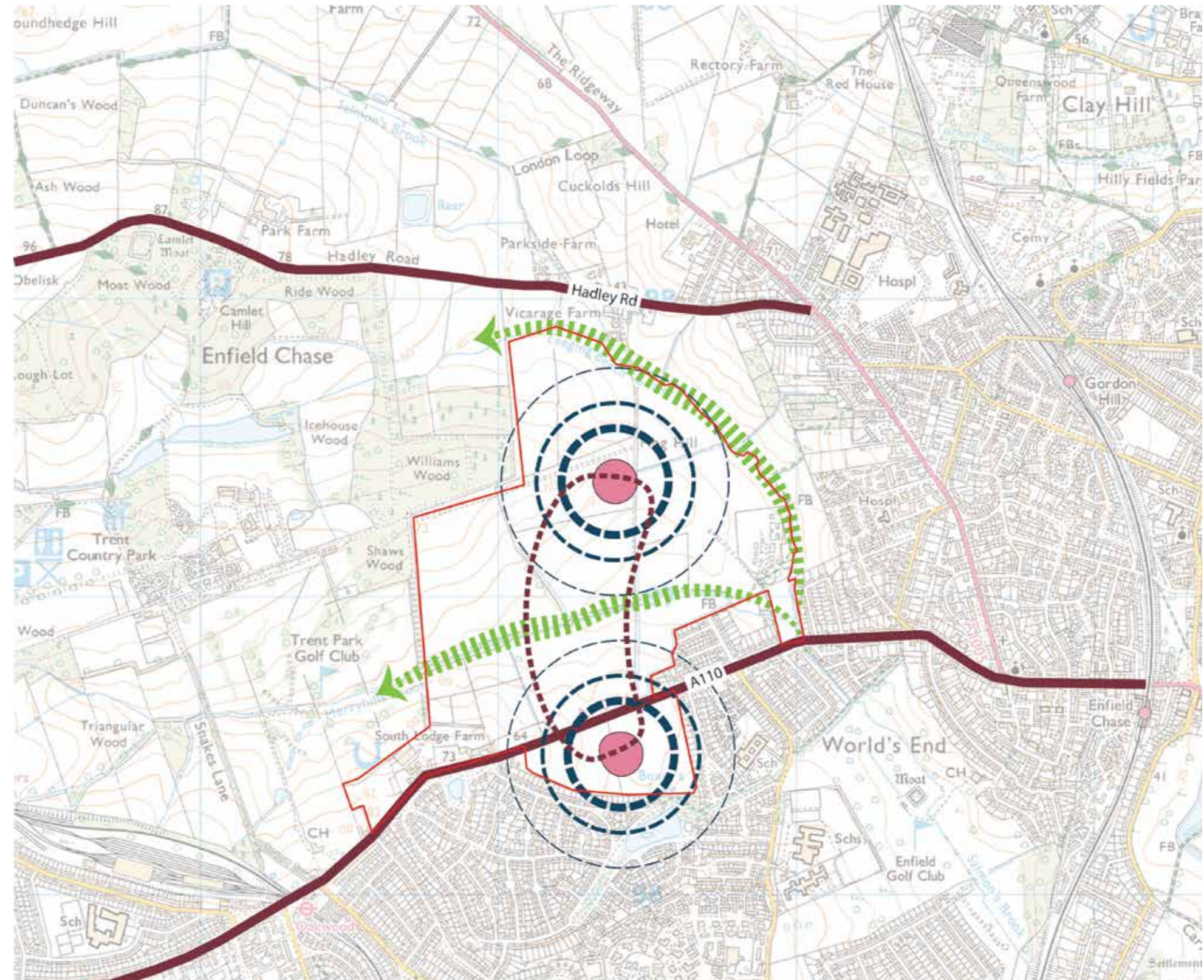
Directions of Growth

Scenario: Internal Focus

- Scenario based on developer led proposals for main parcels.
- New neighbourhood centres / increased densities created in centre of sites to north and south of Enfield Road.
- No connection to Hadley Road

Comments

- Deliverable within the Regulation 18 placemaking boundary
- In line with site promoter proposals
- Lacks a joined up approach to placemaking
- Does not provide public transport connectivity towards Hospital and relies entirely on Enfield Road for vehicle access.
- Character of Enfield Road potentially remains the same, with development set back behind hedge.



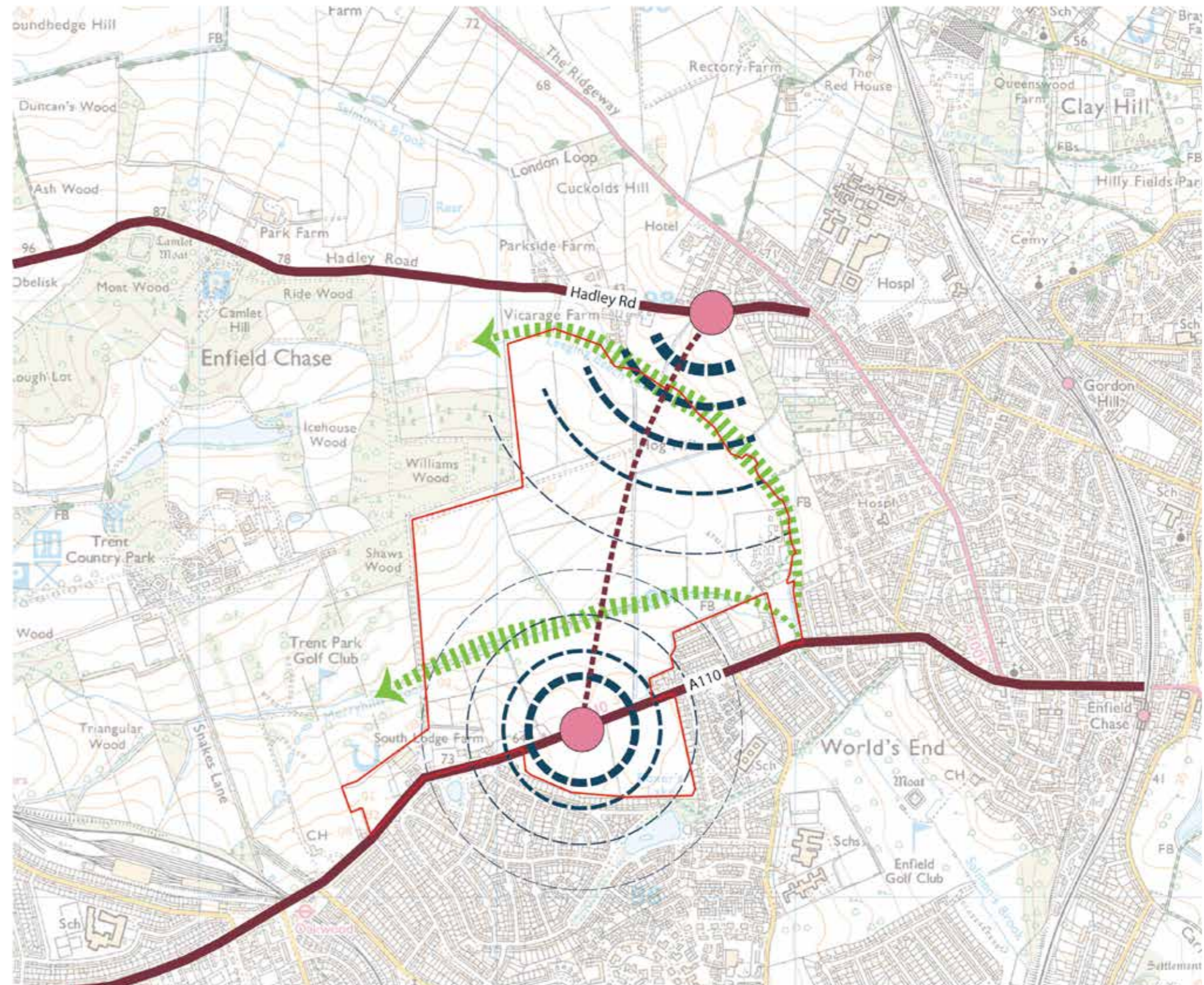
Directions of Growth

Scenario: North-South Focus

- New neighbourhoods / local centres developed on Enfield Road and Hadley Road/north of the site with connecting movement route.
- Densities decrease towards the east and west.

Comments

- Provides a new link between Enfield Road towards Chase Park Hospital, increasing PTALs across the site. However, this may not be deliverable within the first plan period, if phase 1 is located off Enfield Road.
- Requires expansion of placemaking area boundary to Hadley Road, but opens up additional areas east of Salmon's Brook for development.
- Green corridors become internal features of the placemaking area.
- Adjacent residential areas of Hadley Road and Enfield Road are very low density. Sensitivities of creating new centres of much higher density.
- Loss of hedgerow / trees on Enfield Road likely to be necessary to enable change of character.
- Visual impact of extensive development in northern part of the site.



Summary of opportunities and challenges

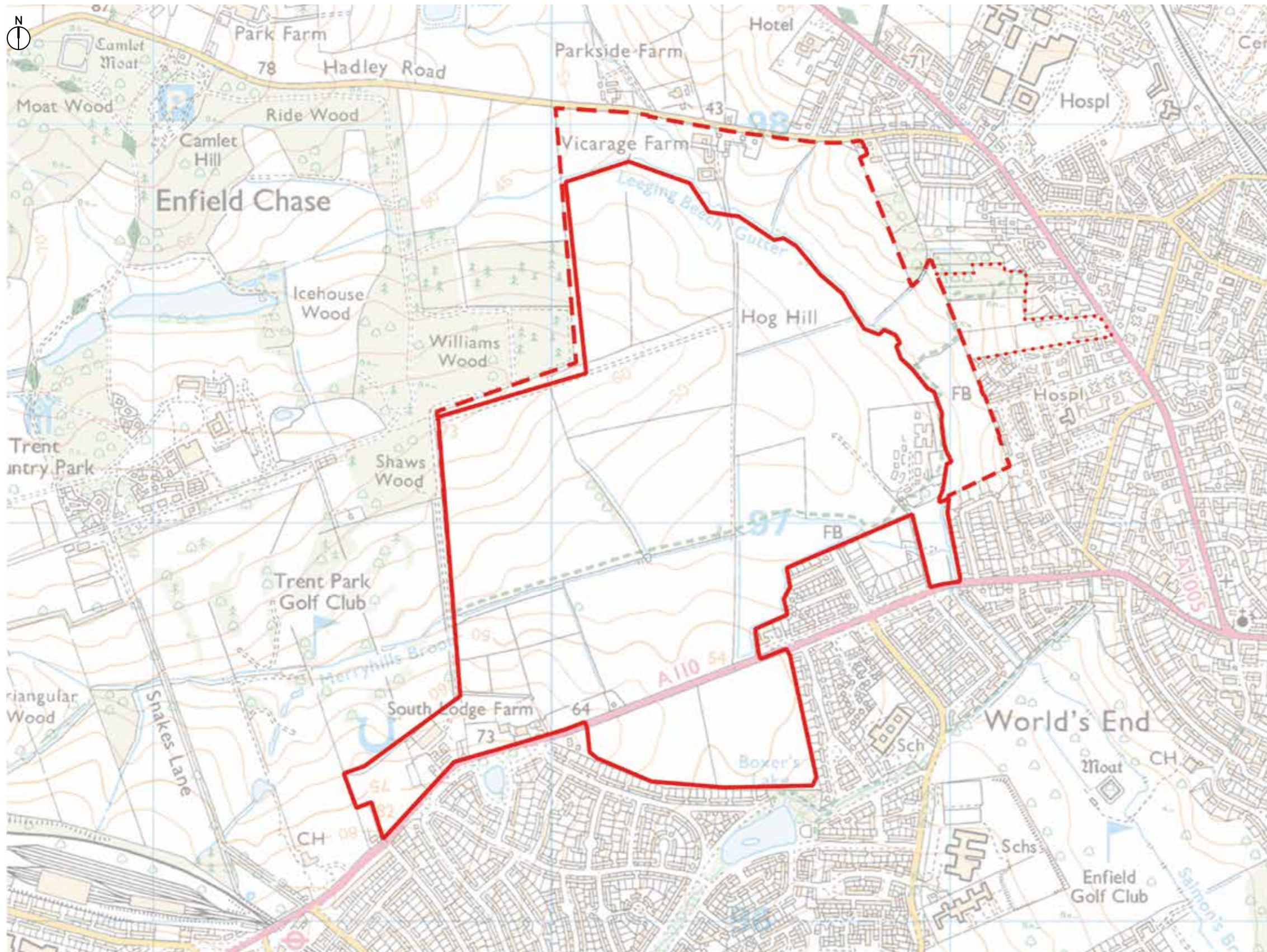
Opportunities:




- Opportunity to consider expansion of placemaking boundary to include constraint-free land to the north and east for movement links, green infrastructure and/or development.
- Placemaking group preference for growth from the edges along A110 and from the north with connecting north-south link connecting towards hospital
- Potential to change character of Enfield Road to place of higher density with urban frontage (need to compensate for loss of hedgerow), and place with distinctive character of its own
- Opportunity to deliver family housing and affordable housing together with necessary community infrastructure.
- Opportunity to define requirements for social infrastructure, GBI %. No set requirements in draft policy.
- Opportunity to incorporate wide green corridors aligned with brooks. Green space officers preference for this to be within the placemaking boundary supports the expansion of the placemaking boundary
- Proposed Rapid Bus Corridor along A110 (not a political priority)
- Opportunity for better cycle routes on A110 corridor
- Opportunity to deliver wider green and blue infrastructure proposals within the site including rewilding and restoration of Salmon's Brook.

Challenges:

- Green Belt Assessment shows harm very high to the west and high to the north east. Strong rationale required for release, and supporting mitigation measures.
- Need for clear justification of densities/housing mix. Different drivers:
 - Need to respond to existing low density character/edges
 - Family housing need - delivery of 3-4 bedroom dwellings driven by London Housing Needs Assessment
 - Need to make efficient use of Green Belt land
 - Viability and commercial objectives of site promoters to be considered to ensure delivery
- GLA seeking 75% sustainable transport modal split for outer London.

Suggested Placemaking Area boundary expansion for Regulation 19 draft Local Plan



-  Regulation 18 placemaking boundary
-  Extended site boundary
-  Boundary including HIC8 and SA29

Rationale for boundary expansion

- Incorporates green and blue infrastructure within the placemaking boundary.
- Assists in enabling sustainable northern and eastern connections and links towards the hospital.

Alan Baxter

Prepared by LG, CC, GSi

Reviewed by CC, SHs

Final issued October 2023

T:\1875\1875-200\12 DTP Data\2323-04 Baseline review\1875-200 Enfield Baseline Sketchbook revF.indd

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