

London Borough of Enfield

**Housing and Economic Land  
Availability Assessment (HELAA)**

April 2023

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# 1. Introduction

- 1.1 This report sets out the Council's Housing and Economic Land Availability Assessment (HELAA). This assessment updates the Strategic Housing and Economic Land Availability Assessment (SHLAA) published in December 2020 and incorporates the latest call for sites which was open from 15 June 2022 to 15 July 2022 as well as new planning permissions granted between 01 April 2020 and 31 March 2022. The assessment also incorporates employment sites and other non-residential uses, drawing on previous and existing work on Employment Land Reviews as well as land promoted for non-residential uses. The HELAA has been prepared from a base date of 31 March 2022 and provides an update on land supply prior to confirmation of the plan's spatial strategy and relevant environmental options assessments.
- 1.2 The assessment is an important source of evidence to inform the Regulation 18 issues and option consultation document<sup>1</sup>. It will be used to support decision-making and does not pre-judge the strategic approach to site selection that the Enfield Local Plan (ELP) will eventually take, nor does it present the final land supply at Regulation 19 stage.
- 1.3 The Enfield HELAA also provides more up to date and locally specific evidence to complement the London Plan Strategic Housing Land Availability Assessment (2017). It is based on the best information reasonably available at the time of writing and using the professional judgement of those involved. The Housing Topic Paper will provide more detail on the latest housing land supply position.

## Purpose of the HELAA

- 1.4 The HELAA is a technical study to determine the quantity and suitability of land potentially available for housing development. The purpose of the HELAA is to identify the future supply of land which is suitable, available and achievable for housing and economic uses over the ELP period.
- 1.5 It is a required part of the evidence base needed for the preparation of a Local Plan<sup>2</sup>. Paragraph 73 of the NPPF requires Local Plans to identify a supply of specific, deliverable sites for years one to five of the plan period (with an additional buffer of 5% or 20%, moved forward from later in the plan period based on the results of the Housing Delivery Test), and specific sites or 'broad locations' for years 6 to 10, and if possible for years 11- 15+ of the plan period.
- 1.6 Critically, the NPPF requires Local Plans to demonstrate adequate supply for a minimum 15 years from adoption as well as a deliverable five year supply. Given that the plan period commences 01 April 2019 to align with the London Plan, and given the timescales set out in the LDS, this requires a plan period stretching to 2041.
- 1.7 The HELAA forms part of the evidence base for the ELP. It provides a factual survey of potential housing and economic sites that will inform how allocated sites are chosen in the ELP. The survey of sites and the criteria used to assess them also informs the calculation of housing supply in the annual Five-Year Housing Land Supply reports (5YHLS).
- 1.8 Enfield's HELAA will inform the following:
- ELP site allocations;
  - Infrastructure planning;
  - Five-Year Housing Land Supply calculations;
  - Housing trajectory; and

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<sup>1</sup> Consultation from 21 June to 13 September 2021

<sup>2</sup> NPPF paragraph 159

- Enfield's Brownfield Land Register.
- 1.9 The HELAA lists and maps sites within Enfield that may have potential for housing development. Most of the sites are submissions from landowners and developers for possible future development potential. **It is important to note that the sites identified in the HELAA are NOT allocated for development.** It is the role of the land availability assessment to provide information on the range of sites which are available to meet need, but it is for the development plan and site selection process itself to determine which of those sites are the most suitable to meet those needs.
- 1.10 The inclusion of sites within the HELAA also does not preclude them from being developed for alternative suitable uses. The exclusion of sites from the HELAA (either because they have not been identified or have been assessed and discounted) does not preclude the possibility of planning consent being granted in the future. The decisions regarding which sites will be allocated will be made in ELP and subject to full public consultation.
- 1.11 Furthermore, where land is found deliverable (or developable) in the HELAA, it does not indicate it should be granted planning permission or will be selected for Local Plan site allocation. The HELAA includes estimates of housing and economic land uses on individual sites. These are not based on detailed designs so should not be assumed as acceptable for the purposes of development management decisions and should not prejudice any decision that may be made on the site at a later date.
- 1.12 The HELAA will form a critical part of the evidence base for the future of ELP. It will be updated on an annual basis as further sites may be submitted after the initial call for sites period has ended.

## Need for the Update

- 1.13 An update to the previous HELAA was needed to:
- Identify new potential sites in the period April 2021-March 2022 (including those that have been granted planning permission);
  - Publish sites submitted to the Council during the most recent 'Call for Sites' held in 2022;
  - Consider economic land alongside housing land for the ELP plan period 2019/20 to 2040/41; and beyond the plan period where necessary;
  - Inform the Regulation 19 draft Enfield Local Plan.
- 1.14 The HELAA will show an indicative land supply for the period to 2040/41.

## Structure of the Report

- 1.15 This report presents the findings of the HELAA and the methodology used to arrive at these findings. The report complies with the Planning Practice Guidance.
- 1.16 Section 3 of this report describes the policy context for the HELAA. Section 4 outlines the methodology used to carry out Enfield's HELAA. Section 5 sets out the key findings. Section 6 sets out the housing trajectory and Section 7 concludes on the capacity of deliverable and developable sites available to meet the Borough's housing requirement.
- 1.17 This report is supplemented by a number of technical appendices which provide detailed data on individual sites.

## 2. Policy Context

### National

- 2.1 The National Planning Policy Framework (NPPF)<sup>3</sup>, states that local planning authorities should prepare a strategic housing land availability assessment to 'identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'.
- 2.2 National Planning Practice Guidance (NPPG)<sup>4</sup> states that the HELAA should:
- identify sites and broad locations with potential for development;
  - assess their development potential; and
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.3 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.
- 2.4 The NPPF states that at the point of adoption of the relevant Local Plan, there should be:
- A supply of specific, deliverable sites for years one to five of the plan period; and
  - Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-19 of the plan.
- 2.5 To be considered developable, sites should be in a suitable location for housing and economic development, and there should be a reasonable prospect that the site will be available for, and could be, viably developed at the point envisaged.

### The London Plan

- 2.6 The London Plan was formally adopted in March 2021. The London Plan housing target is based on the 2017 London Strategic Housing Land Availability Assessment (SHLAA), the London Plan 2021 and the revisions made at the London Plan Examination in Public. Together these calculated a capacity of 1,246 homes per annum for Enfield over the 10-year period 2019/20 to 2028/29.

### Maintaining a Five-Year Supply of Deliverable Sites

- 2.7 The findings of this HELAA should be considered alongside the borough's housing target in order to determine the five-year supply of developable sites. An assessment of the borough's five year housing land supply is published annually as part of annual monitoring and can be viewed at, or downloaded from: <https://new.enfield.gov.uk/services/planning/monitoring/>

### Local Context

- 2.8 The ELP continues to be progressed, this HELAA looks to 2040/41 and aims to identify the additional land for new housing and economic development purposes against identified need. Consultation on the Regulation 18 ELP was completed 2021. The Regulation 18 Issues and options Plan took into account the housing capacity identified through the Mayor's London SHLAA 2017 and the housing need identified in the Enfield Local Housing Need Assessment (LHNA)<sup>5</sup>.
- 2.9 An important role of the HELAA is to enable the assessment of whether there is a five-year supply of deliverable housing and economic land. The NPPF requires a continuous five-year supply of land to be maintained which means that the assessment needs to be updated on an annual basis.

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<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>4</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>5</sup> <https://new.enfield.gov.uk/services/planning/evidence-base/>

- 2.10 This HELAA includes information collected in previous Call for Sites exercises which was open from 5 December 2018 until 28 February 2019 and has informed the Enfield SHLAA, 2020. A further call for small sites was undertaken on 1st February until 26 February 2021, and from 15 June 2022 to 15 July 2022. Information relating to planning permissions granted is correct as of, and up to, 31 March, 2022. Our latest analysis of housing completions include assessment of the homes completed in 2019/20, 2020/21 and 2021/22, i.e. the first three years of the plan period from 2019 to 2041. Housing delivery figures beyond 31 March 2022 are projected at this stage prior to full confirmation of outturn reporting.
- 2.11 The purpose of the HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic uses over the plan period. The HELAA will follow the methodology as set out in national planning guidance.
- 2.12 The HELAA forms part of a wider evidence base. Its role is to be used in conjunction and alongside other evidence, for example, employment land review, strategic flood risk assessments and sequential tests, strategic housing market assessments, area specific regeneration objectives and spatial priorities as set out in the emerging ELP. At the planning application stage, any evidence from the HELAA should be considered alongside all these other factors and information gathered during pre-application discussions.
- 2.13 The assessment is an important source of evidence to inform the ELP Regulation 19 consultation in 2024. It will be used to support decision-making and does not pre-judge the strategic approach that the Enfield Local Plan will eventually take. The HELAA does not allocate land for housing or economic development and does not make policy decisions on which sites should be developed.
- 2.14 Not all the sites identified in the HELAA as being 'developable' for housing or economic uses will necessarily be allocated in the Enfield Local Plan. Some will be needed for other types of development such as burial space; waste management and community facilities and others will be safeguarded as open space.

## 3. The Enfield Strategic Housing and Economic Land Availability Assessment Methodology

### Planning Practice Guidance

3.1 The methodology set out in National Planning Practice Guidance (NPPG) has been followed. The method comprises the following five stages:

- Stage 1 - Identification of sites and broad locations with potential for development
- Stage 2 - Assessing their development potential including site suitability, availability and achievability
- Stage 3 – Assessing potential for windfall sites
- Stage 4 – Reviewing the assessment
- Stage 5 – Assessing the core outputs to inform the evidence base for the Local Plan.

3.2 The Enfield HELAA methodology aligns with the National Planning Practice Guidance (NPPG) methodology and builds upon the work done for the London SHLAA. It breaks the process into five broad stages and summarises these using the flowchart set out in Figure 1 below. We have adopted this broad methodology and the following sections describe how each stage of the Enfield Assessment will be undertaken.

### Divergence from London SHLAA methodology

- 3.3 The Government’s national Planning Practice Guidance advises that Housing and Economic Land Availability Assessment methodology should be followed in preparing a HELAA. It breaks the process into five broad stages and summarises these using the flowchart set out in figure 1. We have adopted this broad methodology and the following sections describe how each stage of the Enfield Assessment has been undertaken. The differences with the planning practice guidance and the London SHLAA methodology are explained below.
- 3.4 Firstly, the London SHLAA study uses a bespoke system which includes assessing housing potential on large sites using a ‘constraints model,’ which “establishes probability based” housing capacity estimates for each site based on the number and severity of planning policy, environmental and delivery constraints affecting it.” This differs from the guidance set out within the PPG.
- 3.5 Secondly, the size threshold in this HELAA varies from the approach taken by the London Plan SHLAA (2017) which estimated capacity on sites above 0.25ha and produced separate, modelled estimates of delivery on smaller sites. Due to the high proportion of small sites that come forward in the borough the LB Enfield SHLAA considered any sites which is greater than 0.05ha or with potential to deliver 5 homes. More detail is provided below under Stage 3: Windfall/small site assessment. For economic development purposes the estimated site capacity was for 0.25ha for industrial / logistics uses or 250sqm for office uses.
- 3.6 The modelled estimates of small site delivery in the London Plan and consequent alterations at the London Plan EIP were based on average annual trends in housing completions were adjusted to take into account the expected impact of planning policy changes in the draft London Plan. Our approach to estimating windfall allowance is set out under Stage 3.
- 3.7 Finally, the primary difference to the planning practice guidance methodology is that the London SHLAA only considered land available to meet housing need and did not consider land available for economic purposes.

### Consultation on the methodology

3.8 The draft SHLAA methodology was consulted on in October 2020. A consultation statement summarising the response received and the amendments made in response to these has been published and is available to view here: <https://new.enfield.gov.uk/services/planning/evidence-base/>. The approach to incorporation and consideration of economic land follows a similar approach with minor variations in respect of the site size threshold used. It also does not consider



Stage 3 (Windfall assessment) as the NPPF and NPPG indicates this is only appropriate for housing sites. It was not considered necessary to revisit the methodology for the purposes of introducing an assessment of economic land availability, as the broad principles remain the same.

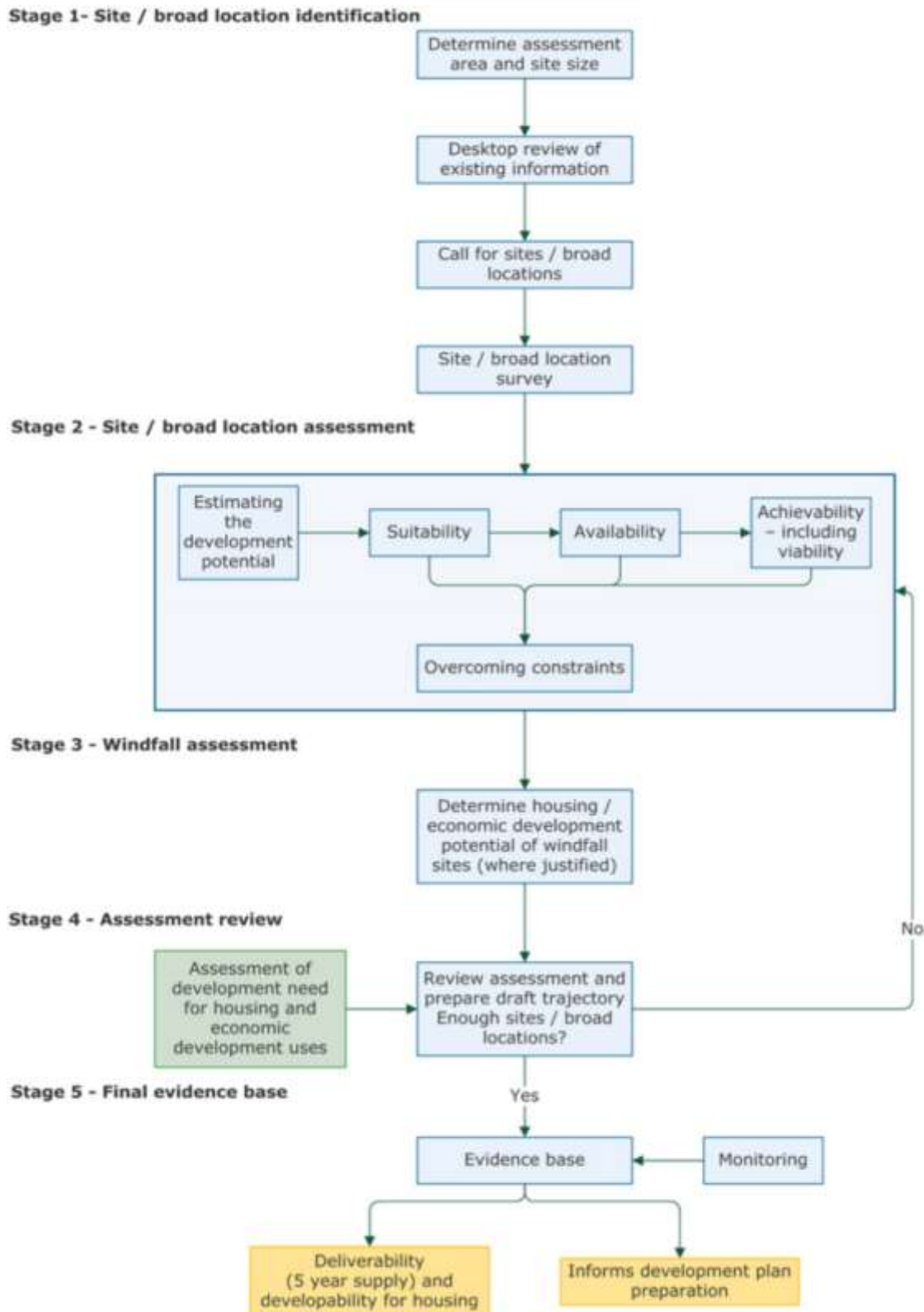


Figure 1 Methodology Flow Chart<sup>6</sup>

<sup>6</sup> Paragraph: 005 Reference ID: 3-005-20190722

# Planning Practice Guidance Methodology Overview

## Stage 1 - Identification of sites and broad locations

### What geographical area does the assessment cover?

- 3.9 The National Planning Practice Guidance (NPPG) advises that the area selected for the assessment should be the plan-making area<sup>7</sup>. It goes on to add that assessment needs to be undertaken and regularly reviewed working with other LPAs in the relevant housing market area (HMA) or functional economic area (FEMA).
- 3.10 The Council's Strategic Housing Market Assessment (2015) indicates that London has always been considered as a single market area although within it there are a range of sub-markets. The data underpinning the SHMA suggests that Enfield can be considered as a single local market area for housing.
- 3.11 Employment Land Reviews<sup>8</sup> are conducted with reference to the Functional Economic Market Area (FEMA), which for Enfield currently consists of an area comprising the following local authorities: Barnet, Brent, Broxbourne, East Herts, Epping Forest, Haringey, Harlow, Hertsmere, Newham, Redbridge, Uttlesford, Waltham Forest and Welwyn Hatfield.<sup>9</sup> Enfield has commenced duty to cooperate discussions with FEMA authorities. In particular, the study identified two authorities with potential or limited potential for 'substitution' in line with Policy E7 of the London Plan. LB Enfield have approached FEMA authorities to explore the potential provision of Enfield's identified employment needs outside the borough boundaries. But these discussions have indicated that this will not be possible. Discussions with authorities will be ongoing through the plan-making process. However, at this stage it is not considered appropriate to assess the availability of economic land beyond the borough boundaries.
- 3.12 Therefore, the HELAA covers the geographical area of Enfield borough.

### What size threshold was considered?

- 3.13 The NPPG states that assessments should consider all sites capable of delivering 5 or more dwellings, however where appropriate, alternative site size thresholds can be considered.
- 3.14 For housing land the HELAA uses a size threshold of 0.05ha or those with potential to deliver 5 homes, on the grounds that they are likely to make an important contribution to overall supply. For extant consents, all schemes including those with 1 or more homes were included.
- 3.15 For economic land a site threshold of 0.25ha for industrial/logistics uses or 250m<sup>2</sup> of floorspace for office uses, was included to reflect the relatively small office market in Enfield primarily dominated by smaller units with over half (58.5%) being under 250sqm in size<sup>10</sup>.
- 3.16 The assessment of the availability of land for economic uses covers those uses within Part B and Parts E(g)(i), E(g)(ii) and E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987, including offices, research and development premises, light and general industry, and places for storage and distribution.

### How were sites identified?

- 3.17 As the purpose of the HELAA is to provide evidence for future plan making, we have taken a proactive approach in identifying as wide a range of sites and broad locations for development, and the NPPG advises that authorities should not just rely on sites already known to them and should seek to identify new opportunities through land availability assessments. In accordance with the national planning practice guidance, assessments have been made of different site sizes

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<sup>7</sup> Paragraph: 006 Reference ID: 3-006-20190722

<sup>8</sup> Enfield Employment Land Review, 2018

<sup>9</sup> Enfield FEMA Study, 2020 <https://new.enfield.gov.uk/services/planning/fema-study-2020-planning.pdf>

<sup>10</sup> Enfield Employment Land Review, 2018

from small-scale sites to opportunities for large-scale developments such as extensions to urban areas and/or villages and new settlements where appropriate.

- 3.18 The National Planning Practice Guidance<sup>11</sup> sets out what types of sites and sources of data should be used. It indicates that plan-makers should consider all available types of sites and sources of data and includes a list of those which might be particularly relevant. The full list of these is set out in Appendix B.
- 3.19 There was inevitably a degree of overlap within and between all sources of supply considered. It was therefore important to ‘cleanse’ the data to ensure that each site has a correct, unique and identifiable site boundary and that no sites are double counted, in part or as a whole. The HELAA does however provide overlapping assessments for a number of different spatial scenarios at key broad locations identified for potential growth, but when counting the overall land supply these options have been discounted and only the individual component capacity assessments tallied. There were also a number of sites where insufficient information was provided in order to assess the sites through the HELAA methodology and it was therefore not possible to include these.
- 3.20 All new sites identified during the relevant monitoring period will be assessed against the methodology. In addition, all sites previously considered, including those that were previously scoped out of the study, will be ‘re-visited’ to ensure that assumptions made were correct and / or that circumstances have not changed in future iterations. As such, any information on new sites which is received outside of this ‘formal’ call for sites period will not be disregarded - the details will be kept on file and reviewed as part of the next update of the HELAA as part of the process of preparing the ELP.
- 3.21 A desktop review of existing information has been carried out by the Council to identify potential sites for development. All the sites identified in both the desktop review and ‘Call for Sites’ have been included a comprehensive list of sites, and information about them recorded in the HELAA database. Table 1 lists sources of potential sites.

*Table 1 Sources of potential sites*

<b>Source of data</b>
Enfield Planning Applications – including extant approved applications, refused applications and those where construction has already commenced on site. This will also include schemes consented under permitted development rights.
The returns from Enfield’s Call for Sites and Call for Small Sites (including additional consultation with relevant LBE stakeholders regarding Council estates with capacity for intensification and Council owned land either surplus or likely to become surplus over Enfield Local Plan period)
Public sector land, including that owned by GLA and TfL, either surplus or likely to become surplus over Enfield Local Plan period, in addition to that identified through the Call for Sites (identified through direct consultation with ‘GLA family’)
Sites with development briefs and/or developer masterplans
London SHLAA 2017
Existing Development Plan Allocations not yet completed
The GLA’s London Development Database (LDD)
Enfield Brownfield Land Register
Sites identified through adopted or emerging Neighbourhood Plans in Enfield

## **Stage 2: Site / Broad location Assessment**

- 3.22 Having collated all sites and broad locations identified from all the various sources outlined above the next step was to undertake an initial sift to exclude sites that are not considered to have any reasonable development potential, having regard to national and local policies and designations. Sites lying wholly within the constraints identified in Table 2 below were excluded.

<sup>11</sup> Paragraph: 011 Reference ID: 3-011-20190722

Table 2: Constraints on basis of which sites to be excluded

<b>Level 1 – Sites to be excluded</b>
<ul style="list-style-type: none"> <li>• Sites within the functional floodplain (Flood Zone 3b)</li> <li>• Special Areas of Conservation (SAC)</li> <li>• Sites of special scientific interest (SSSI)</li> <li>• Special Protection Area (SPA)</li> <li>• Ramsar sites</li> <li>• National Nature Reserves (NNR)</li> <li>• Ancient Woodland</li> <li>• Suitable Alternative Natural Greenspace (SANG)</li> <li>• Grade 1 and 2 agricultural land</li> </ul>

- 3.23 In accordance with the national planning practice guidance<sup>12</sup> sites have been assessed to determine their suitability, availability and achievability within the assessment period (up until 31 March, 2022), including whether the site is economically viable.
- 3.24 The methodology utilises six steps in order to achieve this, as outlined in table 4 below. Further detail on steps of the site assessment are included within Appendix C.

Table 3: Stages of Site Assessment

<b>Step 1: Site Surveys</b> Assemble the key information for each selected site
<b>Step 2: Assessing availability</b> Consideration of factors such as site ownership, developer/owners' intentions etc.
<b>Step 3: Assessing suitability</b> Consideration of primary development constraints, including spatial and environmental indicators.
<b>Step 4: Assessing achievability</b> Consideration of known delivery issues e.g. market costs, etc.
<b>Step 5: Finalising assessment outcome</b> Based on the first 4 steps, summarising the deliverability of the sites and likely timescales
<b>Step 6: Site capacity (where appropriate)</b> Assessing site capacity using up to date evidence or if this is not available, a formula-based approach.

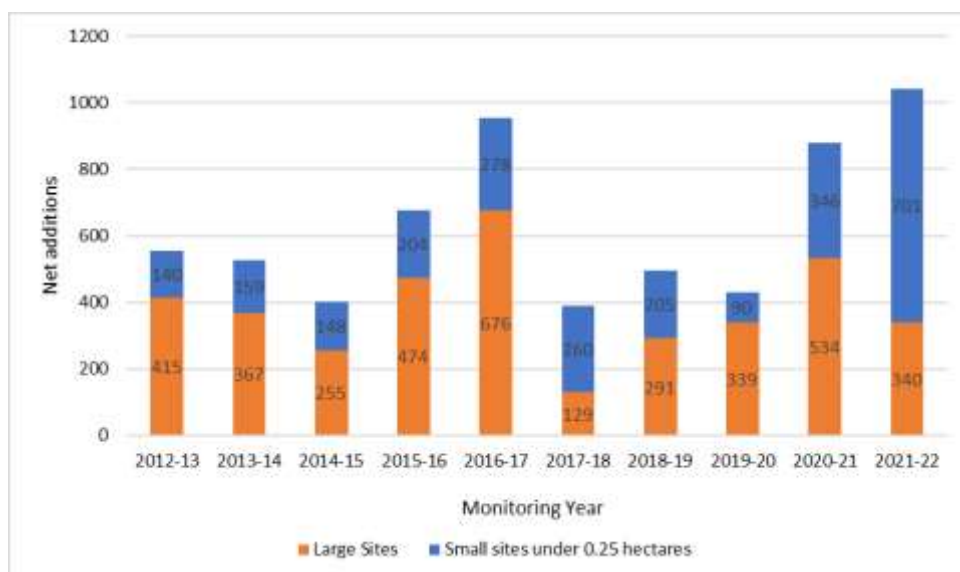
- 3.25 This process led to sites being classified as follows:
- Sites classified as “deliverable” or “developable” may be expected to be developed within the Plan period.
  - Sites classified as “potentially developable” comprise a basket of sites from which some might be deemed developable following further consideration through the local plan process including the site selection process. This analysis does not form part of this HELAA.
  - Sites classified as “not developable within the Plan period” cannot realistically be expected to be developed in the foreseeable future.

<sup>12</sup> Paragraph: 001 Reference ID: 3-001-20190722

### Stage 3: Determining the Windfall/small sites assessment (where justified)

- 3.26 This section summarises the methodology and approach used to estimate projected housing capacity on small windfall sites and sets out the findings of this assessment.
- 3.27 The NPPG<sup>13</sup> states that in HELAAs “Plan-makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. It may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above”.
- 3.28 Paragraph 70 of the NPPF and Planning Practice Guidance<sup>14</sup> also state that ‘windfall’ assumptions for the projected rate of housing delivery on unidentified sites can be included in assessments of potential housing supply in years 6-15, providing there is ‘compelling evidence’ that such sites have consistently become available in the area and will continue to provide a reliable source. Any allowance should be realistic and have regard to both historic windfall delivery rates and expected future trends.
- 3.29 Historically in Enfield, a large proportion of development has come forward from small windfall sites not allocated within Development Plan documents, and this is recognised in the London Plan 2021 via the targets established in Policy H2 for small sites supply. Supply from small sites under 0.25 hectares has been established in the HELAA and via the deep dive performed in AECOM’s Urban Capacity Study 2020.
- 3.30 The most up to date average past trend of annual delivery from sites under 0.25 hectares, running from 2012 to 2022 and includes windfalls under the HELAA threshold of 5 dwellings, is 281 dwellings per annum, making up around 48% of total delivery in the 10 year period, as shown in the figure below. The trend has been fairly steady, although in recent years there has been a significant increase in delivery on small sites, particularly in 2021-22. However, this may in part reflect a change in monitoring methodology that year with the introduction of the GLA’s Planning London Datahub, as well as the impact of the pandemic on monitoring processes and on completions in 2019-20 and 2020-21.

Figure 2: Delivery from small sites under 0.25 hectares, 2012-2022



<sup>13</sup> Paragraph: 009 Reference ID: 3-009-20190722

<sup>14</sup> Paragraph 023 Reference ID: 3-023-20190722

- 3.31 The NPPG<sup>15</sup> states that in HELAAs “Plan-makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. It may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above”. Planning permissions of all sizes including a single unit have also been included in the latest HELAA, including where these may have lapsed or not been decided, to ensure a thorough review of deliverable urban capacity. Urban capacity later in the plan period is accounted for with a small sites allowance benchmarked against the historic trend identified above. This is not a maximum figure and the policies in the plan do encourage small sites to come forward – however, a realistic figure for supply needs to be included in later years of the plan period based on passed trends, in line with the PPG. No lapse rate is required for this figure as it is based on past delivery, but if lapses did occur on small sites at a rate of 5%, more small sites would need to be approved to account for a buffer.
- 3.32 Further evidence around a realistic small sites windfall allowance is included in AECOM and Farrell’s London Plan Small Sites Evidence 2019, using three case study areas. This reviewed both local infrastructure and viability of intensification scenarios and found that changes to policies were unlikely to enable small sites delivery to increase dramatically above the earlier historic trend of 250 dwellings per annum due to these and other market issues and pressures. This provides further evidence against making the full London Plan Policy H2 Small Sites Target of 353 dwellings per annum across the entire plan period.
- 3.33 In terms of completions since 2019/20, the figure above shows there have already been 1,137 completions in the three years to 2022/23 in Enfield. As a result of this significant over delivery of small sites in the first three years of the plan period including as a result of changes in monitoring processes, even with the allowance of 281 dwellings per annum (less identified small sites under 0.25 hectares in the HELAA) for the remaining 7 years to 2029, Enfield will still see delivery of 3,544 homes sites under 0.25 ha in line with LP2021 targets due significant over delivery reported since 2019.
- 3.34 This includes a windfall allowance in years 3-5 of the five year land supply, less identified sites in the HELAA in this period. Together, the HELAA identifies land on small sites for 1,897 homes, and this is subtracted from the windfall allowance in each year to avoid double counting. This approach recognises the methodology developed in the GLA SHLAA 2017 and under Policy H2 of the London Plan, given that not all medium-sized sites can necessarily be identified through traditional site assessments – for example when they result from changes of use, mansard rooftop extensions, or subdivisions of the existing housing stock. The table below sets out the small sites supply across the plan period. The early boost in small sites delivery from sites identified in the HELAA is not considered to continue over the longer term.

Type	Completions	Deliverable (Five year land supply)	Developable	Potentially developable
Period	2019/20 – 2021/22	2022/23-2026/27	2027/28-2031/32	2032/33-2040/41
Sites under 0.25 hectares identified in the HELAA	1,137	702	1,095	0
Windfall allowance (unidentified)	0	235 x 3 = 705	62 x 5 = 310	281 x 9 = 2,529

<sup>15</sup> Paragraph: 009 Reference ID: 3-009-20190722

sites under 0.25 ha)				
Average total per annum	379	281	281	281

Table 4: Small sites supply across ELP Period 2019-2041

- 3.35 Paragraph 70 of the NPPF and Planning Practice Guidance<sup>16</sup> also state that ‘windfall’ assumptions for the projected rate of housing delivery on unidentified sites can be included in assessments of potential housing supply in later years, providing there is ‘compelling evidence’ that such sites have consistently become available in the area and will continue to provide a reliable source. Any allowance should be realistic and have regard to both historic windfall delivery rates and expected future trends. A number of examinations in public have concluded in London that to avoid double counting, sites under 0.25 hectares which are identified in the HELAA can be subtracted or offset against the overall windfall allowance. In the third phase of the plan period which runs from 2032/33 to 2040/41 no sites under 0.25 hectares have been identified. Therefore the full windfall allowance of 281 dwellings per annum is added. In total therefore the windfall allowance added to the housing trajectory across all plan periods is 3,544 plus the 1,897 identified sites, bringing total delivery on small sites to 5,441 homes over 22 years.

<sup>16</sup> Paragraph 023 Reference ID: 3-023-20190722

## Stage 4: Assessment Review

- 3.36 Stage four of the assessment methodology set out in the NPPG includes a review of the development needs of the borough. The assessment forms the basis for considering which sites may be suitable for allocation in the borough in the emerging Local Plan and will provide evidence as to whether the housing and economic needs can be met on the sites available and whether there are likely to be any issues with the delivery phasing of these development types.

### Housing Need

- 3.37 Determining housing need in Enfield is not straight forward due to conflicting requirements of London Plan and National Policies and Guidance. The London Plan 2021 sets out a housing target for the borough of 1,246 homes per annum for Enfield for the 10 years from 2019/20 to 2028/29. This target is based on site capacity assessments. The London Plan does not set targets beyond 2028/29, albeit London's overall housing need was recognised to be circa 66,000 dwellings per annum between 2016 and 2041.
- 3.38 According to National Planning Guidance, Enfield's current assessment of uncapped need based on the latest Standard Methodology, base date April 2023 as set out in the NPPG is 3,505 dwellings per annum. Over a 22-year plan period from 2019 to 2041 this would amount to 77,110 net new dwellings. The Standard Methodology also recommends a 40% cap is applied to housing targets if they were adopted in the previous five years.
- 3.39 Since the publication of the London Plan 2021 established a target to 2029, the estimated capped housing need for Enfield would be 1,744 homes a year or 38,368 over a 22-year period. It is important to note that this cap does not reduce the level of need overall, merely the achievable housing target for a plan. The Government has also made clear through planning practice guidance that the responsibility for setting housing targets in London rests with the Mayor of London. As such, the assessment of need is based on capacity from identified sites post-2029, introducing a degree of circularity into the HELAA.

### Economic Land Need

- 3.40 The Enfield Employment Land Review 2023 study provides a forecast for the demand for economic land as follows:
- Demand for 40,000 sqm of office floorspace up to 2041
  - Demand for 304,000 sqm for industry and logistics up to 2041.
- 3.41 This therefore allows a comparison between the forecast demand and potential supply provided by the HELAA.
- 3.42 For economic land, the total likely development over time was compared to the demand for economic uses set out in the Borough's Employment Land Review Study.

## Stage 5: Final Evidence Base

- 3.43 Stage five of the land availability assessment methodology set out in the planning practice guidance is the production of the final evidence base report including outcome. This report represents Stage 5.
- 3.44 A detailed list of sites was produced, cross-referenced to maps of the site boundaries, with details of the assessment of each site, and projected delivery of housing or economic uses over time and contains the core outputs defined in the NPPG, namely:
- A list of excluded sites with clearly evidenced and justified reasons;
  - A list of all sites or broad locations considered, cross-referenced to their locations on maps;



- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- An assessment of the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
- An indicative housing trajectory of anticipated development and consideration of associated risks.

3.45 The assessment looks to indicate the broad capacity for housing and economic uses across all potential sites and does not allocate particular sites for particular forms of development.

## 4. Study Findings

- 4.1 A total of 2,476 potential sites including site options were assessed as set out in the HELAA methodology. Some sites were submitted by multiple interested parties or promoted for different options for proposed land uses (e.g. housing, employment and mixed use) and have therefore been assessed separately where this was appropriate<sup>17</sup>. Sites can also be submitted for the same use but by different parties (given that land ownership is not a requirement for making a call for sites submission), or submitted with differing proposed site capacities for housing for example.

### Excluded sites

- 4.2 The HELAA has attempted to identify a wide range of possible sites and broad locations for consideration. Sites which have particular policy constraints have been included to test the appropriateness of previously defined constraints.
- 4.3 Before undertaking the full assessment, a data cleanse was undertaken. There were 1,220 discounted sites identified for a range of reasons including where sites were overlapping with other submissions (this was the case for many sites submitted by third parties), were beneath the 0.05ha size threshold, had already been developed and therefore could no longer be considered available, or where adequate information had not been provided (e.g. a red line boundary identifying the site), amongst other factors. They are classed as 'rejected sites' and were not taken into the next stages of the assessment. The full list of these rejected sites is set out in Appendix G.
- 4.4 The 'excluded' sites are currently constrained for housing or economic uses either because of physical or planning policy restrictions, or are otherwise considered unsuitable, unavailable or unachievable. Of the 1,255 remaining sites assessed, stage 1 of the methodology identified 7 sites which were affected by significant constraints (in all instances these were located within Flood Risk Zone 3) and which were therefore excluded from further analysis. The full list of these sites is set out in Appendix H.
- 4.5 A total of 26 were assessed as being 'not developable within the 22 year plan period' (18 proposed for housing/house-led mixed use development and 8 proposed for employment uses). There are a range of reasons for this assessment outcome—some are no longer available/suitable for housing or economic uses based on more recent evidence (this mainly applies to sites from GLA's 2017 SHLAA which carried forward sites from 2013), some were not submitted for consideration for housing or economic development through the call for sites. The full list of these sites is included within Appendix I.
- 4.6 It should be noted that just because a site appears within the excluded sites list this does not preclude it from coming forward in the future if it is considered suitable at that time. For some of the sites, the term "constrained" mainly relates to the sites' current suitability for housing rather than deliverability and there may be some potential for the site to come forward in the future if circumstances were to change. This is especially the case for those sites which would need to be assessed more fully in the context of a strategic review of employment land. Other sites may have potential but are not currently considered available. Some, however, are likely to remain unsuitable, for example if they are significantly affected by Flood Zone 3b or are physically inaccessible.
- 4.7 Of the remaining 1,255 sites assessed further, 1,158 sites were assessed for housing or housing-led mixed use development; 79 sites for employment uses; and 11 sites were assessed for other uses such as nature recovery, leisure, recreation and sporting uses, or burial needs.

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<sup>17</sup> This HELAA is an update to the Enfield SHLAA (2020) and includes reconsideration of all the sites assessed in the SHLAA. Therefore, the number of sites assessed or excluded also include those sites that were assessed as part of SHLAA.

## Recent completions

- 4.8 Table 5 and Figure 3 below provide information on the number of housing completions since 2015/16. This is fully set out within the Authorities Monitoring Report, available at: <https://new.enfield.gov.uk/services/planning/monitoring/>

Table 5: Housing Completions 2015/16 to 2019/20

Year	Completed (Net)	Variance (against housing requirement)
2015/16	660	-99
2016/17	954	156
2017/18	389	-409
2018/19	496	-302
2019/20	429	-817
2020/21	878	-368
2021/22	1041	-205

## Housing Land Supply

- 4.9 The deliverable, developable potentially developable sites within the HELAA are split into different categories depending on their planning status:
- Deliverable (primarily comprising sites under construction (remaining net capacity as at 31 March 2022); and sites with extant residential planning permission as at 31 March 2022); and
  - Developable (including any remaining housing allocations within the Adopted Local Plan without permission; Lapsed and Stalled housing sites with revised capacity estimates; as well as sites submitted through call for sites with no obvious availability, suitability or achievability constraints to overcome); and
  - Potentially developable sites (sites which are subject to issues to be resolved with respect to availability, and therefore cannot currently be deemed suitable – primarily due to planning policy constraints, or those for which further evidence base work is required to demonstrate achievability); and
  - Sites which are not deemed to be developable within the plan period.
- 4.10 All sites and broad locations are placed within one of the above categories and the assessment then determines how many homes are likely to be delivered on each site (if any) and when. This calculation then informs the housing trajectory to determine short- and long-term housing potential across the borough.
- 4.11 Of the 1,158 sites assessed for housing or housing-led mixed use, 418 were assessed as being deliverable, 151 as developable, 188 as potentially developable and 20 sites were classed as being not developable.
- 4.12
- 4.13 Table 6 sets out the potential HELAA housing site capacity up to 2040/41 from the sites considered to be deliverable, developable, or potentially developable.

Table 6: HELAA Housing Supply Summary

<b>Overall Conclusion</b>	<b>Total housing supply 0-5 years (2022/23 -2026/27)</b>	<b>Total housing supply 6-10 years (2027/28-2031/32)</b>	<b>Total housing supply 11-19 years (2032/33 - 2040/41)</b>	<b>Total housing supply in the plan period up to 2040/41</b>	<b>Housing supply beyond 2040/41</b>
<i>Deliverable</i>	5,711	2,327	803	8,841	0
<i>Developable</i>	0	7,213	4,900	12,113	
<i>Potentially developable</i>	0	8,375	13,413	21,178	4,101
<b>Total</b>	5,711	17,915	19,116	42,132	4,101
<b>Total excluding potentially developable</b>	5,711	9,540	5,703	20,954	3,448

## Housing Trajectory

- 4.14 This section of the report provides some information on dwelling completions in recent years and examines the envisaged completion rates up to 2040/41.
- 4.15 Following consultation, the Ministry of Housing and Local Government (MHCLG) introduced a revised standard methodology for calculating local housing need in 2020. Enfield's current assessment of its uncapped local housing need based on this standard methodology is 3,841 dwellings per annum. The Publication London Plan (2021) set a housing requirement for Enfield of 1,246 new homes per year. This requirement represents a significant increase on the previous housing requirement of 395 homes per year set out in Enfield's adopted Core Strategy (2010).
- 4.16 The following section presents Enfield's current five year and post five-year housing land supply trajectory, against the adopted London Plan 2021 target of 1,246 dwellings per annum.
- 4.17 The housing trajectories take account of all sites identified in the housing land supply set out in the HELAA for years 0-5 and beyond and shows the net additional dwellings which are expected over this time period.



Figure 3 Housing Trajectory

4.17 The Housing Trajectory in Figure 3 shows the number of homes identified through the HELAA process over period to 2040/41, including the five-year housing land supply. It also provides information on the number of housing completions between 2019/20, from when the London Plan target applies, and 2021/22, the latest monitoring year for which data is available. It is important to note that this does not represent the final supply of housing to be proposed in the plan, as the final site selection of potentially developable sites, subject to the plan making process, is not considered in this document.

4.18 Compared to past completions, the above trajectory illustrates that there is expected to be an increase in the annual average completion rate over the next five years (2022/23 to 2026/27) with 5,711 net completions over this period (taking account of expected clearance). This equates to an annual average of 1,142 dwellings over this period and reflects the assumed delivery of sites that are either currently under construction or have an extant planning permission, together with other identified sites that are expected to come forward in the short term.

At present the housing trajectory does not provide the required five year land supply when accounting for the Government’s 20% buffer as a result of Enfield Housing Delivery Test result, published in January 2022<sup>18</sup>, nor does it meet the London Plan target of 1,246 homes to 2029 as set out in more detail below. The housing trajectory shown is illustrative only. We expect the delivery of homes to fluctuate on a yearly basis and expect delivery to increase as we start implementing the planning policies once they are applied to housing proposals. The housing trajectory will be refined further, working on conjunction with developers and landowners who are promoting their sites through the call for sites process.

## Adequacy of Housing Provision

4.19 In the table below we assess whether the London Plan housing target (1,246 dwellings per annum to 2028/29) can be achieved through a combination of outstanding planning commitments (i.e. deliverable sites) together with windfall sites and the sites deemed to be ‘developable’. The primary task of the ELP is to meet the London Plan 2021 housing target from 2019 to 2029.

Table 7: Borough Housing Target vs Housing Trajectory

Overall Conclusion	Total housing supply from completions 2019/20,	Total housing supply	Total housing supply 7 and 8 years (to 2028/29)	Total 2019-2029 London Plan Period

<sup>18</sup> The government has recently consulted on removing this buffer requirement.

	2020/21 and 2021/22	0-5 years (2022/23- 2026/27)	London Plan Period)	
<i>Deliverable</i>	N/A	5,711	1,064	6,775
<i>Developable</i>	N/A	0	2,776	2,776
<i>Current small sites windfall allowance</i>	N/A	705	124	829
<b>Total</b>	<b>2,348</b>	<b>5,447</b>	<b>3,965</b>	11,760
Publication London Plan Housing Target	3,738	6,230	2,492	12,460
Shortfall against housing target	-1,390	-783	1,473	-700

4.20 The table above indicates that the current deliverable and developable supply would lead to a minor shortfall of 700 dwellings against the London Plan (2021) housing target. Consequently, in line with the methodology, the following steps could be undertaken to increase the supply:

- Review estimated capacities on 'developable' sites to assess if there is scope for densities to be increased;
- Review assumptions around small sites.
- Run a further call for sites to see if additional sites in the urban area are now available;
- Gather further up to date information on strategic sites in the urban area so these could be considered to form part of the developable supply;
- Review sites currently considered 'potentially developable' with policy constraints e.g. Strategic Industrial Land and Green Belt.

However, there is an additional requirement that the plan must meet: the need to provide a 5 year housing land supply as set out in NPPF 2021 Paragraph 74. As a result of Enfield's Housing Delivery Test Results, LBE are required to provide a 20% buffer to housing supply. The table below summarises the five year supply position, which overlaps with the London plan position described above due to a misalignment in the timescales involved.

Table 8: Five year land supply

<b>Overall Conclusion</b>	<b>Total housing supply 0-5 years (2022/23-2026/27)</b>
<i>Deliverable supply including windfalls in years 3-5 and estimated lapsed</i>	6,416
Publication London Plan Housing Target 2022/23 – 2026/27	6,230
Publication London Plan Housing Target with 20% buffer applied <sup>19</sup>	7,476
Shortfall against housing target	-1,060

## Review of Housing Capacity from ‘Potentially Developable’ sites

4.21

<sup>19</sup> As a result of the housing delivery test results, a 20% buffer is added to the housing target for 0-5 years. However, the housing target for the overall plan period remains the same; the intention of the buffer is to front-load the delivery of housing as a result of historic shortfall.

- 4.22 Table 9 identifies the capacity from the 'potentially developable' sites, including those with significant planning policy constraints, if the identified in-principle constraints could be removed. This shows that there could be 21,788 dwellings delivered on 184 sites within the plan period. These figures show that the theoretical housing capacity from currently constrained sites is significant and includes a large potential capacity of 11,871 dwellings on 54 sites within, or partially within, Green Belt / Metropolitan Open Land, and 3,658 dwellings on 168 sites within Strategic Industrial Land and Locally Significant Industrial Sites.
- 4.23 However this capacity is based only on a broad estimate using an appropriate typology density. For larger strategic sites this is multiplied by the net developable area of the site (60-80% of the total site area depending on site specific circumstances) to account for the necessary associated infrastructure that would be required. If any of these sites were to be developed, the true capacity would likely reflect the fact that not all the land would be developed or be physically suitable for housing, particularly for SIL or Green Belt sites. For particularly large sites where additional social infrastructure may be required it has been assumed that only 70% of the site would be deliverable for housing to account for the delivery of on site infrastructure, including green infrastructure and net gain where appropriate.
- 4.24 Whilst some of the sites may come forward as "windfalls" over future plan periods or further assessment may determine that they could be suitable, most are likely to remain in their current use and/or will continue to be regarded as unsuitable for housing and only a proportion of this capacity will be achieved.



Table 9 Estimated capacity of 'potentially developable' sites including after plan period

Potentially Suitable Site Category	Estimated Housing Capacity	Notes
Total estimated potentially developable supply in the plan period	21,788	A large component of 'potentially developable' sites were submitted by a third party (Enfield Road Watch and CPRE joint submission) where availability is unknown. If availability for these could be determined these could be considered developable. Many others were covered by planning policy constraints. A breakdown of estimated capacity on land covered by planning policy constraints is below.
Total estimated potentially developable sites within Green Belt/Metropolitan Open Land	12,908	
Total estimated potentially developable sites within SIL	4,465	
Total estimated potentially developable sites within Green Belt + SIL	16,816	
Total estimated potentially developable supply without GB/SIL constraints	4,972	This figure is the total estimated capacity of all sites which do not have Green Belt or SIL policy constraints. A large component of 'potentially developable' sites were submitted by a third party (Enfield Road Watch and CPRE joint submission) where availability is unknown. If availability for these could be determined these could be considered developable.

4.25 The housing land supply position set out in the HELAA is indicative. It is based on assumptions made regarding the developable area, capacity, density and constraints of sites using the information available at the time of assessment. This includes information and technical studies submitted by developers and landowners, technical studies by the Council, and any other information considered relevant. When brought forward, the final number, type, and mix of dwellings will be determined through the planning application process.

4.26 Due to the indicative nature of the site supply, the Council has considered whether it would be appropriate to assume that all of the identified HELAA sites will a) come forward, and b) come forward in the anticipated manner over the plan period.

4.27

- 4.28 Table 9 sets out the number of deliverable and developable housing units in each of these categories and places them in five-year time periods, up to 2040/41. The column headed “Total additions 2022/23-2027/28” represents the five-year housing land supply. “Potential” sites included in this are those which have yet to receive permission as of 31 March 2022 but where we are confident, they will be delivered within five years e.g. they have been sold to a developer and/or a planning application has been submitted or is being prepared.
- 4.29 The HELAA identifies 20,362 homes from deliverable and developable sites between 2022/23 and 2040/41. The study also identifies 19,964 homes from ‘potentially developable’ sites in this period.
- 4.30 The assessment of potential housing supply is not a forecast or prediction; it is an assessment based on capacity within identified sites and an allowance for windfall, measured against an annual housing requirement figure over various timeframes.
- 4.31 The assessment of housing capacities for sites has meant that all potential uses for sites have been investigated. The housing capacities for the sites considered suitable for housing or a mix of housing and other uses will inform the council’s inputs to the next London SHLAA.
- 4.32 The findings of the HELAA should be considered alongside the borough’s housing target in order to determine the five-year supply of developable sites. An assessment of the borough’s 5 year housing land supply is published annually as part of annual monitoring and can be viewed at, or downloaded from: <https://new.enfield.gov.uk/services/planning/monitoring/>

## Employment Land Supply

- 4.33 The London Plan has a strong focus on maximising the capacity of designated industrial sites in London to meet economic needs. The assessment of current economic land supply and future demand is derived from the Enfield 2023 Employment Land Review (ELR). The remit of the ELR was to address office, industrial and distribution / warehousing development (Use Classes E(g)(i), E(g)(ii) and E(g)(iii) B2 and B8). Therefore, only these uses are classed as economic development for the purposes of the HELAA.
- 4.34 The London Industrial Land Supply Study 2020 (published 2023) identifies a current total of 458.8ha of Industrial land in Enfield, comprising 317.6ha of occupied ‘core’ industrial land, 131ha of ‘wider’ industrial land, and 10.2ha of vacant industrial land.
- 4.35 The ELR Study provides a forecast demand for economic land to allow comparison between the forecast demand and potential supply provided by the HELAA. Stantec concluded that Enfield requires 270,000sqm of net additional industrial (and warehousing) land up to 2039. This could be expressed as 41ha. This is higher than the 251,505sqm figure identified in the 2021 Regulation 18 Local Plan. For office, the requirement is 35,000 sqm, less than the 37,000sqm figure identified in the 2021 Regulation 18 Local Plan. This broadly aligns with the GLA’s assessments of Enfield’s employment needs set out in the London Industrial Land Demand Study (2017) and London Office Policy Review (2017).
- 4.36 For sites with potential as employment-led site allocations, the indicative capacity has been assessed by either provide a ‘business as usual’ assessment of capacity. However, advice from the GLA suggested that urban sites should be
- 4.37 Two approaches have been used to assess indicative capacity of employment sites. Firstly, a ‘business as usual’ assessment has been undertaken, by applying a plot ratio of 65%, in line with London Plan guidance.<sup>20</sup> This plot ratio reflects average site coverage for industrial uses in outer London.<sup>21</sup> This approach was drawn on to develop site capacities for the Regulation 18 draft Local Plan in 2021.

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<sup>20</sup> London Plan, p. 179.

<sup>21</sup> GLA (2018) ‘Analysis of plot ratios in industrial development in London, 2011-2018, p. 4

- 4.38 However, advice from the GLA suggested that this approach underestimated the capacity of urban sites, in a policy context which supports and promotes intensification. They advised that urban sites should be allocated to viable intensification typologies identified in Enfield's evidence base.
- 4.39 AECOM's Enfield Industrial Intensification Study (2021) profiled several industrial typologies applicable to an Enfield context. This work was further developed by Stantec and Grant Mills Wood in their subsequent Enfield Industrial Intensification Market Deliverability Study (2021) which concluded that four intensification typologies have the potential to be deliverable in Enfield over the plan period.
- 4.40 This work has therefore generated a range of potential capacity assessments – a 'business as usual' assessment based on a 65% plot ratio, and intensification scenarios based on the application of suitable typologies to sites. Further work will be undertaken to establish which approach is most appropriate to each potential site allocation as part of the site selection and allocation process.
- 4.41 A total of 54 sites were assessed for economic uses. 20 sites were identified that had extant consent for employment uses but had yet to be implemented. It is anticipated these will deliver 6,419 sqm of industry/logistics floorspace and a reduction in -2,725 sqm of office floorspace.
- 4.42 The remaining 34 sites were submitted through the borough's Call for Sites. Of these 22 sites in the urban area were identified as having potential for employment use with an employment component, with an estimated capacity of between 78,274sqm and 547,263sqm of floorspace. At present, many of these sites are in existing industrial use with low density or outdated buildings, or in retail use.
- 4.43 A further 12 sites located within the Green Belt were identified as having potential for employment use with an estimated capacity of between 343,890sqm and 962,448sqm of floorspace.
- 4.44 The site selection and allocation process will establish the capacities of those sites to be taken forward to allocation. In total, the potential urban land supply for industry/ logistics is assessed as 78,274sqm and 547,263sqm. The 304,000sqm of forecast demand as identified by the ELR falls within this range.

## 5. Conclusion

- 5.19 The Enfield HELAA has assessed potential sites in the borough and their expected future land use, density and timescale for development. This HELAA report provides a snapshot of the housing and economic land supply position as of 31 March 2022, but does not select sites for development.
- 5.20 Housing and economic land supply is constantly evolving with new sites gaining permission, sites being completed and potential land coming forward. As such, the HELAA will be reviewed typically on an annual basis to capture changes which have taken place since the publication of this report.
- 5.21 The HELAA process also provides an opportunity for stakeholders to be involved in shaping the land supply position. Suggestions for additional sites are welcomed, alongside the provision of additional information on any of the existing sites contained within the HELAA.
- 5.22 Enfield's current assessment of uncapped need based on the latest Standard Methodology set out in the NPPG is 3,841 dwellings per annum. Over a 15-year plan period this would amount to 57,615 net new dwellings. This requirement represents a significant increase on the previous housing target of 798 homes per year set out in the London Plan, 2016 and the current London Plan target of 1,246 homes a year. Whilst the HELAA demonstrates that there is a considerable amount of potential housing land currently available, there will be a need to identify further land if future housing targets are to be met.
- 5.23 A total of 2,479 sites were considered but following a data cleanse to remove duplicate entries and those with insufficient information to assess only 1,258 sites were taken forward for further assessment as set out in the HELAA methodology. Stage 1 of the methodology identified 7 sites which were affected by significant hard constraints and which were therefore excluded from further analysis.
- 5.24 Of the remaining 1,251 non-excluded sites which could be assessed further in Stage 2, 1,160 sites were assessed for housing or housing-led mixed use development; 80 sites for employment uses; and 11 sites were assessed for other uses such as nature recovery, leisure, recreation and sporting uses, or burial needs.

### Housing Land Supply

- 5.25 Of the 1,160 sites assessed for housing or housing-led mixed use, 381 were assessed as having been completed between 2019/20 and 2021/22, 18 were assessed as being not developable within the next 17 years, 418 sites were assessed as being deliverable as defined by the National Planning Policy Framework, 153 as developable, and 186 as potentially developable.
- 5.26 **Table 10** sets out the potential HELAA supply from the 757 sites considered to be either deliverable, developable or potentially developable:

Table 10: HELAA Housing Supply Summary

Overall Conclusion	Total housing supply 0-5 years (2022/23-2026/27)	Total housing supply 6-10 years (2027/28-2031/32)	Total housing supply 11-19 years (2032/33 - 2040/41)	Total housing supply in plan period up to 2040/41	Housing supply beyond 2040/41
<i>Deliverable</i>	5,711	2,327	803	<b>8,841</b>	0
<i>Developable</i>	0	7,213	4,900	<b>12,113</b>	0
<i>Potentially developable</i>	0	8,375	13,413	<b>21,788</b>	4,101

<b>Total</b>	5,711	17,915	19,116	<b>42,741</b>	4,101
<b>Total excluding potentially developable</b>	5,711	9,540	5,703	<b>20,953</b>	0
<b>Current small sites windfall allowance</b>	0	0	0	<b>1,771</b>	N/A
<b>Total including windfalls</b>	<b>5,711</b>	<b>9,540</b>	<b>5,703</b>	<b>22,724</b>	<b>0</b>

## Economic Land Supply

- 5.27 A total of 80 sites were assessed for economic uses.
- 5.28 46 sites were identified that had extant consent for employment uses but had yet to be implemented. It is anticipated these will deliver 6,419 sqm of industry/logistics floorspace and a reduction in -2,725 sqm of office floorspace
- 5.29 The remaining 34 sites were submitted through the borough's Call for Sites. Of these 22 sites in the urban area were identified as having potential for employment use with an employment component, with an estimated capacity of between 78,274sqm and 547,263sqm of floorspace. At present, many of these sites are in existing industrial use with low density or outdated buildings, or in retail use.
- 5.30 A further 12 sites located within the Green Belt were identified as having potential for employment use with an estimated capacity of between 343,890sqm and 962,448sqm of floorspace.
- 5.31 The site selection and allocation process will establish the capacities of those sites to be taken forward to allocation. In total, the potential urban land supply for industry/ logistics is assessed as 78,274sqm and 547,263sqm. The 270,000sqm of forecast demand as identified by the ELR falls within this range.

# Appendices

## Appendix A: Glossary

<b>Achievability</b>	A site which is regarded achievable for development where there is a practical view that housing can be developed on the site at a certain point in time. This is fundamentally a judgement about the economic viability of the site, and the capacity of the developer to complete and sell the housing over a certain period.
<b>Allocation</b>	The council's development plan identifies area of land for development. The allocation will also indicate the Council's preferred use for the land.
<b>Annual Monitoring Report (AMR)</b>	A monitoring report submitted to the Government which reviews progress and the extent to which policies in Local Plan are being successfully implemented.
<b>Availability</b>	A site which is seen as available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.
<b>Brownfield</b>	A land which is or was occupied by a permanent structure, including curtilage of the developed land and any associated fixed surface infrastructure.
<b>Call for Sites</b>	Exercise undertaken by the Council inviting interested parties to submit sites for consideration in the Strategic Housing Land Availability Assessment and the Local Plan.
<b>Community</b>	A 'Community' includes all individuals, groups and organisations that live, work and operate within specific geographic areas.
<b>Community Infrastructure Levy</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Conservation Area</b>	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
<b>Deliverability</b>	A site is considered to be deliverable if it is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within 5 years from the date of adoption of the plan.
<b>Density</b>	A measure illustrating the potential number of dwellings that can be accommodated within a defined area. (Usually measured as the number of dwellings per hectare). See also Gross Density and Net Density.
<b>Developable</b>	A site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be viably developed at a specific point in time.
<b>Development Plan</b>	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>Green Belt</b>	Green Belt is a designation that restricts certain types of development. Its aims and purposes are set out in the NPPF under protecting Green Belt Land. It is an area of open land defined on the Proposals Map, where strict controls on development are applied in order to check the unrestricted sprawl of large built up areas, safeguard the countryside from encroachment, prevent neighbouring towns from merging with one another, preserve the special character of historic towns and assist in urban regeneration.
<b>Gross Density</b>	Applying the total area of a site to the Density measurement, before discounting any land for uses not directly associated with housing.
<b>Housing Trajectory</b>	Report comparing past housing supply performance against future rates of predicted supply.

<b>Local Development Database (LDD)</b>	A joint project between the Mayor and the London boroughs to monitor planning permissions, starts and completions throughout London which began in 2004.
<b>Local Plan</b>	The Local Plan contains a series of local development documents (LDDs) that set out how the borough will change and develop in the future and how its places and environs will be protected and enhanced, these are drawn up by the Local Planning Authority
<b>London Plan</b>	The London Plan is the name given to the Mayor's spatial development strategy for the capital in the United Kingdom and published by the Greater London Authority.
<b>Local Planning Authority</b>	The local authority or council that is empowered by law to exercise planning functions.
<b>Net Density</b>	Measurement of the site's area that will be developed for housing and directly associated uses (i.e. discounting land for shops, major roads, wider open spaces).
<b>National Planning Policy Framework (NPPF)</b>	This sets out the Government's requirements on planning policy for England and how it expects them to be applied.
<b>Permitted Development (or Permitted Development Rights)</b>	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
<b>Scheduled Ancient Monuments</b>	(Class 1 Archaeological Areas) – Archaeological remains which enjoy special protection by virtue of being scheduled under the Ancient Monuments and Archaeological Areas Act 1979.
<b>Special Protection Area (SPA)</b>	Areas which have been identified by the European Commission as being of international importance for certain breeding, feeding, wintering or migration of rare and vulnerable species of bird populations found within the EU countries. They have statutory protection under the EC Directive for the Conservation of Wild Birds 79/409.
<b>Suitability</b>	A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. For sites not allocated for housing in development plans or having the benefit of planning permission for housing, policy restrictions, physical problems or limitations, potential impacts and environmental conditions should be considered.
<b>Windfall Sites</b>	Sites that have not been identified in the local plan process and comprising previously developed sites that have unexpectedly become available.



## Appendix B: LB Enfield sources reviewed in relation to PPG guidance

The NPPG sets out a list of sources that were reviewed<sup>22</sup>.

PPG list of types of site	PPG list of potential data sources	Enfield Strategic Housing Land Availability Assessment – Sources to be reviewed
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans Planning applications records Development Briefs	Sites identified through Neighbourhood Plans in Enfield  Existing Development Plan Allocations not yet completed  Sites with development briefs and/or developer masterplan  The most recent London Strategic Housing Land Availability Assessment (SHLAA) 2017  Sites currently at pre-application stage
Planning Permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completions records	Enfield Planning Applications (1 April 2016 to 31 March 2022)  The GLA's London Development Database  Enfield Annual Monitoring Reports  Enfield Housing Trajectory
Planning applications that have been refused or withdrawn	Planning application records	Enfield Planning Applications (1 April 2016 to 31 March 2022)
Land in the local authority's ownership	Local authority records	The LBE-submitted returns from Enfield's 2019 - 2022 Call for Sites and Call for Small Sites (including additional consultation with LBE Housing and Property regarding Council estates with capacity for intensification and other Council owned land either surplus or likely to become surplus over Plan period)
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as county councils, central government, National Health Service, police, fire services, utilities services, statutory undertakers	Public sector land including that owned by GLA and TfL, either surplus or likely to become surplus over Plan period, in addition to that identified through the Call for Sites (identified through direct communications with 'GLA family')
Sites with permission in principle, and identified brownfield land	Brownfield land registers (parts 1 and 2) National Land Use Database Valuation Office database	Enfield Brownfield Land Register

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/820367/190718\\_paragraph\\_012\\_table\\_PUBLICATION\\_FINAL.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/820367/190718_paragraph_012_table_PUBLICATION_FINAL.pdf)

PPG list of types of site	PPG list of potential data sources	Enfield Strategic Housing Land Availability Assessment – Sources to be reviewed
	Active engagement with sector	<p>Enfield Planning Applications (1 April 2016 to 31 March 2022) which include PiP</p> <p>Call for Sites Submission by Enfield Road Watch and CPRE and their “Space to Build Enfield” report</p>
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g. offices to residential)	<p>Local authority empty property register</p> <p>English Housing Survey</p> <p>National Land Use Database</p> <p>Commercial property databases (eg estate agents and property agents)</p> <p>Valuation Office database</p> <p>Active engagement with sector</p> <p>Brownfield land registers</p>	<p>Sites from all categories can fall into this category:</p> <p>Enfield Planning Applications (1948 to 6 March 2022)</p> <p>The returns from Enfield’s 2019 - 2022 Call for Sites and Call for Small Sites (including additional consultation with relevant LBE stakeholders regarding Council estates with capacity for intensification and Council owned land either surplus or likely to become surplus over Plan period)</p> <p>Public sector land, including that owned by GLA and TfL, either surplus or likely to become surplus over Plan period, in addition to that identified through the Call for Sites (identified through direct consultation with ‘GLA family’)</p> <p>Sites currently at pre-application stage</p> <p>Existing Development Plan Allocations not yet completed</p> <p>Sites with development briefs and/or developer masterplans</p> <p>The most recent London Strategic Housing Land Availability Assessment (SHLAA) 2017</p> <p>Call for Sites Submission by Enfield Road Watch and CPRE and their “Space to Build Enfield” report</p> <p>The GLA’s London Development Database</p> <p>Enfield Annual Monitoring Reports</p> <p>Enfield Housing Trajectory</p> <p>Enfield Brownfield Land Register</p> <p>Sites identified through Neighbourhood Plans in Enfield</p>

<b>PPG list of types of site</b>	<b>PPG list of potential data sources</b>	<b>Enfield Strategic Housing Land Availability Assessment – Sources to be reviewed</b>
Additional opportunities for un-established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys	Sites from all categories can fall into this category (see above)
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector	N/A as this study considers only land for housing; the PPG includes methodology for housing and economic land assessment together
Sites in rural locations	Local and neighbourhood plans Planning applications Ordnance Survey maps Aerial photography Site surveys	<p>Sites identified through Neighbourhood Plans in Enfield</p> <p>The returns from Enfield’s 2019 - 2021 Call for Sites and Call for Small Sites (including additional consultation with LBE Housing and Property regarding Council estates with capacity for intensification and Council owned land either surplus or likely to become surplus over Plan period)</p> <p>Planning applications 2016-2021</p> <p>Call for Sites Submission by Enfield Road Watch and CPRE and their “Space to Build Enfield” report</p>

## Appendix C: Detailed methodology for steps 1-6 of site assessment (Stage 2)

### Step 1: Site Surveys

The site surveys involved both a desk-based assessment and where appropriate, site assessment by officers. The surveys include collecting and assigning information relevant to each site including:

- Site size and address
- Site boundary including assessment of site overlaps
- Ward
- Whether there are any planning permissions / consents on the site or development progress (e.g. ground works completed, number of units started, number of units completed)
- Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development
- Whether there are any lapsed consents
- Current land use and character of surrounding area (bad neighbour impacts)
- Owner intentions (including through discussion with relevant stakeholders where required);
- Potential physical constraints, environmental constraints, access/highways and access to local services
- Planning policy constraints  
The identification of policy or highways constraints present on a site will not result in any such sites being excluded from assessment but will be noted and used in the determination of their development timeframes.

All sites identified for inclusion in the HELAA were mapped and information about them recorded in the sites database.

### Step 2: Assessing availability

This step assessed every site and determined whether they are available for development now or if it can reasonably be expected for them to become available during the Plan period. To establish whether a site is 'available', guidance in the NPPG<sup>23</sup> was followed. It states that a site is considered available for development, when, on the best information available (confirmed by the 'Call for Sites' and information from land owners), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. The existence of a planning permission does not necessarily mean that the site is available. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Previous planning history may also be taken into account, for example the site may have a history of unimplemented permissions. 6 The following site statuses, where the site was not completed or superseded by a completed site, are considered to demonstrate evidence of availability, sufficient for them to be counted in the study:

- Sites submitted for planning application, prior approval, or pre-application in the last 5 years;

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<sup>23</sup> Paragraph: 019 Reference ID: 3-019-20190722

- Sites submitted to the London SHLAA Call for Sites;
- Sites submitted to the Council's Call for Sites exercise by either a) a landowner or site promoter, or b) by a third party with evidence of availability from a landowner or site promoter;
- Publicly-owned land identified in consultation with the Council or the GLA family as likely to be available for development within the plan period; and
- Sites for which a Development Brief or Developer Masterplan has been drafted.

Where sites were submitted or suggested for assessment by a third party that is not the owner, developer or site promoter the study has aimed to establish such sites' availability by further investigation and evidence gathering whilst having regard to the government guidance's on taking a thorough but proportionate approach. These were sites that were either included as part of the call for sites exercise or included as part of London SHLAA 2017 where the availability was not assessed.

The assessment of each site has been classified into the categories set out in the table below.

<b>Available</b>	Sites where confirmation of availability within the next 19 years has been received from the landowner and there are no known legal issues or ownership problems.
<b>Potentially available</b>	Sites where the landowner or a third party with an interest has promoted the land but confirmation has not been received from the landowner that the land will be available within the next 19 years. In particular, this might include land which is in multiple ownerships and may have site assembly issues, and land which accommodates an existing use which would require re-location but arrangements are not in place to achieve this.
<b>Availability unknown</b>	Sites where the landowner has not expressed an interest in promoting the site; or landownership remains unknown following investigations; or the landowner has expressed an interest in promoting the site in the past but has not responded to subsequent enquiries for a period no shorter than three years; or the land is subject to legal issues upon which further information is required before a robust decision can be made on availability.
<b>Not available</b>	Sites where the landowner has confirmed that the land is not available for development in the next 19 years or the land is subject to known legal issues which are unlikely to be overcome within the next 19 years.

The availability has been recorded in the assessment in terms of the timescale in which a proposal can come forward. The assessment of availability will assist in determining whether a suitable and achievable site can come forward within the first five years.

### Step 3: Assessing suitability

The NPPG indicates that a site/broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated<sup>24</sup>.

Having collated all sites identified from all the various sources an initial sift has been undertaken to exclude sites that are not considered to have any reasonable development potential, having regard to national and local policies and designations. This step represents a high-level analysis of available sites' suitability in planning terms for housing via the use of the geographic information systems (GIS). The first factors that will be assessed are general suitability factors such as planning policy and physical site constraints. The following general approach was taken in assessing suitability in relation to key issues:

<sup>24</sup> Paragraph: 018 Reference ID: 3-018-20190722

- Location: Sites have been generally deemed 'suitable' with regard to this factor where they are located within areas that already have appropriate infrastructure and a suitable range of services, community and other facilities, and where the site is in conformity with the spatial strategy of the adopted development plan. Sites will generally be deemed 'potentially suitable' where appropriate infrastructure and a range of services, community and other facilities could be provided to support the development, and where the site is in conformity with the spatial strategy in the emerging development plan. Exceptions might occur for sites which are previously developed or where there are specific industrial requirements.
- Green Belt/MOL: Sites where the Green Belt and Metropolitan Open Land assessment suggests land makes a lower contribution to the purposes of Green Belt have been generally be deemed '*potentially suitable*' with regards to this factor. Sites where analysis suggests the land makes an important contribution to the purposes of Green Belt will generally be deemed 'unsuitable'. (Exceptions might occur for sites which are previously developed, where there are specific industrial requirements, where development would support community aspirations or where there are specific sustainability benefits.)
- Employment: Sites proposed for housing uses in employment use but not designated for such uses have been generally deemed 'suitable' for redevelopment to provide improved employment premises or potentially to provide alternative uses such as housing, subject to other considerations. Sites which are designated for employment use have generally been deemed 'unsuitable' for alternative uses.
- Public Open Space: Sites which are designated or recognised public open spaces have generally been deemed 'unsuitable' for development. Exceptions could occur for sites where arrangements are in place to make alternative public open space provision, where development would fund improvements to the quality of the public open space, where the development is linked to the use of the area as public open space. Where relevant, sites which are currently designated or recognised public open spaces but emerging evidence and policy suggest the site is no longer required will generally be deemed potentially suitable for alternative uses.
- Local Green Space: Sites which are designated Local Green Space have generally been deemed unsuitable for development. Exceptions could occur for sites where development would fund improvements to the quality of the space, or where the development is linked to the use of the space.
- Scheduled Monuments: Sites which contain designated Scheduled Monuments and require demolition of this have been deemed unsuitable for development. Exceptions might occur for sites where development is linked to the benefit of the historic site.
- Historic Parks and Gardens: Sites which are within registered historic parks and gardens have generally been deemed unsuitable for development. Exceptions might occur for sites which are previously developed or where development is linked to the use of the area.
- Agricultural land: Sites which do not comprise best and most versatile agricultural land have generally been deemed suitable with regards to this factor. Sites which comprise best and most versatile agricultural land will generally be deemed unsuitable. Exceptions might occur for sites where there are specific industrial requirements, where development would support community aspirations or where there are specific sustainability benefits. There is very little Grade 1 or 2 agricultural land within the borough. However, Grade 3a agricultural land is considered to constitute 'the best and most versatile agricultural land'. Where evidence of whether sites are located within 3a or 3b is not available, further evidence will be requested from the landowner/agent in future iterations of the SHLAA if the land might be considered for development.
- Other considerations: Further suitability considerations are set out in the list below; though this is not exhaustive.

The sites have been assessed against the environmental criteria and categorised into different levels according to their level of planning constraints. The constraints set out in the table below have been carefully considered. Development within such locations could still be suitable depending on the size

of the site and the extent to which the constraint covers a site and its potential impact. Where a site is partially covered by Level 1 constraints capacity has been estimated on the remaining portion. For sites partially covered by Level 2 constraints capacity has been estimated for their entirety, as these sites will only be considered 'potentially suitable' and further work would need to be undertaken to assess whether there is a need to review policy designations. These constraints are likely to have an impact on the capacity of a site (e.g. affect design and layout) and the timing of when development may take place.

<b><i>Level 1 – Sites to be excluded</i></b>	<b><i>Level 2 – Sites with policy constraints to be considered</i></b>
<ul style="list-style-type: none"> <li>• Grade 1 and 2 agricultural land</li> <li>• Sites of Special Scientific Interest (SSSI)</li> <li>• Special Areas of Conservation (SAC)</li> <li>• Ramsar sites</li> <li>• Ancient Woodland</li> <li>• National Nature Reserves (NNR)</li> <li>• Special Protection Area (SPA)</li> <li>• Suitable Alternative Natural Greenspace (SANG)</li> <li>• Cemeteries</li> <li>• Common land</li> <li>• Flood Risk Zone 3</li> </ul>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Metropolitan Open Land</li> <li>• Strategic Industrial Land</li> <li>• Locally Significant Industrial Sites</li> <li>• Flood Risk Zone 2</li> <li>• Lee Valley Regional Park</li> <li>• Scheduled Ancient Monuments</li> <li>• Historic Parks and Gardens</li> <li>• Contaminated land where mitigation would not be possible</li> <li>• Local Open Space</li> <li>• Allotments</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Grade 3a agricultural land</li> <li>• Notified Safety Zones (gas, aerodromes etc)</li> </ul>

The assessment of each site has been classified into the categories set out in the table below. The assessment of suitability is indicative only and does not prejudice assessments made through the Local Plan or planning application processes.

<b>Suitable</b>	The site offers a suitable location for development and there are no known constraints which significantly inhibit development for the defined use
<b>Potentially suitable</b>	The site offers a potentially suitable location for development but is subject to a policy designation which inhibits development for the defined use. The development plan process will determine the future suitability for the defined use
<b>Suitability unknown</b>	The site requires further assessment before a robust decision can be made on its suitability for being developed for the defined use
<b>Unsuitable</b>	The site does not offer a suitable location for being developed for the defined use or there are known constraints which significantly inhibit development. The site is unlikely to be found suitable.

#### **Step 4: Assessing achievability**

This step assessed all the available and suitable sites' viability. To establish whether a site is 'achievable' guidance in the NPPG was followed which states that a site is considered achievable for

development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time<sup>25</sup>. This is essentially a judgement about the economic and viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Given the importance of a site's suitability and availability to the assessment of achievability, the Council will ordinarily only undertake an assessment of sites which have been assessed as suitable or potentially suitable, or available or potentially available.

It is considered impractical to do detailed viability assessments of all sites and broad locations. A more general assessment approach has therefore been undertaken. The Council has drawn on generic viability information, such as that which has been used to inform the Community Infrastructure Levy, as well as considering whether sites of a similar nature in a similar area have been recently delivered together with a range of factors including:

Site factors:

- Availability of access;
- Agreements regarding necessary third-party land or property.

Market factors:

- Adjacent uses;
- Economic viability of existing, proposed and alternative uses in terms of land values;
- Attractiveness of the locality;
- Level of potential market demand.

Cost factors:

- Site preparation costs relating to any physical constraints;
- Abnormal works costs;
- Strategic infrastructure costs;
- Prospect of funding or investment to address identified constraints or assist development.

Delivery factors:

- Phasing / realistic build out rates;
- Single developer or several developers offering different housing product;
- Size and capacity of the developer.

The assessment of each site has been classified into the categories set out in the table below.

<b>Achievable</b>	There is a reasonable prospect that the site will be developed for the defined use within the next 19 years
<b>Potentially achievable</b>	The achievability of the site is inhibited by an external factor where the timing of resolution is unknown. The delivery of the resolution will determine the future achievability of the site.
<b>Achievability unknown</b>	The site is subject to issues upon which further information is required before a robust decision can be made on achievability
<b>Unachievable</b>	There is no reasonable prospect that the site will be developed for the defined use within the next 19 years

<sup>25</sup> Paragraph: 020 Reference ID: 3-020-20190722



## Step 5: Finalising assessment outcome

This step comprised summarising the environmental, availability and achievability assessment of the sites. Sites with no clear reasons as to why the site could not be developed are identified as such. Once the suitability, availability and achievability of sites have been assessed, and any constraints identified, the likely timescale and rate of development for each site has been assessed. This will be continuously updated throughout the Local Plan Review process, with advice being sought from developers on likely timetables, progress made, and any further constraints which may arise.

For sites in the HELAA that are considered to have development potential, a judgement has been made on when they are likely to be capable of being delivered. In accordance with landowner intentions or other identified site-specific matters which may affect the timescales by which sites can come forward, the likely phasing of deliverable sites is taken into account. Information on sites' suitability, availability and achievability has been used to make a judgement on when sites are likely to be brought forward.

It is proposed that information on indicative lead in times and build out rates will be gathered from a range of sources, including knowledge of recent development sites in the borough, information provided by developers and landowners and engagement with stakeholders.

For sites where specific information was not available the following assumptions on lead in time to first completions have been used:

- +0 months for sites where works on site have commenced;
- +24 months for sites with a current full planning permission;
- +30 months for sites with prior approval for development and "hybrid" permission; and,
- +36 months for sites with a current outline planning permission.

The assessment of each site has been classified into the categories set out in the table below.

- Sites classified as "deliverable" or "developable" may be expected to be developed within the next 19 years.
- Sites classified as "potentially developable" comprise a basket of sites from which some might be deemed developable following further consideration through the local plan process.
- Sites classified as "not developable" within the next 19 years cannot realistically be expected to be developed in the foreseeable future.

<b>Deliverable (years 1-5)</b>	The site is available for development, offers a suitable location for the defined use, and is achievable with a realistic prospect that the defined use will be delivered on the site within 5 years.
<b>Developable (years 6-10, 11-19)</b>	The site is a suitable location for defined use and there is a reasonable prospect that the site is available and could be viably developed in years 6-10 or 11-19
<b>Potentially developable</b>	The site has been identified as potentially suitable and/or potentially available. Whether the site becomes developable will depend on further assessment through the plan making process, e.g. whether circumstances support the amendment or removal of existing designations, and further investigations into its availability
<b>Not developable within the next 19 years</b>	Those sites assessed as having significant policy and/or environmental constraints that means that the site is unlikely to be become suitable in the next 19 years. Those sites assessed as being unlikely to become available in the next 19 years. Those sites assessed as having no reasonable prospect of becoming achievable in the next 19 years

## Step 6: Site capacity

Following Step 5, site capacities for all suitable and potentially suitable sites have been determined. This step involved identifying a site capacity for each site. As an overarching principle, sites aimed to make the best use of land. Every site has its own characteristics and specific set of circumstances that may influence the net developable area and density.

### Estimating Housing Capacity

For the vast majority of housing sites, this has been done through a design typology case study approach. Design typology case studies will be applied to all sites under a certain size threshold, the rationale for this approach is discussed below.

A set of locally specific and appropriate design case studies has been developed based on local considerations. Each suitable site has then been assigned the most appropriate, relevant design typology depending on its own context and characteristics. Assignment of a design case study for each suitable and available site then enables its capacity to be estimated. This approach has been successfully defended at examination previously.

The design case studies have set reasonable, Enfield-specific assumptions about the potential capacity of sites in view of the regional and local policy and evidence context. This has taken a design-led approach, taking into account a wide number of important factors, including, but not limited to:

- Appropriate building heights;
- Infrastructure capacity, including provision of blue green infrastructure requirements;
- Development viability;
- Climate change, nature recovery and biodiversity requirements;
- Provision of car parking;
- Piccadilly Line upgrades and other planned improvements to public transport accessibility;
- Environmental considerations; and
- Design and heritage considerations (having appropriate regard to conservation areas and listed buildings).

The following table sets out the broad typologies for which case studies have been collated. More detailed information on the specific case studies within each typology, the density, dwelling mix, parking ratio, building heights and PTAL are included within Appendix C.

Typology	Sub-category
<b>House</b>	
A house is an individual dwelling that stands within its own plot, functioning independently of adjacent dwellings with no dwelling above or below it. Suitable opportunities for the use of a single house may be infill within a street setting or the curtilage of an existing house, or on a vacant or underused backland site.	Single storey
	Detached
	Semi-detached
<b>Cluster</b>	
A cluster is a small collection of houses that form an ensemble on a single site. This could range in form from a homogeneous block to a series of individual, related buildings, e.g. detached,	

semi-detached or stacked maisonettes. Clusters optimise site capacity by responding to site constraints and the character of the immediate context. Clusters efficiently share features, e.g. cores, utilities, parking, refuse storage and gardens.	
<b>Terrace</b>	
A terrace is a row of individual homes, producing a collective urban order due to their repetition, continuous street frontage and uniform appearance. Sub-types include those linked by a carport, townhouses or rows of mews houses. Terraced houses commonly have private gardens or courtyards, increasing their suitability for family housing. Terraced houses are separated by party walls and have their own private access from the street.	Mews (single aspect)
	Mews (dual aspect)
	Townhouses
<b>Linear block</b>	
Linear blocks allow a similar relationship to the street as terraces, but offer higher densities by accommodating multiple dwellings in a vertical stack. Commonly, linear blocks comprise maisonettes at ground and first floors, with additional maisonettes or lateral apartments at upper floors. This enables homes on lower floors to have individual entrances on the street. Upper level homes may be paired around a lift or stair core, or accessed from a short corridor or external gallery.	Perimeter block (podium)
	Perimeter block (no podium)
	Mansion block
	Courtyard
<b>Villa block</b>	
The villa block is characterised by a central core and efficient circulation arrangement, typically with three to five dwellings per floor, per core. This enables habitable rooms to have views in multiple directions. Villa blocks provide an alternative to the terrace or linear block where the fronts and backs of dwellings conform to social and functional conventions about public access and private retreat. This makes the villa block ideal for use as a standalone building.	
<b>Tower</b>	
A tower is defined as being ten storeys or more. As with the villa block, the tower is characterised by a central core and efficient circulation arrangement, usually with four to five dwellings per floor, allowing habitable rooms to have views in multiple directions.	

The aim of the capacity assessment is to provide a reasonable capacity estimate assessment in-principle, of sites that are suitable or potentially suitable, available and achievable for residential development. In this sense, the design case studies should be thought of as a guide to the available development potential rather than having any planning status of their own. Most sites being assessed are in private ownership. Therefore, the exact form, density and massing of the development that may eventually come forward will most likely be a product more of the planning application and determination process rather than of the capacity exercise.

A slightly different approach has been adopted for larger sites which are known to be coming forward. Design case studies become less meaningful over a certain site size. For these larger sites, use has been made of, previous design or masterplan work, site promoter estimates (unless they are clearly not compliant with policy), and/or capacities already specified for the London SHLAA, or exemplars based on existing or proposed development in a comparable context. While we recognise that the London SHLAA sites' capacity was determined by the GLA in line with the adopted London Plan Density Matrix and PTAL, and that this density matrix is no longer part of the new Draft London Plan, the principles of the density matrix and PTAL nevertheless remain at least a reliable starting point to

determining indicative density. In addition, when determining densities and capacities, an approach that has previously been approved at Examination by a planning inspector carries significant weight, and this applies to the London SHLAA approach, which has been tested not only through multiple London borough plans but also at the London Plan Examinations.

The approach taken to estimating capacity for each site is clearly documented within the assessment in Appendix D.

On the largest sites (generally sites over 10-15 hectares) there is also a need to reflect the additional land-take required for non-residential development including on-site infrastructure such as schools, employment and larger open space. Experience suggests that it would be appropriate and reasonable to apply net densities (which can differ significantly from gross densities on the same site), having regard to the local context, including recent similar developments or implemented planning applications. In the majority of cases this assumes 80% of the site as developable for housing, with the remainder required for infrastructure such as roads and utilities safeguarding buffers as well as social infrastructure such as open space and schools. Further iterative testing will take place, particularly on those sites considered for inclusion in the plan as strategic site allocations. The potential capacity of these may therefore vary considerably in order to accommodate on-site infrastructure requirements in line with the Infrastructure Capacity Assessment.

The output from this step is an interim residential capacity figure across all suitable or potentially suitable identified sites that have evidence of current availability.

### **Estimating Economic Land Capacity**

For the vast majority of sites with potential as new industrial locations, the indicative capacity has been assessed by applying a plot ratio of 65%, in line with Publication London Plan guidance<sup>26</sup>.

A more tailored approach has been followed for sites where existing activities which need to be re-provided as part of a redevelopment scheme or for mixed-use sites. In these cases, the floorspace figure has discounted re-provided floorspace.

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<sup>26</sup> The Publication London Plan defines floorspace capacity as ‘the potential industrial and warehousing floorspace that could be accommodated on site at a 65 per cent plot ratio.’

## Appendix D: Detailed Housing Typology Density Case Studies

Case study project name	Case study Typology	Case study Subtype	Site size (Ha)	Dwellings	Net density (dwellings/ha)	Max stores	% Market	% Affordable
Horsted Park (Phase 1)	House	Semi-detached	4.1	154	38	3	75	25
House 4	House	Detached	0.022	1	46	2	100	
North Street	House	Semi-detached	0.16	14	88	2.5	0	100
Hidden House	House	Single-storey	0.0096	1	104	1	100	
Hedge Hill	Clustered Terrace	Mews	0.07	3	43	1	100	0
Essex Mews	Clustered Terrace	Mews	0.07	3	43	3	100	0
Ordnance Road	Linear Terrace	Townhouses	0.196	15	77	3		100
Perry Mead	Linear Terrace	Townhouses	0.089	4	45	3	100	
Marmalade Lane	Linear Terrace	Townhouses	0.87	42	48	3	95	5
Goldsmith Street	Linear Terrace	Townhouses	1.28	106	83	3		100
South Chase Lot 3	Linear Terrace	Dual Aspect Mews	0.44	29	66	3	65	35
Timekeepers Square	Linear Terrace	Townhouses	0.538	36	67	3	100	0
Ordnance Mews	Linear Terrace	Single Aspect Mews	0.026	3	115	3	0	100
Hammond Court	Linear block	Perimetre block no podium	0.35	43	123	5	49	51
Trafalgar Place	Linear block	Perimetre block with podium	1	235	235	10	75	25
Ryle Yard	Linear block	Perimetre block no podium	0.45	73	162	5	0	100
Buckleuh House	Linear block	Mansion block	0.59	107	181	6	36	64
Brentford Lock West (Block E and F)	Linear block	Courtyard block	0.9	157	174	7	60	40
Harvard Gardens	Linear block	Courtyard block	0.88	147	167	10	48	52
Sutherland Road	Linear block	Perimetre block no podium	0.43	59	137	5	0	100
The Echoes	Linear block	Courtyard block	0.39	53	136	6	0	100
Paxton House	Linear block	Mansion block	0.3	34	113	5	100	0
Park View Mansions, Chobham Manor	Linear block	Mansion block	0.43	88	205	6	100	0
Burrige Gardens (Phase 1)	Linear block	Courtyard block	0.66	153	232	6	48	52
Brentford Lock West (Block G)	Villa block	None	0.43	45	105	5	100	0
Finsbury Park Villas	Villa block	None	0.22	44.3	201	6	0	100

## Appendix E: Full Assessment of potential sites

## Appendix F: Maps of assessed sites

## Appendix G: List of rejected sites

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
BOC4	Call for Sites	LP554 Site B (141-145 Green Lanes)	141 -145 Green Lanes, N13 4SP	Bowes Ward	Site Size less than 0.05Ha
BOC6	Call for Sites	LP644	115 Bowes Road, Enfield, N13 4SB	Bowes Ward	Site Size less than 0.05Ha
BOE1	Call for Sites	LP662	Beale Close – a lot of land allocated for car parking.	Bowes Ward	Overlapping
CHC16	Call for Sites	LP643	Lavinia House, 2 Strayfield Rd, Enfield, EN2 9JE	Chase Ward	Overlapping
CHC20	Call for Sites	LP661	Lavinia Nursery, 32 Strayfield Rd, Enfield, EN2 9JE	Chase Ward	Overlapping
CHC22	Call for Sites	LP1152	Land at Crews Hill, Theobalds Park Road, Enfield. EN2 9BQ	Chase Ward	Overlapping
CHC4	Call for Sites	LP1132	Land on the west side of Great Cmbridge Road EN1 4DS	Chase Ward	Overlapping
EHC2	Call for Sites	<Null>	The Brightside Garages & Car Park, EN3 5DY	Enfield Highway	Site Size less than 0.05Ha
EHC3	Call for Sites	<Null>	Oatlands Road Garages, EN3 5LJ	Enfield Highway	Site Size less than 0.05Ha
EHC5	Call for Sites	<Null>	The Sunny Road Garages, EN3 5EF	Enfield Highway	Site Size less than 0.05Ha
EHC6	Call for Sites	<Null>	Bowood Rd, EN3 7LL	Enfield Highway	Site Size less than 0.05Ha
ELC1	Call for Sites	LP1162	Ramney Marsh Mollison Avenue	Enfield Lock Ward	Overlapping
ELC5	Call for Sites	<Null>	Ashton Rd, EN3 6DD	Enfield Lock Ward	Site Size less than 0.05Ha
ELC6a	Call for Sites	<Null>	Ramney Drive North, EN3 6FG	Enfield Lock Ward	Site Size less than 0.05Ha
HIC12	Call for Sites	<Null>	Chiltern Dene, EN2 7HH	Highlands Ward	Site Size less than 0.05Ha



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
HIC1b	Call for Sites	LP069	Chase Farm Hospital	Highlands Ward	Overlapping
HIC2	Call for Sites	LP1102	Land North of Enfield Road between Trent Park Equestrian Centre and Frosty	Highlands Ward	Overlapping
HIC3	Call for Sites	LP1115	66 The Ridgeway EN2	Highlands Ward	Overlapping
HIC4	Call for Sites	LP1116	Land south of Enfield Road	Highlands Ward	Overlapping
PAC1	Call for Sites	LP1122	Land to rear of 225-257 Green Lanes N13 4XE	Palmers Green Ward	Overlapping
POC7	Call for Sites	<Null>	Clarence Road Enfield, EN3 4BL	Ponders End	Site Size less than 0.05Ha
SBC1	Call for Sites	LP650	Enfield Town Railway Station/Southbury Rd, Enfield EN1 1YX	Southbury Ward	Overlapping
SGC7	Call for Sites	LP1171	Rear of 18-28 Wilmer Way, N14 7JA	Southgate Green Ward	Site Size less than 0.05Ha
SOC9	Call for Sites	LP1184	Rear of 2-14 Nursery Road, N14 5QB	Southgate Ward	Site Size less than 0.05Ha
TUC4	Call for Sites	<Null>	Bouvier Rd, EN2 7HH	Turkey Street Ward	Site Size less than 0.05Ha
TUC9b	Call for Sites	<Null>	Stoneleigh 2 - Stoneleigh Ave, EN1 4HJ	Turkey Street Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP1119	30 Wilmer Way N14 7HX	Southgate Green Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP1154	18 Hillfield Park N21 3QH	Winchmore Hill Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP1155	214 Willow Road EN1 3BT	Town Ward	Site Size less than 0.05Ha

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	Call for Sites	LP1156	74 Grenoble Gardens N13 6JH	Bowes Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP1157	12 Carlton Avenue N14 4UA	Cockfosters Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP556	116 Cockfosters Road, Enfield EN4 0DY	Cockfosters Ward	Overlapping
<Null>	Call for Sites	LP1135	69 Cranford Avenue	Southgate Green Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP699	241 Green Street EN37 SJ	Enfield Highway Ward	Overlapping
<Null>	Call for Sites	LP1106_1	Enfield Town Railway Station/Southbury Rd, Enfield EN1 1YX	Palmers Green Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP1112	38 Houndsden Road N21 1LT	Winchmore Hill Ward	Overlapping
<Null>	Call for Sites	LP1113	76 Hedge Hill, Enfield, EN2 8RS (Garden)	Highlands Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP1125	53 Ecclesbourne Gardens N13 5JD	Palmers Green Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP1126	36 Uplands Way N21 1DT	Grange Ward	Site Size less than 0.05Ha
<Null>	Call for Sites	LP1127	8 Wilmer Way N14 7BJ	Southgate Green Ward	Site Size less than 0.05Ha
UPC3	Call for Sites	LP1147	Meridain Water Area	Upper Edmonton Ward	Overlapping
UPC4	Call for Sites	LP597	Meridain Water Area	Upper Edmonton Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SBE5	Call for Sites	LP612	Remainder of GCRMTA Part A	Southbury Ward	Availability Unknown
SBE4	Call for Sites	LP612	Section of GCRMTA Part A which could be mixed-use (north of Southbury Road / east of the Colosseum and Enfield retail parks	Southbury Ward	Availability Unknown
BOE15a	Call for Sites	LP612	Garage spaces behind homes on Palmerston Road (North)	Bowes Ward	Availability Unknown
BOE15b	Call for Sites	LP612	Garage spaces behind homes on Palmerston Road (Centre)	Bowes Ward	Availability Unknown
BOE16	Call for Sites	LP612	Garage spaces behind homes on Palmerston Road (South)	OUTSIDE LBE	Availability Unknown
BOE18	Call for Sites	LP612	Garages and car parking space behind houses at corner of Maidstone Road and Oak Lane	Bowes Ward	Availability Unknown
BUE35	Call for Sites	LP612	Capitol House, 794 Green Lanes [conversion from offices – 65 dwellings. Appears on Brownfield Register]	Winchmore Hill Ward	Availability Unknown
COE1	Call for Sites	LP612	New Avenue, Avenue Road [ER] – 230 additional dwellings by 2025 – in progress	Cockfosters Ward	Overlapping
EDE40	Call for Sites	LP612	Site by roundabout opposite the south end of Swaythling Close	Edmonton Green Ward	Under 0.05ha
EDE47	Call for Sites	LP612	Empty plot at Maldon Road	Edmonton Green Ward	Under 0.05ha
ELE6	Call for Sites	LP612	Enfield Highway Working Men's Club (? Under development)	Enfield Lock Ward	Availability Unknown
LOE23	Call for Sites	LP612	Garages and hard standing / car parking at Ellen Ct	Lower Edmonton Ward	Under 0.05ha
POE20	Call for Sites	LP612	Lincoln House [Brownfield Reg – conversion from offices to 6 dwellings – permissioned]	Ponders End Ward	Under 0.05ha
POE17a	Enfield Road Watch/CPRE	LP613	Redburn Trading Estate	Ponders End Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
TUE17	Call for Sites	LP612	Thames roofing and building supplies	Turkey Street Ward	Availability Unknown
WIE18	Call for Sites	LP612	Site at corner of Stonard Road and Green Lanes (already under development?)	Winchmore Hill Ward	Under 0.05ha
BOE1	Enfield Road Watch/CPRE	Not applicable	Beale Close – a lot of land allocated for car parking.	Bowes Ward	Overlapping
BOE2	Call for Sites	LP612	Garages behind N. Circular Road and Princes Ave homes.	Bowes Ward	Under 0.05ha
BOE3	Call for Sites	LP612	Development potential along N. Circular frontage at corner of Green Lanes	Bowes Ward	Overlapping
BOE4	Call for Sites	LP612	Single storey on 105-117 Green Lanes at Melbourne Ave - potential for extra storey/s.	Bowes Ward	Under 0.05ha
BOE5	Call for Sites	LP612	Single storey on Green Lanes between Melbourne Ave and Kelvin Ave - potential for extra storey/s.	Bowes Ward	Under 0.05ha
BOE6	Call for Sites	LP612	Land adjacent to railway at end of Beech Road	Bowes Ward	Availability Unknown
BOE7	Call for Sites	LP612	Pymmes Road – car parking / garage space	Bowes Ward	Under 0.05ha
BOE8	Call for Sites	LP612	Parking area on Deans Drive	Bowes Ward	Availability Unknown
BOE9	Call for Sites	LP612	Car park at Pantiles Close	Bowes Ward	Under 0.05ha
BOE10	Call for Sites	LP612	Car parking and garages space also at Pantiles Cl	Bowes Ward	Overlapping and Under 0.05ha
BOE11	Call for Sites	LP612	Car parking on Colet Close	Bowes Ward	Under 0.05ha
BOE12	Call for Sites	LP612	Garages / car parking at Wilde Place.	Bowes Ward	Under 0.05ha
BOE13	Call for Sites	LP612	Space at the corner of Tottenhall Rd and St Paul's Rise	Bowes Ward	Under 0.05ha
BOE14	Call for Sites	LP612	Garages between Berkshire Gardens and Lyndhurst Road homes	Bowes Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
BOE17	Call for Sites	LP612	Car park/ garage block at Wynaud Ct	Bowes Ward	Availability Unknown
BUE1	Call for Sites	LP612	39 First Avenue - yard	Bush Hill Park Ward	Under 0.05ha
BUE2	Call for Sites	LP612	Garages at Main Avenue and Agricola Place	Southbury Ward	Under 0.05ha
BUE3	Call for Sites	LP612	Possible residential storey/s over Co-op Local on Leighton Road	Bush Hill Park Ward	Availability Unknown
BUE4	Call for Sites	LP612	Possible infill site between Alberta Road and Hazelwood Road behind Woodgrange Terrace	Bush Hill Park Ward	Under 0.05ha
BUE5	Call for Sites	LP612	Possible development above Green Lanes Surgery plus car park and petrol station.	Bush Hill Park Ward	Availability Unknown
BUE6	Call for Sites	LP612	Possible infill site behind Green Lanes shopping parade at Elm Park Road.	Bush Hill Park Ward	Availability Unknown
BUE7	Call for Sites	LP612	Garages behind Bridge Parade on Green Lanes at Green Dragon Lane.	Bush Hill Park Ward	Under 0.05ha
BUE8	Call for Sites	LP612	Garages at Aldbury Mews	Bush Hill Park Ward	Under 0.05ha
BUE9a	Call for Sites	LP612	Hydefield Close garages (West)	Bush Hill Park Ward	Under 0.05ha
BUE9b	Call for Sites	LP612	Hydefield Close garages (East)	Bush Hill Park Ward	Availability Unknown
BUE10	Call for Sites	LP612	Three of the four car parks on Ainsley Close could be consolidated to create space for a new building [SIZE GIVEN IS FOR ALL 4]	Bush Hill Park Ward	Availability Unknown
BUE11	Call for Sites	LP612	Small garage site behind buildings at Bury St West (near to Ramscroft Close)	Bush Hill Park Ward	Availability Unknown
BUE12	Call for Sites	LP612	Large pub car park at the Stag and Hounds, Bury St West	Bush Hill Park Ward	Availability Unknown
BUE13	Call for Sites	LP612	Car park at Conifer Gardens	Bush Hill Park Ward	Under 0.05ha
BUE14	Call for Sites	LP612	Church St / Bury St West junction – the parade could be built higher	Bush Hill Park Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
BUE15	Call for Sites	LP612	Car park at the top of Bagshot Road	Bush Hill Park Ward	Under 0.05ha
BUE16	Call for Sites	LP612	Site for possible addition of residential storey near Bush Hill Park Station	Bush Hill Park Ward	Under 0.05ha
BUE17	Call for Sites	LP612	Site for possible addition of residential storey near Bush Hill Park Station	Bush Hill Park Ward	Under 0.05ha
BUE18	Call for Sites	LP612	Bush Hill Park Station car park	Bush Hill Park Ward	Overlapping
BUE19	Call for Sites	LP612	Garages and car parking space behind residential blocks at Wendy Close	Bush Hill Park Ward	Availability Unknown
BUE20	Call for Sites	LP612	Car park site at Tweedy Close (also near Bush Hill Park station)	Bush Hill Park Ward	Availability Unknown
BUE21	Call for Sites	LP612	Garages at Winchester Close	Bush Hill Park Ward	Availability Unknown
BUE22	Call for Sites	LP612	Garages sites at Queen Anne's Gardens (A)	Bush Hill Park Ward	Under 0.05ha
BUE23	Call for Sites	LP612	Garages sites at Queen Anne's Gardens (B)	Bush Hill Park Ward	Under 0.05ha
BUE24	Call for Sites	LP612	Garages sites at Queen Anne's Gardens C	Bush Hill Park Ward	Overlapping
BUE25	Call for Sites	LP612	Garages sites at Lingfield Close	Bush Hill Park Ward	Under 0.05ha
BUE26	Call for Sites	LP612	Wellington Road (west end of) – garage/ car park site	Bush Hill Park Ward	Under 0.05ha
BUE27	Call for Sites	LP612	Village Road garages Site A	Bush Hill Park Ward	Availability Unknown
BUE28	Call for Sites	LP612	Village Road garages Site B	Bush Hill Park Ward	Availability Unknown
BUE29	Call for Sites	LP612	Village Road Site C - car parking	Bush Hill Park Ward	Under 0.05ha
BUE30	Call for Sites	LP612	Lincoln Road (near Village Road) garage /car park sites	Bush Hill Park Ward	Availability Unknown
BUE31	Call for Sites	LP612	Woodfield Close car parking spaces could be consolidated to create space to build	Bush Hill Park Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
BUE33	Call for Sites	LP612	Site behind houses at the south end of Bury Street West	Bush Hill Park Ward	Availability Unknown
BUE34	Call for Sites	LP612	Low rise parade Bury St West/ church St 20 x 40	Bush Hill Park Ward	Availability Unknown
CHE1	Call for Sites	LP612	Kingswood Nurseries Bullsmoor Lane	Chase Ward	Overlapping
CHE2	Call for Sites	LP612	Kynaston Road car park	Chase Ward	Availability Unknown
CHE3	Call for Sites	LP612	Lancaster Road – single story could have added story or redevelopment	Chase Ward	Under 0.05ha
CHE4	Call for Sites	LP612	Possible redevelopment site at corner of Lancaster and Acacia	Chase Ward	Overlapping and Under 0.05 ha
CHE5	Call for Sites	LP612	Possible redevelopment site on Lancaster at Lavender. Playschool could be incorporated	Chase Ward	Availability Unknown
CHE6	Call for Sites	LP612	Possible infill at 330 Baker Street.	Chase Ward	Under 0.05ha
CHE7	Call for Sites	LP612	Magpie Close - car parking space	Chase Ward	Under 0.05ha
CHE8	Call for Sites	LP612	Hoe Lane / Magpie Close garages (2 sites either end of the estate)	Chase Ward	Availability Unknown
CHE9	Call for Sites	LP612	134 Lancaster Road (Co-op funeral care)	Chase Ward	Availability Unknown
CHE10	Call for Sites	LP612	Sites with garages and hard-standing adjacent to the Enfield Vineyard Church	Chase Ward	Under 0.05ha
CHE12	Call for Sites	LP612	Wetherby Rd/ Pinnata Close – consolidate parking to create space for a new block	Chase Ward	Availability Unknown
COE2	Call for Sites	LP612	Garages at Sovereign Mews	Cockfosters Ward	Availability Unknown
COE3	Call for Sites	LP612	Car park at Cockfosters Station	Cockfosters Ward	Overlapping
COE4	Call for Sites	LP612	Garages at Belmont Close	Cockfosters Ward	Availability Unknown
COE5	Call for Sites	LP612	Garages at Balmore Crescent	Cockfosters Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
COE6	Call for Sites	LP612	Garages at Bramley Road	Cockfosters Ward	Availability Unknown
COE7	Call for Sites	LP612	Garages behind houses at Oakwood Parade	Cockfosters Ward	Overlapping
COE8	Call for Sites	LP612	Oakwood Station car park plus the low rise commercial buildings adjacent and the garages to the south east	Cockfosters Ward	Overlapping
COE9	Call for Sites	LP612	Esso and Tesco Express site	Cockfosters Ward	Availability Unknown
COE10	Call for Sites	LP612	Garages Freshfield Drive (A)	Cockfosters Ward	Under 0.05ha
COE11	Call for Sites	LP612	Garages at Aysgarth Court	Cockfosters Ward	Under 0.05ha
COE12	Call for Sites	LP612	Garages site at Avenue Road (just north of Speyside)	Cockfosters Ward	Availability Unknown
COE13	Call for Sites	LP612	Tregenna Close car parking space / garages	Cockfosters Ward	Overlapping and Under 0.05 ha
COE14	Call for Sites	LP612	Garages site near Oakwood Station at Gerrards Close	Cockfosters Ward	Availability Unknown
COE15	Call for Sites	LP612	Garages at Ashmead Road and the east end of the Vineries	Cockfosters Ward	Availability Unknown
COE16	Call for Sites	LP612	Car park Wellston Crescent	Cockfosters Ward	Availability Unknown
COE17	Call for Sites	LP612	Central plot of land at Merrivale and Sherringham Avenue	Cockfosters Ward	Availability Unknown
COE18	Call for Sites	LP612	Shack with hardstanding at Sherringham Ave / Prince George's Avenue / Merrivale	Cockfosters Ward	Availability Unknown
COE19	Call for Sites	LP612	Blackhorse Tower, Holbrook House and Churchwood House site at 116 Cockfosters Road, EN4 0DY	Cockfosters Ward	Overlapping
EDE1	Call for Sites	LP612	Monmouth and St. Martin's car park	Edmonton Green Ward	Overlapping
EDE2	Call for Sites	LP612	Add mixed use over big boxes such as Asda	Edmonton Green Ward	Overlapping



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDE3	Call for Sites	LP612	Repurpose surface car parks adjacent to Asda	Edmonton Green Ward	Overlapping
EDE4	Call for Sites	LP612	LSIS - Montagu Industrial Area South B – the remainder (i.e. the area not included in Meridian Water	Edmonton Green Ward	Overlapping
EDE5	Call for Sites	LP612	SIL Montagu North from Gibbs Road	Edmonton Green Ward	Availability Unknown
EDE6	Call for Sites	LP612	SIL Edmonton Eco Park - waste disposal facility	Edmonton Green Ward	Availability Unknown
EDE7	Call for Sites	LP612	SIL - Eley Estate: Coca Cola factory / Parker Knoll factory + warehousing / other businesses	Edmonton Green Ward	Availability Unknown
EDE8	Call for Sites	LP612	SIL Aztec 406	Edmonton Green Ward	Availability Unknown
EDE9	Call for Sites	LP612	Pymmes Park Inn, 56 Victoria Road – redevelopment site	Edmonton Green Ward	Under 0.05ha
EDE10	Call for Sites	LP612	Vacant lot – Maldon Road at Victoria Road	Edmonton Green Ward	Overlapping and Under 0.05ha
EDE12	Call for Sites	LP612	Edmonton Green Car Services at 2C Balham Road and adjacent businesses – suitable site for redevelopment	Edmonton Green Ward	Availability Unknown
EDE14	Call for Sites	LP612	Possible infill site next to 125 Montagu Road	Edmonton Green Ward	Under 0.05ha
EDE15	Call for Sites	LP612	Possible redevelopment site on Montagu Road.	Edmonton Green Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDE16	Call for Sites	LP612	Garages Ellanby Crescent	Edmonton Green Ward	Availability Unknown
EDE17	Call for Sites	LP612	The big Sinclair's commercial laundry site on Brettenham Road	Edmonton Green Ward	Availability Unknown
EDE18	Call for Sites	LP612	Dodsley Place car park	Edmonton Green Ward	Under 0.05ha
EDE20	Call for Sites	LP612	Space for parking at Sycamore Close	Edmonton Green Ward	Under 0.05ha
EDE21	Call for Sites	LP612	Liberty Close small site for infill	Edmonton Green Ward	Under 0.05ha
EDE22	Call for Sites	LP612	Angel Close garages	Edmonton Green Ward	Availability Unknown
EDE23	Call for Sites	LP612	Small commercial site on Sterling Way by Angel Close	Edmonton Green Ward	Availability Unknown
EDE24a	Call for Sites	LP612	Site north of Park Rd	Edmonton Green Ward	Availability Unknown
EDE24b	Call for Sites	LP612	Site south of Park Rd	Edmonton Green Ward	Availability Unknown
EDE25	Call for Sites	LP612	Plot behind Nill's furniture building- (Park Road / Fore St)	Edmonton Green Ward	Under 0.05ha
EDE26	Call for Sites	LP612	Garage light industrial site at north end of Shrubbery Road	Edmonton Green Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDE27	Call for Sites	LP612	Space behind shops at Warrior Drive	Edmonton Green Ward	Availability Unknown
EDE28	Call for Sites	LP612	Shed at Balfour Mews	Edmonton Green Ward	Overlapping and Under 0.05 ha
EDE29a	Call for Sites	LP612	Cross Keys Close	Edmonton Green Ward	Availability Unknown
EDE29b	Call for Sites	LP612	Balham Rd	Edmonton Green Ward	Availability Unknown
EDE30	Call for Sites	LP612	Hardstanding at Newdales Close with low-rise building	Edmonton Green Ward	Overlapping
EDE31a	Call for Sites	LP612	Hardstanding space by blocks at Beaconsfield Road (north)	Edmonton Green Ward	Under 0.05ha
EDE31b	Call for Sites	LP612	Hardstanding space by blocks at Beaconsfield Road (South)	Edmonton Green Ward	Under 0.05ha
EDE31c	Call for Sites	LP612	Car parking to east of Beaconsfield Road	Edmonton Green Ward	Under 0.05ha
EDE32	Call for Sites	LP612	Car parking site and hardstanding area just south of Sebastapol Road	Edmonton Green Ward	Under 0.05ha
EDE33	Call for Sites	LP612	Car Park at Station House Mews	Edmonton Green Ward	Under 0.05ha
EDE35	Call for Sites	LP612	Space around and behind buildings at corner of Fore St and N Circular	Edmonton Green Ward	Under 0.05ha

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDE36	Call for Sites	LP612	Low rise MOT centre building Fairfield Rise	Edmonton Green Ward	Availability Unknown
EDE37	Call for Sites	LP612	Cavendish Close car park	Edmonton Green Ward	Overlapping
EDE38a	Call for Sites	LP612	Cameron Close car park (North)	Edmonton Green Ward	Overlapping
EDE38b	Call for Sites	LP612	Cameron Close car park (South)	Edmonton Green Ward	Overlapping
EDE39	Call for Sites	LP612	Mums Café car park and curtilage – also space behind and space given to road/pavement	Edmonton Green Ward	Availability Unknown
EDE42a	Call for Sites	LP612	Car parking space at Pyecroft Way (north)	Edmonton Green Ward	Availability Unknown
EDE42b	Call for Sites	LP612	Car parking space at Pyecroft Way (south)	Edmonton Green Ward	Availability Unknown
EDE43	Call for Sites	LP612	Car parking space at Barbot Close	Edmonton Green Ward	Availability Unknown
EDE44	Call for Sites	LP612	Car park at Barbot Close at Galahad Road	Edmonton Green Ward	Under 0.05ha
EDE45	Call for Sites	LP612	Space between buildings at Galahad Road	Edmonton Green Ward	Availability Unknown
EDE46	Call for Sites	LP612	Garages / car parking and space around buildings at Church St/ Victoria Road / All Saints Close	Edmonton Green Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDE48	Call for Sites	LP612	Car park at West Close	Edmonton Green Ward	Under 0.05ha
EDE49	Call for Sites	LP612	and another similar nearby behind shops at Victoria Road	Edmonton Green Ward	Under 0.05ha
EHE1	Call for Sites	LP612	Sites behind shops north of Tyberry Rd on Hertford Road (see red marker) and adjacent site Mr Plant Hire (blue rooves etc)	Enfield Highway Ward	Under 0.05ha
EHE2	Call for Sites	LP612	Mr Plant Hire	Enfield Highway Ward	Availability Unknown
EHE3	Call for Sites	LP612	Also car parking / garages at Arches Drive near the above site	Enfield Highway Ward	Under 0.05ha
EHE4	Call for Sites	LP612	1-23 Hertford Road (T Brewer Timber Merchants site)	Enfield Highway Ward	Availability Unknown
EHE5	Call for Sites	LP612	Bobby's tyres and curtilage to the front and side: this site could be built wider and higher	Enfield Highway Ward	Availability Unknown
EHE6	Call for Sites	LP612	Also FSC MOT centre and B&M Autocare on Cedar Ave	Enfield Highway Ward	Availability Unknown
EHE7	Call for Sites	LP612	Also semi-derelict site on the north side of Cedar Ave	Enfield Highway Ward	Overlapping and Under 0.05 ha
EHE8	Call for Sites	LP612	252 Hertford Rd (Santander + Coop Funeralcare) could both be built higher and include front curtilage	Enfield Highway Ward	Availability Unknown
EHE9	Call for Sites	LP612	Land behind the Enfield Hub building (currently car park). This building could also be redeveloped to create a larger site and incorporate the front curtilage	Enfield Highway Ward	Insufficient information provided

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EHE10	Call for Sites	LP612	Derelict site adjacent (seen below with hoardings near to the bus	Enfield Highway Ward	Overlapping
EHE11	Call for Sites	LP612	Site at 38 Hertford Road Enfield (former Abel Scaffolding) - below	Enfield Highway Ward	Availability Unknown
EHE12	Call for Sites	LP612	Also small site to the top right of this image which is at the end of Collinwood Avenue	Enfield Highway Ward	Under 0.05ha
EHE13	Call for Sites	LP612	Corner of Carterhatch Road (below). Could be built up to match scale at either end	Enfield Highway Ward	Availability Unknown
EHE14	Call for Sites	LP612	Also land behind Castles Estate Agents (currently a car park)	Enfield Highway Ward	Under 0.05ha
EHE15	Call for Sites	LP612	Coop Food (139 Hertford Road) plus derelict land, buildings and garages to the rear of the adjacent building	Enfield Highway Ward	Availability Unknown
EHE16	Call for Sites	LP612	383 Hertford Road (Persico and builder merchant)	Enfield Highway Ward	Availability Unknown
EHE17	Call for Sites	LP612	Apparently disused but characterful white building and land adjacent	Turkey Street Ward	Insufficient information provided
EHE18	Call for Sites	LP612	409 Hertford Road	Enfield Highway Ward	Availability Unknown
EHE19	Call for Sites	LP612	Kwik Fit / Europcar, Hertford Road - Could be built to 4/5 stories retaining commercial space below	Turkey Street Ward	Availability Unknown
EHE20	Call for Sites	LP612	Land at corner of Crest Road / Hertford Road	Turkey Street Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EHE21	Call for Sites	LP612	Sites at Ingersoll Road / Hertford Road, some of which have hoardings	Enfield Highway Ward	Availability Unknown
EHE22	Call for Sites	LP612	Also Esso petrol station and Tesco Express at corner of Ingersoll Rd / Hertford Road	Enfield Highway Ward	Availability Unknown
EHE23	Call for Sites	LP612	Sites behind Esso at Ingersoll Rd (car park and derelict land)	Enfield Highway Ward	Availability Unknown
EHE24	Call for Sites	LP612	Brimsdawn Industrial Estate – much of this falls in Enfield Highway Ward but the south end falls in Ponders End (in this analysis the whole site is allocated to this ward)	Enfield Highway Ward	Overlapping
ELE1	Call for Sites	LP612	733 Hertford Road – Wheels Van & Truck Rental	Enfield Lock Ward	Availability Unknown
ELE2	Call for Sites	LP612	Plot behind corner shops a Albany Road / Hertford Road (south side)	Enfield Highway Ward	Under 0.05ha
ELE3	Call for Sites	LP612	Low rise buildings behind Shops at corner of Albany Rd/Hertford Rd (north side)	Enfield Lock Ward	Under 0.05ha
ELE4	Call for Sites	LP612	Space behind shops at the corner of St Stephens Road and Hertford Road	Enfield Lock Ward	Under 0.05ha
ELE7	Call for Sites	LP612	Land to rear of shops at corner of Ordnance Rd and Uckfield Rd (west side) (approx. 20x20m)	Enfield Lock Ward	Under 0.05ha
ELE8	Call for Sites	LP612	Space at rear of Cunningham Avenue housing blocks	Enfield Lock Ward	Under 0.05ha
ELE9	Call for Sites	LP612	Small car park at Ramney Dr near to Enfield Lock Station	Enfield Lock Ward	Under 0.05ha
ELE11	Call for Sites	LP612	Bradley Court car park, Bradley Road (car parking could be accommodated on neighbouring streets)	Enfield Lock Ward	Availability Unknown
ELE12	Call for Sites	LP612	Archibald Close – make better use of space allocated to car parking	Enfield Lock Ward	Availability Unknown
ELE13	Call for Sites	LP612	Apparently derelict site by Enfield Lock Station (15 x 20 m)	Enfield Lock Ward	Under 0.05ha

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
ELE14	Call for Sites	LP612	Cantrell Lodge car parking	Enfield Lock Ward	Availability Unknown
ELE16a	Call for Sites	LP612	Parking behind Ferndale Road long thin sites (North)	Enfield Lock Ward	Overlapping
ELE17	Call for Sites	LP612	Bridle Close garage site A	Enfield Lock Ward	Availability Unknown
ELE18	Call for Sites	LP612	Bridle Close garage site B	Enfield Lock Ward	Under 0.05ha
ELE19	Call for Sites	LP612	Bridle Close garage site C	Enfield Lock Ward	Availability Unknown
ELE20	Call for Sites	LP612	Bridle Close garage site D	Enfield Lock Ward	Availability Unknown
ELE21	Call for Sites	LP612	Land with mainly ramshackle buildings which appear to have access from Tysoe Avenue	Enfield Lock Ward	Under 0.05ha
ELE22	Call for Sites	LP612	Car park at corner of Ordnance Rd and Chesterfield Road (Church land?) 25 x 15	Enfield Lock Ward	Under 0.05ha
ELE23	Call for Sites	LP612	Car park at Shipley Mews 30 x 15m	Enfield Lock Ward	Availability Unknown
ELE24	Call for Sites	LP612	Car park at Sten Close	Enfield Lock Ward	Availability Unknown
ELE25	Call for Sites	LP612	Garages at end of Ferns Close 25 x 15m	Enfield Lock Ward	Under 0.05ha
ELE26	Call for Sites	LP612	Freezywater Industrial Park (Mollison Ave / Hertford Rd) could be intensified for commercial / industrial use	Enfield Lock Ward	Availability Unknown
ELE27	Call for Sites	LP612	Innova Business Park site (Mollison Ave) could be intensified for commercial / industrial use	Enfield Lock Ward	Availability Unknown
GRE1	Call for Sites	LP612	Garage site Maplin Close	Grange Ward	Availability Unknown
GRE2	Call for Sites	LP612	Garages Houndsden Road near Eversley Park Road	Grange Ward	Availability Unknown
GRE3	Call for Sites	LP612	Garages and parking at Merridene	Grange Ward	Availability Unknown
GRE4	Call for Sites	LP612	Rosa Garages Landra Gardens	Grange Ward	Under 0.05ha



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
GRE5	Call for Sites	LP612	Station car park Grange Park Station	Grange Ward	Availability Unknown
GRE6	Call for Sites	LP612	Sheds on the Grangeway, adjacent to the bridge / railway station	Grange Ward	Under 0.05ha
GRE7	Call for Sites	LP612	Car park on Homewillow Close (also v near the station)	Grange Ward	Under 0.05ha
GRE8	Call for Sites	LP612	Garages advertised to let at the south end of Nestor Avenue and north end of Deepdene	Grange Ward	Under 0.05ha
GRE9	Enfield Road Watch/CPRE	Not applicable	Garages at Oxford Gardens (by the sports club pitches)	Grange Ward	Overlapping
GRE10	Call for Sites	LP612	Garages behind blocks at Berkeley Gardens	Grange Ward	Under 0.05ha
GRE11	Call for Sites	LP612	Garages at Adamsrill Close	Grange Ward	Availability Unknown
GRE12	Call for Sites	LP612	Sheds and hardstanding at St Stephen's Church Hall on Park Avenue	Grange Ward	Availability Unknown
GRE13	Call for Sites	LP612	Car parking and garages at Mortimer Drive: car parking could be consolidated to create space for new block/s	Grange Ward	Availability Unknown
GRE14	Call for Sites	LP612	Garages at the end of Walnut Grove	Grange Ward	Under 0.05ha
GRE15	Call for Sites	LP612	Forsyth Place garages	Grange Ward	Under 0.05ha
GRE16a	Call for Sites	LP612	Garages behind blocks at Village Road	Grange Ward	Availability Unknown
GRE16b	Call for Sites	LP612	Garages behind blocks at Village Road	Grange Ward	Availability Unknown
GRE17	Call for Sites	LP612	Garages / space behind blocks at London Road	Grange Ward	Availability Unknown
GRE18	Call for Sites	LP612	Tiptree Drive garages	Grange Ward	Overlapping
GRE19	Call for Sites	LP612	Genotin Road car park (the one to the west of Genotin Road)	Grange Ward	Overlapping
GRE22	Call for Sites	LP612	Enfield Town Club car park on Old Park Avenue	Grange Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
GRE23	Call for Sites	LP612	Plot at Old Park Ridings (? Under development)	Grange Ward	Overlapping
GRE24	Call for Sites	LP612	Gladbeck way car park	Grange Ward	Overlapping
GRE25	Call for Sites	LP612	Garages at Tempsford CI / Firbank CI	Grange Ward	Under 0.05ha
GRE26	Call for Sites	LP612	and nearby garages at Gladbeck Way	Grange Ward	Availability Unknown
GRE27	Call for Sites	LP612	Also further south, car parking space at Gladbeck Way x 2	Grange Ward	Availability Unknown
GRE27	Call for Sites	LP612	Also further south, car parking space at Gladbeck Way x 2	Grange Ward	Availability Unknown
GRE29	Call for Sites	LP612	Badger's Close car parking space	Grange Ward	Under 0.05ha
GRE30	Call for Sites	LP612	Ross House site	Grange Ward	Overlapping
HAE1	Call for Sites	LP612	Garages at Laburnum Avenue	Haselbury Ward	Overlapping
HAE2a	Call for Sites	LP612	Garages Gatward Green x 2	Haselbury Ward	Overlapping
HAE2b	Call for Sites	LP612	Garages Gatward Green x 2	Haselbury Ward	Overlapping
HAE3	Call for Sites	LP612	Parking-space to the rear of buildings on Church St just east of Hydefield Court	Haselbury Ward	Overlapping and Under 0.05 ha
HAE4	Call for Sites	LP612	Hard standing behind houses at Hydefield Court	Haselbury Ward	Under 0.05ha
HAE7	Call for Sites	LP612	Consolidate parking to create space for new block/s at Streamside Close	Haselbury Ward	Availability Unknown
HAE8	Call for Sites	LP612	Lopen Road site	Haselbury Ward	Availability Unknown
HAE9	Call for Sites	LP612	Car park at Ruskin Walk	Haselbury Ward	Availability Unknown
HAE10	Call for Sites	LP612	Car parking at Milestone Close	Haselbury Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
HIE1	Call for Sites	LP612	Garages site at Lonsdale Drive near Lindal Cres (partly used as electricity substation)	Highlands Ward	Under 0.05ha
HIE2	Call for Sites	LP612	Car park/s at Jolly Farmers (Enfield Road)	Highlands Ward	Availability Unknown
HIE3	Call for Sites	LP612	Former library space and parking at Enfield Rd / Foxmead Close	Highlands Ward	Availability Unknown
HIE4	Call for Sites	LP612	Car parking spaces at Millers Green Close (consolidate parking to create space for new blocks)	Highlands Ward	Under 0.05ha
HIE5	Call for Sites	LP612	Car park behind blocks at junction of Slades Hill and Ridgeway	Highlands Ward	Availability Unknown
HIE6	Call for Sites	LP612	Garages Canford Close	Highlands Ward	Under 0.05ha
HIE7	Call for Sites	LP612	Garage block and parking space behind 2 blocks on Ridgeway (near to Robson Close)	Highlands Ward	Availability Unknown
HIE8	Call for Sites	LP612	Garages at Englefield Close	Highlands Ward	Availability Unknown
HIE9	Call for Sites	LP612	Garages site off Chase Ridings (just north of Englefield Close)	Highlands Ward	Availability Unknown
HIE10	Call for Sites	LP612	Car park Havenhurst Rise	Highlands Ward	Under 0.05ha
HIE11	Call for Sites	LP612	Garages at the Grove (near Valley Fields Crescent)	Highlands Ward	Under 0.05ha
HIE12b	Call for Sites	LP612	Crofton Way - Garages sites – there are 7 or 8 areas with garages or parking	Highlands Ward	Availability Unknown
HIE13	Call for Sites	LP612	Car park Woodridge Close (car parkin could be located on-street)	Highlands Ward	Availability Unknown
HIE14	Call for Sites	LP612	Ridgeway Tavern car park	Highlands Ward	Availability Unknown
HIE15	Call for Sites	LP612	Site behind garage on the Ridgeway	Highlands Ward	Under 0.05ha
HIE16a	Call for Sites	LP612	Roundhedge Way garages x 2 sites	Highlands Ward	Availability Unknown
HIE16b	Call for Sites	LP612	Roundhedge Way garages x 2 sites	Highlands Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
HIE17	Call for Sites	LP612	Banbury Close, site adjacent to railway, behind blocks	Highlands Ward	Under 0.05ha
HIE18a	Call for Sites	LP612	Garages site Monks Close x 3	Highlands Ward	Availability Unknown
HIE18b	Call for Sites	LP612	Garages site Monks Close x 3	Highlands Ward	Availability Unknown
HIE18c	Call for Sites	LP612	Garages site Monks Close x 3	Highlands Ward	Availability Unknown
HIE20	Call for Sites	LP612	Hermitage Close garages	Highlands Ward	Under 0.05ha
HIE21a	Call for Sites	LP612	2 x garages sites north and south of Bycullah Road (north end of)	Highlands Ward	Availability Unknown
HIE22a	Call for Sites	LP612	Also one garage site and one car park site at Bycullah Road	Highlands Ward	Availability Unknown
HIE22b	Call for Sites	LP612	Also one garage site and one car park site at Bycullah Road	Highlands Ward	Overlapping
HIE23	Call for Sites	LP612	Garages Culloden Road	Highlands Ward	Availability Unknown
HIE24	Call for Sites	LP612	Garages behind blocks at the Ridgeway (near North end of Glebe Avenue)	Highlands Ward	Availability Unknown
HIE25	Call for Sites	LP612	Garages site at junction of Glebe Avenue and Windmill Hill	Highlands Ward	Availability Unknown
HIE26	Call for Sites	LP612	Auto 2000 site Windmill Hill (near junction with Bycullah Road) [ETFM]	Highlands Ward	Overlapping
HIE27	Call for Sites	LP612	Car park behind blocks at Chase Court Gardens	Highlands Ward	Availability Unknown
JUE1	Call for Sites	LP612	Site near new development on Hickory Close (room for an extra block here)	Jubilee Ward	Overlapping
JUE2	Call for Sites	LP612	Garage / car park Mansfield Close	Jubilee Ward	Under 0.05ha
JUE3	Call for Sites	LP612	Site on Hertford Road opposite Galliard Road	Jubilee Ward	Availability Unknown
JUE4	Call for Sites	LP612	Garages and plot behind block at Dartford Avenue	Jubilee Ward	Under 0.05ha

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
JUE7	Call for Sites	LP612	Elisabeth Ride car park plot	Jubilee Ward	Under 0.05ha
JUE8	Call for Sites	LP612	Granary Close, reconfigure parking to create space for new block	Jubilee Ward	Availability Unknown
JUE9	Call for Sites	LP612	Car parking at Dawson Terrace	Jubilee Ward	Under 0.05ha
JUE10	Call for Sites	LP612	Corner plot on Hertford Road / Tramway Avenue	Jubilee Ward	Under 0.05ha
JUE11	Call for Sites	LP612	Cornish Court / Ripon Road – reconfigure parking to create space for new block	Jubilee Ward	Under 0.05ha
JUE12	Call for Sites	LP612	Houndsfield Road	Jubilee Ward	Availability Unknown
JUE13	Call for Sites	LP612	Also – adjacent plot which could be built higher and incorporate the car park	Jubilee Ward	Availability Unknown
JUE14	Call for Sites	LP612	Abra wholesale site [Pickett's Lock Wholesale]	Jubilee Ward	Availability Unknown
LOE1	Call for Sites	LP612	Ellen court N9 0LJ, Path being used for car space - attached is a garage unit	Lower Edmonton Ward	Under 0.05ha
LOE2	Call for Sites	LP612	Behind Monmouth road N9 0JE, Residential area that has on street parking and garage space	Lower Edmonton Ward	Under 0.05ha
LOE3	Call for Sites	LP612	Croyland Road N9 7AY, garages on main road	Lower Edmonton Ward	Under 0.05ha
LOE4	Call for Sites	LP612	St Malo Avenue N9 0RY, Space that is being used for small garage space and parking	Lower Edmonton Ward	Under 0.05ha
LOE6	Call for Sites	LP612	Town Road site - yard / commercial buildings	Lower Edmonton Ward	Under 0.05ha
LOE7	Call for Sites	LP612	Claverings Industrial Estate. Pickett's lock lane, Light Industrial estate	Lower Edmonton Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
LOE8	Call for Sites	LP612	Acton Close car park	Edmonton Green Ward	Under 0.05ha
LOE9	Call for Sites	LP612	Small garages site Oswald Pl	Lower Edmonton Ward	Overlapping and Under 0.05ha
LOE10	Call for Sites	LP612	Chiswick Road / Kingston Rd corner site (yard/commercial buildings)	Lower Edmonton Ward	Under 0.05ha
LOE11	Call for Sites	LP612	Jubilee Crescent garages	Lower Edmonton Ward	Under 0.05ha
LOE12	Call for Sites	LP612	Behind houses at Beamish Road	Lower Edmonton Ward	Availability Unknown
LOE13	Call for Sites	LP612	Petrol station and site behind it, at corner of Bounces Road, Hertford Road	Lower Edmonton Ward	Availability Unknown
LOE14	Call for Sites	LP612	Bounces Lane (garages site)	Lower Edmonton Ward	Availability Unknown
LOE15	Call for Sites	LP612	Hertford Road (car park/garages behind houses opposite the crescent)	Lower Edmonton Ward	Overlapping
LOE16	Call for Sites	LP612	Yard / sheds behind block at Kingsmead Ave / Rosemary Ave	Lower Edmonton Ward	Under 0.05ha
LOE17	Call for Sites	LP612	Sirwan Food Centre site (could be built higher and the site could incorporate some of the forecourt / curtilage)	Lower Edmonton Ward	Under 0.05ha
LOE18	Call for Sites	LP612	Garages behind buildings at Hertford Road, just south of the junction with Bury Street	Lower Edmonton Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
LOE19	Call for Sites	LP612	Plot and shed at Lowden Road	Lower Edmonton Ward	Overlapping and Under 0.05 ha
LOE20	Call for Sites	LP612	Derelict plot behind housing at Montagu Road (between Nash and Bounces)	Lower Edmonton Ward	Under 0.05ha
LOE21	Call for Sites	LP612	Garages with access at Exeter Road (between Monmouth Rd / Cornwall's Ave)	Lower Edmonton Ward	Under 0.05ha
LOE22	Call for Sites	LP612	Repair Centre Gordon Road, Monmouth Rd	Lower Edmonton Ward	Under 0.05ha
LOE24	Call for Sites	LP612	Montagu Road / Town Road site / light industrial / garages / hardstanding	Lower Edmonton Ward	Availability Unknown
LOE25	Call for Sites	LP612	Car Park behind housing at Marsden Road	Lower Edmonton Ward	Under 0.05ha
LOE26	Call for Sites	LP612	Eastbournia Ave garages/ light industrial?	Lower Edmonton Ward	Overlapping
LOE27	Call for Sites	LP612	Wellington Ave car park	Lower Edmonton Ward	Under 0.05ha
LOE28	Call for Sites	LP612	Wellington Ave car repair	Lower Edmonton Ward	Under 0.05ha
LOE29	Call for Sites	LP612	Car park and building - possibly something to do with the allotments	Lower Edmonton Ward	Availability Unknown
LOE30a	Call for Sites	LP612	Garages sites on Picketts Lock Lane	Lower Edmonton Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
LOE30b	Call for Sites	LP612	Garages sites on Picketts Lock Lane	Lower Edmonton Ward	Availability Unknown
LOE31a	Call for Sites	LP612	2 x car park sites at Barrowfield CI	Lower Edmonton Ward	Under 0.05ha
LOE31b	Call for Sites	LP612	2 x car park sites at Barrowfield CI	Lower Edmonton Ward	Under 0.05ha
PAE1	Call for Sites	LP612	Barrowell Green N21 3AS (abandoned unit)	Winchmore Hill Ward	Under 0.05ha
PAE2	Call for Sites	LP612	N13 5DD – inefficient use of road space	Palmers Green Ward	Under 0.05ha
PAE3	Call for Sites	LP612	Morrisons at Bridge Drive: low rise retail with large surface car park. (0.8977h). Also car parks behind the high street shops are relatively large spaces (0.3157h). Also Travis Perkins site at Bridg*	Palmers Green Ward	Availability Unknown
PAE5	Call for Sites	LP612	Palmers Green – low rise shops could add storey (0.191h)	Palmers Green Ward	Availability Unknown
PAE6	Call for Sites	LP612	Devonshire Close garages	Palmers Green Ward	Overlapping
PAE7	Call for Sites	LP612	Fox Pub – adjacent car park	Palmers Green Ward	Overlapping
PAE8	Call for Sites	LP612	Pilgrim's Close - Space for extra block – consolidate parking space	Palmers Green Ward	Under 0.05ha
PAE9	Call for Sites	LP612	Garages and car parking spaces (adjacent sites) on Green Lanes near Palmerston Cres	Palmers Green Ward	Under 0.05ha



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
PAE10	Call for Sites	LP612	Elmdale Rd / Green Lanes – used car lot	Palmers Green Ward	Overlapping and Under 0.05 ha
PAE11	Call for Sites	LP612	North Circular and Green Lanes commercial site	Palmers Green Ward	Overlapping
PAE12	Call for Sites	LP612	Large 'shed' commercial building + the petrol station at New River and Green Lanes	Palmers Green Ward	Availability Unknown
PAE13a	Call for Sites	LP612	Large car parks at Oakthorpe Road properties (west)	Palmers Green Ward	Availability Unknown
PAE13b	Call for Sites	LP612	Large car parks at Oakthorpe Road properties (east)	Palmers Green Ward	Overlapping
PAE14	Call for Sites	LP612	Small garage site at Ecclesbourne Close	Palmers Green Ward	Under 0.05ha
PAE15	Call for Sites	LP612	Near corner of Ecclesbourne Gardens – garages behind houses on North Circular Road	Palmers Green Ward	Availability Unknown
PAE16	Call for Sites	LP612	North London van centre on Green Lanes	Palmers Green Ward	Availability Unknown
PAE17	Call for Sites	LP612	Car park Hazelwood Lane	Palmers Green Ward	Under 0.05ha
PAE18	Call for Sites	LP612	Yasir Halim Hedge Lane near Green Lanes	Palmers Green Ward	Availability Unknown
PAE19	Call for Sites	LP612	Garages behind blocks at corner of Hedge Lane and Green Lanes	Palmers Green Ward	Under 0.05ha

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
PAE20	Call for Sites	LP612	Garage corner site at South end of Barrow Close	Palmers Green Ward	Under 0.05ha
PAE21	Call for Sites	LP612	Mintern Close garages	Palmers Green Ward	Availability Unknown
POE1	Call for Sites	LP612	Behind 52 Northfield Road (15x 15m) and garages behind adjacent buildings	Ponders End Ward	Availability Unknown
POE2	Call for Sites	LP612	High Street parade opposite the end of Stonehorse Road	Ponders End Ward	Overlapping
POE3	Call for Sites	LP612	Car park land to rear of the Goat pub, Hertford Rd and the adjacent building	Ponders End Ward	Overlapping and Under 0.05 ha
POE4a	Call for Sites	LP612	Asda Ponders End related car parking / curtilage	Ponders End Ward	Availability Unknown
POE5	Call for Sites	LP612	The Boundary pub and various small sites surrounding it which are semi-derelict or used as car park.	Ponders End Ward	Availability Unknown
POE6	Call for Sites	LP612	Petrol station adjacent to Boundary Pub could be incorporated	Ponders End Ward	Availability Unknown
POE7	Call for Sites	LP612	Small plot at corner of Southfield Rd and High St	Ponders End Ward	Under 0.05ha
POE8	Call for Sites	LP612	Site on Hertford Road between Boundary Ditch and Nightingale Road	Jubilee Ward	Availability Unknown
POE9	Call for Sites	LP612	Zara pharmacy and adjacent building (High St) could be built to scale of neighbouring buildings. Very small	Ponders End Ward	Availability Unknown
POE10	Call for Sites	LP612	Site adjacent to White Hart	Ponders End Ward	Overlapping and Under 0.05 ha
POE11	Call for Sites	LP612	Site at the corner of Stonehorse Road and High St – low rise, could be built higher	Ponders End Ward	Availability Unknown
POE12	Call for Sites	LP612	Large site – Tesco + car park at Southbury Road	Ponders End Ward	Availability Unknown
POE13a	Call for Sites	LP612	Large sites - Light industrial sites to north of Queensway [1.9ha and 1.25ha] Queensway Industrial Estate	Ponders End Ward	Overlapping
POE13b	Call for Sites	LP612	Large sites - Light industrial sites to south of Queensway [1.9ha and 1.25ha] Queensway Industrial Estate	Ponders End Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
POE14	Call for Sites	LP612	Glyn Road car park – surface car park	Ponders End Ward	Overlapping
POE15	Call for Sites	LP612	Car park at Gardiner Close	Ponders End Ward	Availability Unknown
POE16	Call for Sites	LP612	Alma Road industrial site	Ponders End Ward	Availability Unknown
POE17b	Call for Sites	LP612	Meridian Business park [14.2ha]. Commercial sites to the south east and south west of Ponders End Station – possible sites for mixed use redevelopment	Ponders End Ward	Availability Unknown
POE18	Call for Sites	LP612	Woodall Rd car park v close to station	Ponders End Ward	Overlapping
POE21	Call for Sites	LP612	Site at the junction of Mayfield Crescent– a small car park	Ponders End Ward	Under 0.05ha
SBE1	Call for Sites	LP612	Enfield Retail Park / Colosseum Retail Park 14.84ha. The Colosseum part is 4.5ha (undesigned)	Southbury Ward	Availability Unknown
SBE2	Call for Sites	LP612	South of Southbury Road inc Morrisons (undesigned)	Southbury Ward	Availability Unknown
SBE3	Call for Sites	LP612	Asda section of Great Cambridge Road and Martinbridge Trading Estate Part A	Southbury Ward	Availability Unknown
SBE7	Call for Sites	LP612	Leisure Centre car park, TGI / Pizzahut etc plus surface plus surface car parks and the school site. This whole site could be better / more effectively used / higher rise (school could be moved to so*	Southbury Ward	Availability Unknown
SBE8	Call for Sites	LP612	Tesco Superstore plus car park and Royal Mail at Enfield Town	Southbury Ward	Overlapping
SBE9	Call for Sites	LP612	Car parking spaces at Waddington Close	Southbury Ward	Availability Unknown
SBE10	Call for Sites	LP612	Garages between housing on Seaford Road and Queen's Road	Southbury Ward	Under 0.05ha
SBE11a	Call for Sites	LP612	Stanley Rd car park	Southbury Ward	Availability Unknown
SBE11b	Call for Sites	LP612	Stanley Rd garage	Southbury Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SBE12	Call for Sites	LP612	Car park behind block on Southbury Rd close to Fotheringham Road	Southbury Ward	Availability Unknown
SBE13	Call for Sites	LP612	Cecil Avenue yard site	Southbury Ward	Overlapping and Under 0.05 ha
SBE14	Call for Sites	LP612	Garages at Cross Road opposite the end of Falmer Road	Southbury Ward	Under 0.05ha
SBE15	Call for Sites	LP612	Site at corner or Burleigh Road	Southbury Ward	Availability Unknown
SBE18	Call for Sites	LP612	Long thin site with garages between Clive Road and Southbury Avenue	Southbury Ward	Availability Unknown
SBE19	Call for Sites	LP612	Garages at Hadrian's Ride	Southbury Ward	Overlapping
SBE20	Call for Sites	LP612	Garages and car park at Ermine Side	Southbury Ward	Overlapping
SBE21	Call for Sites	LP612	Garages at Ermine Side	Southbury Ward	Overlapping
SBE22	Call for Sites	LP612	Car park at Cobham Close	Southbury Ward	Under 0.05ha
SBE23	Call for Sites	LP612	Garage space in the centre of housing at Kimberley Gardens, Sketty Road, Southbury Road, Ladysmith Road	Southbury Ward	Availability Unknown
SBE27	Call for Sites	LP612	Protyre site plus car parking space on A10 near to Oldbury Road	Southbury Ward	Under 0.05ha
SBE28	Call for Sites	LP612	Co-op, Leighton Road at Ladbroke Road	Bush Hill Park Ward	Availability Unknown
SGE1	Call for Sites	LP612	Big box retail site adjacent to Ladderswood redevelopment	Southgate Green Ward	Availability Unknown
SGE2	Call for Sites	LP612	Land adjacent to the railway at Station Road	Southgate Green Ward	Overlapping
SGE3	Call for Sites	LP612	Land adjacent to the sidings at Highview Gardens	Southgate Green Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SGE4	Call for Sites	LP612	Arnos Grove station surface parking	Southgate Green Ward	Overlapping
SGE5	Call for Sites	LP612	176+ Bowes Rd. Possible mixed use redevelopment 2 adjacent sites with large car parks, retaining church use	Southgate Green Ward	Overlapping
SGE6	Call for Sites	LP612	Marconi Car parking space around the central commercial building and some garages surrounding	Southgate Green Ward	Under 0.05ha
SGE7	Call for Sites	LP612	Waterfall Road roundabout: road layout / roundabout and road space to the north (return to green space?)	Southgate Green Ward	Availability Unknown
SGE8	Call for Sites	LP612	Large car park at the Mall / bowling green	Southgate Green Ward	Availability Unknown
SGE10	Call for Sites	LP612	Car parking space on High Road Estate	Southgate Green Ward	Under 0.05ha
SGE11	Call for Sites	LP612	Garages behind the block at Woodland Rd/High Rd	Southgate Green Ward	Under 0.05ha
SGE12	Call for Sites	LP612	36-38 Friern Barnet Road, N11 1NA [Brownfield Reg – 6 new dwellings]	Southgate Green Ward	Overlapping
SGE13	Call for Sites	LP612	Small car park on Pymmes Close	Southgate Green Ward	Under 0.05ha
SOE1	Call for Sites	LP612	Library site could be built higher	Southgate Ward	Overlapping
SOE2	Call for Sites	LP612	Royal Mail site could be built higher	Southgate Ward	Availability Unknown
SOE3	Call for Sites	LP612	Michenden car park (Leigh Hunt Drive)	Southgate Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SOE4	Call for Sites	LP612	Hard standing at site adjacent to the fire station, High Street	Southgate Ward	Availability Unknown
SOE5	Call for Sites	LP612	Space behind shops at Burleigh Gardens and Ashfield Parade (including long row of garages)	Southgate Ward	Under 0.05ha
SOE6	Call for Sites	LP612	Alan Pulinger centre site could be redeveloped, including community hall	Southgate Ward	Availability Unknown
SOE7	Call for Sites	LP612	Leigh Hunt Drive multi storey car park	Southgate Ward	Availability Unknown
SOE8	Call for Sites	LP612	McDonalds – infill?, esp when police station next door is redeveloped, and possibly with the adjacent building.	Southgate Ward	Under 0.05ha
SOE10	Call for Sites	LP612	Consolidate garages and parking at Ramsey Way, Windsor Court and Chase Side	Southgate Ward	Availability Unknown
SOE11	Call for Sites	LP612	Royal British Legion and large garage site on Windsor Court	Southgate Ward	Availability Unknown
SOE12	Call for Sites	LP612	Garages at Chase Side near to Royal British Legion site and Grant Close	Southgate Ward	Availability Unknown
SOE13	Call for Sites	LP612	Garage site Windsor Court (opposite Royal British Legion site)	Southgate Ward	Under 0.05ha
SOE14	Call for Sites	LP612	Peck Haulage site – 133 Chase Road.	Southgate Ward	Availability Unknown
SOE15	Call for Sites	LP612	Garages at Grovebury Close – suitable for infill?	Southgate Ward	Availability Unknown
SOE16	Call for Sites	LP612	Sainsbury's at Florey Square (World's End Lane) . Retain busy retail space but add storeys sympathetically to surroundings	Southgate Ward	Availability Unknown
SOE17	Call for Sites	LP612	Garages at Blagden's Lane	Southgate Ward	Overlapping
SOE18	Call for Sites	LP612	Space behind buildings at Burleigh Gardens	Southgate Ward	Overlapping
SOE19	Call for Sites	LP612	Low rise buildings on Crown Lane could be redeveloped to make better use of space	Southgate Ward	Overlapping
SOE20	Call for Sites	LP612	M&S Simply food (one storey) and car park could be redeveloped to 4 or 5 storeys	Southgate Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SOE21	Call for Sites	LP612	Chase Road / Park Road car park	Southgate Ward	Overlapping
SOE22	Call for Sites	LP612	Dudrich Holdings building redevelopment	Southgate Ward	Availability Unknown
SOE23	Call for Sites	LP612	Car park at St Thomas Rd / Aldridge Walk (there is space for parking on-street)	Southgate Ward	Under 0.05ha
SOE24	Call for Sites	LP612	Reconfigure parking / garages at Meadowbank / Eversley Park Rd to create space for new block	Southgate Ward	Availability Unknown
SOE25	Call for Sites	LP612	Large garages site at Springbank. Better use could be made of this space	Southgate Ward	Availability Unknown
SOE26	Call for Sites	LP612	Garages and parking at Maplin Close	Grange Ward	Availability Unknown
SOE27	Call for Sites	LP612	Garages behind houses at Oakwood Cres	Southgate Ward	Availability Unknown
SOE28	Call for Sites	LP612	Small car parking site / garage site on Chaseville Park road	Southgate Ward	Under 0.05ha
SOE29	Call for Sites	LP612	2 x large rows of garages and parking space behind houses at Chaseville Park Rd	Southgate Ward	Availability Unknown
SOE31	Call for Sites	LP612	Garages site at Highfield Court (move parking on-street)	Southgate Ward	Availability Unknown
SOE32	Call for Sites	LP612	Garages site Oakwood Close (accommodate parking on-street)	Southgate Ward	Availability Unknown
SOE33	Call for Sites	LP612	Garage blocks at Orchid Road	Southgate Ward	Availability Unknown
SOE34	Call for Sites	LP612	More garage blocks at Orchid Road	Southgate Ward	Availability Unknown
SOE35	Call for Sites	LP612	Small garages site behind housing at Old Farm Ave (plenty of parking space nearby)	Southgate Ward	Under 0.05ha
SOE36	Call for Sites	LP612	70-72 Chase Side [Brownfield Reg – over and behind shops – 8? additional dwellings]	Southgate Ward	Availability Unknown
SOE37	Call for Sites	LP612	Solar House, 282 Chase Road [on Brownfield Reg for conversion from offices to 74 new dwellings]	Southgate Ward	Availability Unknown
TOE1	Call for Sites	LP612	Car parks either side Chapel Street	Town Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
TOE2	Call for Sites	LP612	Hardstanding Chapel St (walled area)	Town Ward	Overlapping and Under 0.05ha
TOE3	Call for Sites	LP612	A110 Fresh Trader - extra storey here	Town Ward	Under 0.05ha
TOE4	Call for Sites	LP612	Space behind housing at Trinity St	Town Ward	Availability Unknown
TOE5	Call for Sites	LP612	Hard standing behind Royal British Legion building, access at Trinity St	Town Ward	Availability Unknown
TOE6	Call for Sites	LP612	Gordon Hill Station car park cl	Town Ward	Availability Unknown
TOE7	Call for Sites	LP612	Space behind houses at Youngman's Close	Town Ward	Under 0.05ha
TOE8	Call for Sites	LP612	Garages at Lavender Hill Cul de Sac	Town Ward	Under 0.05ha
TOE9	Call for Sites	LP612	Site at bus stop at Chase Side (currently a ground floor building with large forecourt)	Chase Ward	Under 0.05ha
TOE10	Call for Sites	LP612	Garages at Batley Road, Laurel Bank Rd, Chase Side – move parking onto Chase Side or on-street elsewhere	Chase Ward	Availability Unknown
TOE11	Call for Sites	LP612	The Wonder – large pub car park	Chase Ward	Under 0.05ha
TOE12	Call for Sites	LP612	Garages and car parking space at the end of Youngman's Close and behind housing at Chase Side	Town Ward	Availability Unknown
TOE13	Call for Sites	LP612	Buildings behind petrol station (and possibly also the petrol station) on Chase Side opposite the end of Halifax Road	Town Ward	Availability Unknown
TOE14	Call for Sites	LP612	Lee Valley Motor Co site at corner of Halifax Road and Chase Side	Town Ward	Under 0.05ha
TOE15	Call for Sites	LP612	Car park at Bell St	Town Ward	Under 0.05ha
TOE16	Call for Sites	LP612	Space behind the Old Bell pub	Town Ward	Overlapping and Under 0.05 ha
TOE17	Call for Sites	LP612	Garages at Ivinghoe Close	Town Ward	Overlapping
TOE18	Call for Sites	LP612	Garages / parking behind Jolly Butcher	Town Ward	Under 0.05ha
TOE21	Call for Sites	LP612	Second hand car plot at Parsonage Lane	Town Ward	Overlapping and Under 0.05 ha
TOE22	Call for Sites	LP612	Chase Side - ?Builders Yard at corner of Chase Side and Chase Side Avenue	Town Ward	Availability Unknown
TOE23	Call for Sites	LP612	Car Park behind the Moon Under Water	Town Ward	Under 0.05ha
TOE24	Call for Sites	LP612	Also a car park behind housing on Chase Side	Town Ward	Under 0.05ha



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
TOE25	Call for Sites	LP612	Car park at Christchurch Close	Town Ward	Availability Unknown
TOE26	Call for Sites	LP612	Attractive old Enfield Electricity Building plus hardstanding surrounding	Town Ward	Availability Unknown
TOE27	Call for Sites	LP612	Garages behind houses at St George's Rd	Town Ward	Availability Unknown
TOE28	Call for Sites	LP612	Yard behind houses at junction of Carterhatch Rd and Russell Lane	Town Ward	Availability Unknown
TOE30	Call for Sites	LP612	RSPCA Primrose Avenue, could be built higher	Chase Ward	Under 0.05ha
TOE31	Call for Sites	LP612	Large car parking space surrounding building at Gordon Rd	Town Ward	Availability Unknown
TOE32	Call for Sites	LP612	Space to the rear of police station on Baker St	Town Ward	Availability Unknown
TOE33	Call for Sites	LP612	Little Park Gardens Bus Station [ETFM]	Town Ward	Availability Unknown
TUE1a	Call for Sites	LP612	Bullsmore Lane - Two petrol stations opposite one another (north)	Turkey Street Ward	Availability Unknown
TUE1b	Call for Sites	LP612	Bullsmore Lane - Two petrol stations opposite one another (south)	Turkey Street Ward	Availability Unknown
TUE2	Call for Sites	LP612	Bullsmore Lane - Burger King site, mainly road/car parking space	Turkey Street Ward	Availability Unknown
TUE3	Call for Sites	LP612	Bullsmore Lane McDonalds building – car parking space surrounding	Turkey Street Ward	Availability Unknown
TUE4	Call for Sites	LP612	Bullsmore Lane - Lackmore Road car park	Turkey Street Ward	Availability Unknown
TUE5	Call for Sites	LP612	Bullsmore Lane - junction with A10, reclaim road space	Turkey Street Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
TUE7	Call for Sites	LP612	Garages in Albridge Close	Turkey Street Ward	Availability Unknown
TUE8	Call for Sites	LP612	Holmwood Motors (809 Hertford Road)	Turkey Street Ward	Overlapping
TUE9	Call for Sites	LP612	Builders yard – Hertford Road (near Holmwood Road)	Turkey Street Ward	Availability Unknown
TUE10	Call for Sites	LP612	Larmans Rd/Cobbet Cl/Aylands Rd: there are 8 car parks + further smaller spaces. At least a couple could make way for a small terraced row.	Turkey Street Ward	Under 0.05ha
TUE11	Call for Sites	LP612	Long derelict road between Elsing Road houses and railway line	Turkey Street Ward	Availability Unknown
TUE12b	Call for Sites	LP612	Consolidate car parks on Dendridge Cl/Auckland Cl to create space for one or two blocks [SITE SIZE GIVEN FOR ALL 3 CAR PARKS 0.07+0.11+0.13] (centre)	Turkey Street Ward	Overlapping
TUE12c	Call for Sites	LP612	Consolidate car parks on Dendridge Cl/Auckland Cl to create space for one or two blocks [SITE SIZE GIVEN FOR ALL 3 CAR PARKS 0.07+0.11+0.13] (west)	Turkey Street Ward	Overlapping
TUE14	Call for Sites	LP612	Car parking at Grove Rd West (behind high street shops)	Turkey Street Ward	Availability Unknown
TUE15	Call for Sites	LP612	Low rise highstreet shops could be redeveloped with residential on top (on High Street between Longfield Ave and Grove Rd West)	Turkey Street Ward	Under 0.05ha
TUE16	Call for Sites	LP612	Lidl and large surface car park at Unity Road	Turkey Street Ward	Overlapping
UPE1	Call for Sites	LP612	Meridian Water site	Upper Edmonton Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
UPE2	Call for Sites	LP612	Yard at Leopold Road plus adjacent car park	Upper Edmonton Ward	Overlapping and Under 0.05 ha
UPE3	Call for Sites	LP612	Car parking space behind housing at Claremont St and Clive Ave	Upper Edmonton Ward	Overlapping and Under 0.05 ha
UPE6	Call for Sites	LP612	Lidl supermarket plus extensive surface car park	Upper Edmonton Ward	Availability Unknown
UPE7	Call for Sites	LP612	College Gardens car park	Upper Edmonton Ward	Overlapping
UPE8	Call for Sites	LP612	Car parking sites on Raynham Rd / Cross St	Upper Edmonton Ward	Overlapping
UPE9	Call for Sites	LP612	College Close / Sterling Way (Silver St cars)	Upper Edmonton Ward	Availability Unknown
UPE10	Call for Sites	LP612	Garages at Gilpin Crescent	Upper Edmonton Ward	Overlapping
UPE11	Call for Sites	LP612	Garages at Langhedge Close	Upper Edmonton Ward	Overlapping
UPE12	Call for Sites	LP612	Commercial Road and North Middlesex industrial estates	Upper Edmonton Ward	Overlapping
UPE13	Call for Sites	LP612	Langhedge Lane Industrial Estate	Upper Edmonton Ward	Overlapping
UPE14	Call for Sites	LP612	Road and parking layouts at Wigston Close could be rethought to create space for new block/s	Upper Edmonton Ward	Under 0.05ha

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
UPE15	Call for Sites	LP612	Space at Whitehead Close for new block/s if parking reconfigured slightly	Upper Edmonton Ward	Availability Unknown
UPE16	Call for Sites	LP612	Amersham Avenue / Barclay Road – space given to road / roundabouts	Upper Edmonton Ward	Under 0.05ha
UPE17	Call for Sites	LP612	Garages at rear of housing on Empire Avenue (next to the allotments)	Upper Edmonton Ward	Availability Unknown
WIE1	Call for Sites	LP612	Garages 4 Pellipar Close (proximity to adjacent block would mean not all of this space could be used)	Winchmore Hill Ward	Under 0.05ha
WIE2	Call for Sites	LP612	Palmer's Green Station Car Park and car parking space within adjacent development	Winchmore Hill Ward	Availability Unknown
WIE3	Call for Sites	LP612	Car park at Derwent Road	Southgate Green Ward	Under 0.05ha
WIE4	Call for Sites	LP612	Car park at Lakeside Road	Southgate Green Ward	Under 0.05ha
WIE5	Call for Sites	LP612	Garages / car parking at St George's Rd	Winchmore Hill Ward	Availability Unknown
WIE6	Call for Sites	LP612	Car parks at Crothall Close	Winchmore Hill Ward	Availability Unknown
WIE7	Call for Sites	LP612	Garages at corner of Bourne Hill and Green Lanes	Winchmore Hill Ward	Availability Unknown
WIE8	Call for Sites	LP612	Large Sainsburys site at Green Lanes (opposite Highfield Rd)	Winchmore Hill Ward	Availability Unknown
WIE9	Call for Sites	LP612	Esso Garage Green Lanes / Highfield Road	Winchmore Hill Ward	Availability Unknown
WIE10	Call for Sites	LP612	Garages behind block at top of Lynwood Grove	Winchmore Hill Ward	Under 0.05ha
WIE11	Call for Sites	LP612	Car park at Hoppers Road / Lynwood Grove	Winchmore Hill Ward	Availability Unknown

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
WIE12	Call for Sites	LP612	Garages at Henrietta Gardens (with in-fill development behind)	Winchmore Hill Ward	Under 0.05ha
WIE13	Call for Sites	LP612	Parking space / garages adjacent to block at top of Hoppers Road (next to railway line)	Winchmore Hill Ward	Under 0.05ha
WIE14	Call for Sites	LP612	Garages behind block on Compton Road (railway line end) – parking could be located on street	Winchmore Hill Ward	Under 0.05ha
WIE15	Call for Sites	LP612	Farm Road / Ford's Grove car park (7 minute walk to Winchmore Hill Station)	Winchmore Hill Ward	Availability Unknown
WIE16	Call for Sites	LP612	Car park at top of Queen's Ave	Winchmore Hill Ward	Under 0.05ha
WIE19	Call for Sites	LP612	Road layout at Ford's Grove / Firs Lane / Halstead Road takes up unnecessary amount of space (perhaps not for development but could be reconfigured to create more green space)	Bush Hill Park Ward	Availability Unknown
WIE20	Call for Sites	LP612	Garages behind housing at Ford's Grove / Firs Lane junction	Winchmore Hill Ward	Availability Unknown
WIE21	Call for Sites	LP612	Old police station plus hardstanding surrounding it (possibly already being developed?) at Green Lanes near to Compton Road	Winchmore Hill Ward	Overlapping
WIE22	Call for Sites	LP612	Travis Perkins builders yard site at Green Lanes (near Compton Road junction)	Winchmore Hill Ward	Overlapping
WIE24	Call for Sites	LP612	Garages and parking (2 sites) at Drayton Gardens and Vicar's Moor Lane	Grange Ward	Under 0.05ha
WIE25	Call for Sites	LP612	Church Hill small car park site	Winchmore Hill Ward	Under 0.05ha
WIE26	Call for Sites	LP612	Large garages site at Stone Hall Road	Winchmore Hill Ward	Availability Unknown
WIE27	Call for Sites	LP612	Garage site at Hill House Close	Winchmore Hill Ward	Under 0.05ha
SBE6	Call for Sites	LP612	GCRMTA Part B	Jubilee Ward	Availability Unknown
POE19	Call for Sites	LP612	Ponders End youth centre site plus curtilage and car park	Ponders End Ward	Overlapping
TOE19	Call for Sites	LP612	Parsonage Lane Site already being built out?	Town Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	Call for sites	CFS210	Southgate Library, High Street, Southgate	Southgate	Overlapping
SOE9	Enfield Road Watch	LP662	Asda site – 130 Chase Side	Southgate	Overlapping
<Null>	Call for sites	CFS202	Land and Buildings at Saracens Club House, Bramley Sports Ground, Greens Lane	Cockfosters	Overlapping
<Null>	Call for sites	CFS192	2 and 2a Windmill Hill *former Magistrates Court house, Enfield EN2 6SA	Highlands	Overlapping
<Null>	Call for sites	CFS183	Former Enfield Arms, Genotin Road, Enfield,	Town	Overlapping
<Null>	Call for sites	CFS185	Glyn Road Car Park	Ponders End	Overlapping
POE4b	Enfield Road Watch/CPRE	LP662	John Wilkes House and related car parking / curtilage	Ponders End	Overlapping
PAE4a	Enfield Road Watch/CPRE	Not applicable	Car park off Lodge Drive which run down the west side of the car park	Palmers Green Ward	Overlapping
PAE4b	Enfield Road Watch/CPRE	Not applicable	Garages off Lodge Drive which run down the west side of the car park	Palmers Green Ward	Overlapping
PAC6	Call for Sites	LP1174	255-275 Green Lanes	Palmers Green Ward	Overlapping
<Null>	Call for sites	CFS164	198-202 Fore Street, Edmonton	Upper Edmonton Ward	Overlapping
<Null>	Call for sites	CFS203	Car Park and Angel Community Centre, Raynham Road, N18 2SJ	Upper Edmonton	Overlapping
<Null>	Call for sites	CFS154	Rammey Marsh, Mollison Avenue, Enfield	Enfield Highway Ward	Overlapping
CHC28	Call for Sites	LP1152	Parkview Nursery Crews Hill	Chase	Overlapping
GRE28b	Enfield Road Watch/CPRE	Not applicable	Garages at Waverley Road	Grange Ward	Overlapping
<Null>	Call for sites	LP605	Land at Harbet Road ("Harbets Hump")	Upper Edmonton Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	Call for Sites	Call for Sites REF LP597, LP1147, Clipped to exclude Planning Permission (SHLAA Ref UPP24 and UPP32)	Meridian Water Area (excluding planning application areas) - East bank	Upper Edmonton Ward	Overlapping
<Null>	Call for Sites	LP606	Ramney Marsh Mollison Avenue	Enfield Lock	Overlapping
<Null>	Call for Sites	CFS156	North Middlesex University Hospital - Surface Car Park	Lower Edmonton	Overlapping
<Null>	Call for sites	CFS182	Charles Babbage House, 1 Orton Grove	Chase Ward	Insufficient information provided
<Null>	Edmonton Leaside AAP	Meridian Water	Meridan Water	Upper Edmonton Ward	Overlapping
SGD9	North Circular AAP 2014	No 13	Bowes Road sites	Southgate Green Ward	Already developed
SGD4	North Circular AAP 2014	No 5	New Southgate Station	Southgate Green Ward	Overlapping
<Null>	North Circular AAP 2014	No 12_1	Ritz Parade sites a	Southgate Green Ward	Overlapping
<Null>	North Circular AAP 2014	No 2	Western Gateway Legal & General and National Grid sites	Southgate Green Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SGD2	New Southgate Master Plan & North Circular AAP	Site 3	Homebase Site	Southgate Green Ward	Overlapping
<Null>	North Circular AAP 2014	No 4	Topps Tiles site	Southgate Green Ward	Overlapping
<Null>	North Circular AAP 2014	No 12_2	Ritz Parades sites b	Southgate Green Ward	Overlapping
<Null>	North Circular AAP 2014	No 16	Green Lanes Junction NW	Palmers Green Ward	Overlapping
BOD1	North Circular AAP 2014	No 20	Birchwood Court	Bowes Ward	Already developed
<Null>	North Circular AAP 2014	No 18	Green Lanes Junction SW	Bowes Ward	Overlapping
PAD1	North Circular AAP 2014	No 14	Southgate Town Hall	Palmers Green Ward	Already developed
PAD3	North Circular AAP 2014	No 17	Green Lanes Junction NE	Palmers Green Ward	Overlapping
<Null>	North Circular AAP 2014	No 19	Green Lanes Junction SE	Bowes Ward	Overlapping
SGD1	New Southgate Master Plan & North Circular AAP	Site 1	Ladderswood Estate	Southgate Green Ward	Overlapping
SGD6	New Southgate Master Plan & North Circular AAP	No 9	Telford Road Sites	Southgate Green Ward	Already developed
SGD7	New Southgate Master Plan & North Circular AAP	No 10	Telford Road/Bowes Road corner	Southgate Green Ward	Already developed



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SGD8	New Southgate Master Plan & North Circular AAP	No 11	Bowes Road/Wilmer Way Sites	Southgate Green Ward	Already developed
SGD10	New Southgate Master Plan	Site 7	Bowes Road Library and Clinic and Arnos Pool	Southgate Green Ward	Overlapping
TOD1	Enfield Town Master Plan	Site 13	Market Square	Town Ward	Not proposed for housing
<Null>	Enfield Town Master Plan	Site15	Chapel Street / Little Park Gardens	Town Ward	Overlapping
<Null>	New Southgate Master Plan & North Circular AAP	Site 8	Coppice Lodge Care Home Site	Southgate Green Ward	Overlapping
GRD5	Enfield Town Master Plan	Site 5_2	52 London Road	Grange Ward	Overlapping
SGD3	New Southgate Master Plan	Site 5_1	Friern Barnet Road Shops	Southgate Green Ward	Overlapping
POD1	Ponders End Central Area Planning Brief	Site 13_2	Swan Annex	Ponders End Ward	Overlapping
TOD2	Enfield Town Master Plan	Site 14	Civic Centre	Town Ward	Overlapping
<Null>	Enfield Town Master Plan	Site 22	Auto 2000	Highlands Ward	Overlapping
SBD1	Enfield Town Master Plan	Site 2	Genotin Road Car Park	Southbury Ward	Availability Unknown
<Null>	Enfield Town Master Plan	Site 18	Old Park Avenue	Grange Ward	Overlapping
TOD3	Allocations/Opportunity Sites	Enfield Town Master Plan (Site 16)	Portculus Lodge	Town	Overlapping
EHS1	London SHLAA 2017	17100001	115 Brancroft Way	Enfield Highway Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
LOS1	London SHLAA 2017	17100004	Forest Primary Care Centre	Lower Edmonton Ward	Site Unavailable
SGS2	London SHLAA 2017	17100005	23 Telford Road	Southgate Green Ward	Site Unavailable
COS1	London SHLAA 2017	17100006	2 & 4 Camlet Way	Cockfosters Ward	Site Unavailable
SBS1	London SHLAA 2017	17100007	280-286 Southbury Road	Southbury Ward	Site Unavailable
EHS2	London SHLAA 2017	17100008	33 Jeffreys Road	Enfield Highway Ward	Site Unavailable
COS3	London SHLAA 2017	17100010	399 Cockfosters Road, En4 0Js	Cockfosters Ward	Site Unavailable
COS4	London SHLAA 2017	17100011	411 Cockfosters Road, En4 0Js	Cockfosters Ward	Site Unavailable
SBS2	London SHLAA 2017	17100012	42 Crown Road	Southbury Ward	Site Unavailable
COS5	London SHLAA 2017	17100013	50-54 Camlet Way	Cockfosters Ward	Site Unavailable
WIS1	London SHLAA 2017	17100014	517 Green Lanes	Winchmore Hill Ward	Site Unavailable
JUS1	London SHLAA 2017	17100016	5 Picketts Lock Lane, N9 0As	Jubilee Ward	Site Unavailable
COS6	London SHLAA 2017	17100017	65 & 67 Kingwell Road, En4 0Hz	Cockfosters Ward	Site Unavailable
COS7	London SHLAA 2017	17100018	6 Crescent East, Land Adj	Cockfosters Ward	Site Unavailable
<Null>	London SHLAA 2017	17100019	79 Windmill Hill	Highlands Ward	Overlapping
WIS2	London SHLAA 2017	17100020	7 Broad Walk, N21 3Da	Winchmore Hill Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
COS8	London SHLAA 2017	17100021	8 Beech Hill	Cockfosters Ward	Site Unavailable
COS9	London SHLAA 2017	17100022	98-104 Camlet Way	Cockfosters Ward	Site Unavailable
EHS3	London SHLAA 2017	17100024	Brancroft Way - Peter Colby Commercials Limited	Enfield Highway Ward	Site Unavailable
EHS4	London SHLAA 2017	17100025	Bilton Way - Ovania Limited	Enfield Highway Ward	Site Unavailable
PAS1	London SHLAA 2017	17100026	A1 Motors	Palmers Green Ward	Site Unavailable
COS10	London SHLAA 2017	17100027	Addison Avenue	Cockfosters Ward	Site Unavailable
POS1	London SHLAA 2017	17100028	Aden Road (West)	Ponders End Ward	Site Unavailable
POS2	London SHLAA 2017	17100029	Aden Road (East)	Ponders End Ward	Site Unavailable
EDS1	London SHLAA 2017	17100030	Advent Way (East)	Edmonton Green Ward	Site Unavailable
EDS2	London SHLAA 2017	17100031	Advent Way (West)	Edmonton Green Ward	Site Unavailable
EHS5	London SHLAA 2017	17100032	Albany Pool	Enfield Highway Ward	Site Unavailable
<Null>	London SHLAA 2017	17100033	Albany Road	Edmonton Green Ward	Overlapping
UPS1	London SHLAA 2017	17100034	Allotment Gardens, Edmonton	Upper Edmonton Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
UPS2	London SHLAA 2017	17100035	Allotment Gardens, Edmonton	Upper Edmonton Ward	Site Unavailable
TUS1	London SHLAA 2017	17100036	Allotment Gardens, Freezy Water	Turkey Street Ward	Site Unavailable
TUS2	London SHLAA 2017	17100037	Allotment Gardens, Freezy Water	Turkey Street Ward	Site Unavailable
PAS2	London SHLAA 2017	17100038	Allotment Gardens, Palmers Green	Palmers Green Ward	Site Unavailable
SOS1	London SHLAA 2017	17100039	Allotment Gardens, Southgate	Southgate Ward	Site Unavailable
SOS2	London SHLAA 2017	17100040	Allotment Gardens, Southgate	Southgate Ward	Site Unavailable
<Null>	London SHLAA 2017	17100041	Allotment Gardens, Southgate	Palmers Green Ward	Site Unavailable
SOS3	London SHLAA 2017	17100042	Allotment Gardens, Southgate	Southgate Ward	Site Unavailable
<Null>	London SHLAA 2017	17100043	Allotment Gardens, Winchmore Hill	Palmers Green Ward	Site Unavailable
POS3	London SHLAA 2017	17100044	Alma Estate - 1A (Kestrel House), 15-45A Alma Road	Ponders End Ward	Overlapping
POS4	London SHLAA 2017	17100045	Alma Road	Ponders End Ward	Site Unavailable
POS5	London SHLAA 2017	17100046	Alma Road	Ponders End Ward	Site Unavailable
POS6	London SHLAA 2017	17100047	Alpha Road	Ponders End Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	London SHLAA 2017	17100048	Anthony Way	Upper Edmonton Ward	Overlapping
EHS6	London SHLAA 2017	17100049	Ardmore Construction Ltd	Enfield Highway Ward	Site Unavailable
LOS2	London SHLAA 2017	17100050	Ardra Road - Refuse Disposal Depot	Lower Edmonton Ward	Site Unavailable
LOS3	London SHLAA 2017	17100051	Ardra Road	Lower Edmonton Ward	Site Unavailable
<Null>	London SHLAA 2017	17100052	Argon Road	Upper Edmonton Ward	Overlapping
HIS1	London SHLAA 2017	17100053	Arnold House, 66 The Ridgeway, En2 8Ja	Highlands Ward	Site Unavailable
<Null>	London SHLAA 2017	17100054	Arnos Grove Depot	Southgate Green Ward	Overlapping
SBS3	London SHLAA 2017	17100056	Autumn Close	Southbury Ward	Site Unavailable
SOS4	London SHLAA 2017	17100057	Avenue Road, N14 4En	Southgate Ward	Site Unavailable
TOS2	London SHLAA 2017	17100058	Enfield Grammar School Lower And Enfield County S*	Town Ward	Site Unavailable
EDS3	London SHLAA 2017	17100059	Banksia Road	Edmonton Green Ward	Site Unavailable
WIS3	London SHLAA 2017	17100060	Barrowell Green Recycling Centre	Winchmore Hill Ward	Site Unavailable
SOS5	London SHLAA 2017	17100061	Bayliss Close	Southgate Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDS4	London SHLAA 2017	17100062	Becket Road	Edmonton Green Ward	Site Unavailable
COS11	London SHLAA 2017	17100063	Beech Hill	Cockfosters Ward	Site Unavailable
EHS7	London SHLAA 2017	17100064	Ark John Keats Academy	Enfield Highway Ward	Site Unavailable
EHS8	London SHLAA 2017	17100065	Bilton Way	Enfield Highway Ward	Site Unavailable
HIS2	London SHLAA 2017	17100066	Merryhills Primary School	Highlands Ward	Site Unavailable
SOS6	London SHLAA 2017	17100067	Blagdens Lane	Southgate Ward	Site Unavailable
JUS2	London SHLAA 2017	17100068	B M Polyco Ltd	Jubilee Ward	Site Unavailable
UPS3	London SHLAA 2017	17100069	Bt Offices - Bolton Road	Upper Edmonton Ward	Site Unavailable
BOS1	London SHLAA 2017	17100070	Bowes Primary School	Bowes Ward	Site Unavailable
<Null>	London SHLAA 2017	17100071	B & Q - Great Cambridge Road	Southbury Ward	Overlapping
UPS4	London SHLAA 2017	17100072	30 Commercial Road	Upper Edmonton Ward	Site Unavailable
UPS5	London SHLAA 2017	17100073	20 Commercial Road	Upper Edmonton Ward	Site Unavailable
EHS9	London SHLAA 2017	17100074	Braithwaite Road	Enfield Highway Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
COS12	London SHLAA 2017	17100075	Former Middlesex University Trent Park	Cockfosters Ward	Overlapping
EDS5	London SHLAA 2017	17100076	Brettenham Primary School	Edmonton Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100077	Timber Yard, Bridge Drive, N13 4Eu	Palmers Green Ward	Overlapping
UPS6	London SHLAA 2017	17100078	Bridport Road	Upper Edmonton Ward	Site Unavailable
CHS1	London SHLAA 2017	17100079	Brigadier Hill	Chase Ward	Site Unavailable
EHS10	London SHLAA 2017	17100080	Brimsdown	Enfield Highway Ward	Site Unavailable
JUS3	London SHLAA 2017	17100081	British Telecom	Jubilee Ward	Site Unavailable
EDS6	London SHLAA 2017	17100082	Brookside Road	Edmonton Green Ward	Site Unavailable
SGS4	London SHLAA 2017	17100083	Broomfield Road	Southgate Green Ward	Site Unavailable
UPS7	London SHLAA 2017	17100084	Bull Lane	Upper Edmonton Ward	Site Unavailable
UPS8	London SHLAA 2017	17100085	Bull Lane Sports Ground	Upper Edmonton Ward	Site Unavailable
CHS2	London SHLAA 2017	17100086	Capel Manor Primary School	Chase Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	London SHLAA 2017	17100087	Lea Valley High School	Turkey Street Ward	Insufficient Information Available
<Null>	London SHLAA 2017	17100088	Bush Hill Park Station	Bush Hill Park Ward	Overlapping
SGS5	London SHLAA 2017	17100089	St Monica'S R C Primary	Southgate Green Ward	Site Unavailable
SBS4	London SHLAA 2017	17100090	Carlton International Plc	Southbury Ward	Site Unavailable
<Null>	London SHLAA 2017	17100091	Car Park Adj Car Auction Centre, Enfield	Southbury Ward	Insufficient Information Available
COS13	London SHLAA 2017	17100092	Catherine Court Chase Road, N14 4Rb	Cockfosters Ward	Site Unavailable
<Null>	London SHLAA 2017	17100093	Catherine Ct. N14 (Off Conisbee Ct.)	Cockfosters Ward	Insufficient Information Available
CHS3	London SHLAA 2017	17100094	Cattlegate Road	Chase Ward	Site Unavailable
GRS2	London SHLAA 2017	17100095	Cecil Road - Dugdale Centre	Grange Ward	Site Unavailable
EHS11	London SHLAA 2017	17100096	2-8 Centenary Road	Enfield Highway Ward	Site Unavailable
EHS12	London SHLAA 2017	17100097	1 Centenary Road	Enfield Highway Ward	Site Unavailable
HIS3	London SHLAA 2017	17100098	Bmi The Kings Oak Hospital	Highlands Ward	Site Unavailable
HIS4	London SHLAA 2017	17100099	1-24 Ender'S Close, Chase Farm Hospitals	Highlands Ward	Site Unavailable
HIS5	London SHLAA 2017	17100100	Chase Farm (North Block) Hospitals Nhs Trust	Highlands Ward	Site Unavailable



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
HIS8	London SHLAA 2017	17100101	Chase Farm Hospital The Ridgeway	Highlands Ward	Overlapping
SOS7	London SHLAA 2017	17100103	Wolfson Hillel Primary School	Southgate Ward	Site Unavailable
SOS8	London SHLAA 2017	17100104	West Grove Primary School	Southgate Ward	Site Unavailable
COS14	London SHLAA 2017	17100105	Oaktree School	Cockfosters Ward	Site Unavailable
SOS9	London SHLAA 2017	17100106	Eversley Primary School	Southgate Ward	Site Unavailable
ELS1	London SHLAA 2017	17100107	Chesterfield Primary School	Enfield Lock Ward	Site Unavailable
TOS3	London SHLAA 2017	17100108	Churchbury Lane	Town Ward	Site Unavailable
TOS4	London SHLAA 2017	17100109	Chace Community School	Town Ward	Site Unavailable
TOS5	London SHLAA 2017	17100110	Church Lane	Town Ward	Site Unavailable
EHS13	London SHLAA 2017	17100112	Coca Cola & Schweppes Beverages Ltd	Enfield Highway Ward	Site Unavailable
<Null>	London SHLAA 2017	17100113	Cockfosters Depot	Cockfosters Ward	Overlapping
<Null>	London SHLAA 2017	17100114	Holbrook House, Cockfosters	Cockfosters Ward	Overlapping
COS15	London SHLAA 2017	17100115	Cockfosters Road Shops	Cockfosters Ward	Site Unavailable
<Null>	London SHLAA 2017	17100117	Cockfosters Station Car Park	Cockfosters Ward	Overlapping
POS7	London SHLAA 2017	17100118	Columbia Wharf, Ponders End	Ponders End Ward	Site Unavailable
<Null>	London SHLAA 2017	17100119	Joyce Avenue Housing Estate	Upper Edmonton Ward	Overlapping
<Null>	London SHLAA 2017	17100120	Conduit Lane	Edmonton Green Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDS7	London SHLAA 2017	17100121	Conduit Lane	Edmonton Green Ward	Site Unavailable
CHS4	London SHLAA 2017	17100122	Cooks Hole Road	Chase Ward	Site Unavailable
CHS5	London SHLAA 2017	17100123	Council Depot, 7 Melling Drive	Chase Ward	Site Unavailable
COS17	London SHLAA 2017	17100124	Hadley Wood Primary School	Cockfosters Ward	Site Unavailable
SBS5	London SHLAA 2017	17100125	Crown Road	Southbury Ward	Site Unavailable
JUS4	London SHLAA 2017	17100127	Cuckoo Hall Academy	Jubilee Ward	Site Unavailable
SBS6	London SHLAA 2017	17100128	Chalkmill Drive, Currys Ltd	Southbury Ward	Site Unavailable
EDS8	London SHLAA 2017	17100129	Daniel Close	Edmonton Green Ward	Site Unavailable
SBS7	London SHLAA 2017	17100130	David Lloyd Leisure	Southbury Ward	Site Unavailable
<Null>	London SHLAA 2017	17100131	Dearsley Road Car Park	Southbury Ward	Overlapping
SBS8	London SHLAA 2017	17100132	Dearsley Road	Southbury Ward	Site Unavailable
LOS4	London SHLAA 2017	17100133	1 Ardra Road	Lower Edmonton Ward	Site Unavailable
LOS5	London SHLAA 2017	17100134	Deephams Sewage Works	Lower Edmonton Ward	Site Unavailable
<Null>	London SHLAA 2017	17100135	Derby Road	Edmonton Green Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
UPS9	London SHLAA 2017	17100136	Dysons Road	Upper Edmonton Ward	Site Unavailable
EHS14	London SHLAA 2017	17100137	Eastfield Primary School	Enfield Highway Ward	Site Unavailable
EDS9	London SHLAA 2017	17100138	Eco Park	Edmonton Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100139	Edmonton Green North Mall	Edmonton Green Ward	Overlapping
LOS6	London SHLAA 2017	17100140	Eldon Junior School	Lower Edmonton Ward	Site Unavailable
PAS3	London SHLAA 2017	17100141	Electricity Sub Station And Vacant Land To South	Palmers Green Ward	Site Unavailable
EDS10	London SHLAA 2017	17100142	Eley Road	Edmonton Green Ward	Site Unavailable
CHS6	London SHLAA 2017	17100143	Elmtree Kennels, 8 Cooks Hole Road, En2 0Ud	Chase Ward	Site Unavailable
POS8	London SHLAA 2017	17100144	Emilia Close	Ponders End Ward	Site Unavailable
SBS9	London SHLAA 2017	17100146	Southbury Road Car Park	Southbury Ward	Site Unavailable
SBS10	London SHLAA 2017	17100147	270 Great Cambridge Road Car Park	Southbury Ward	Site Unavailable
TUS3	London SHLAA 2017	17100148	Landridge Drive, En1 4Lw	Turkey Street Ward	Site Unavailable
CHS7	London SHLAA 2017	17100149	Land At St. Ignatus College, En1 4Np	Chase Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	London SHLAA 2017	17100150	Land North Of Slades Hill - En2 7Du	Highlands Ward	Overlapping
<Null>	London SHLAA 2017	17100151	Land In Gordon Hill, En2 8Hs	Highlands Ward	Overlapping
<Null>	London SHLAA 2017	17100153	Open Space East Of Jesus Church - En2 9Ey	Chase Ward	Overlapping
POS9	London SHLAA 2017	17100154	Land West Of Ponders End Station - En3 4Bx	Ponders End Ward	Site Unavailable
<Null>	London SHLAA 2017	17100155	Enfield Council Car Park - En3 4De	Ponders End Ward	Overlapping
POS10	London SHLAA 2017	17100156	Orchard Road, En3 4En	Ponders End Ward	Site Unavailable
POS11	London SHLAA 2017	17100157	Tesco Extra - En3 4Hf	Ponders End Ward	Site Unavailable
<Null>	London SHLAA 2017	17100158	45 Crown Road (Depot) - En3 4Hw	Southbury Ward	Overlapping
POS12	London SHLAA 2017	17100159	20-30 Redburn Trading Estate, En3 4Le	Ponders End Ward	Site Unavailable
POS13	London SHLAA 2017	17100160	7-39 Redburn Trading Estate, En3 4Le	Ponders End Ward	Site Unavailable
POS14	London SHLAA 2017	17100161	32-48 Redburn Trading Estate, En3 4Le	Ponders End Ward	Site Unavailable
POS15	London SHLAA 2017	17100162	2-20 Falcon Crescent, En3 4Lr	Ponders End Ward	Site Unavailable
<Null>	London SHLAA 2017	17100164	Wharf Road (West) En3 4Td	Ponders End Ward	Overlapping
POS16	London SHLAA 2017	17100165	Wharf Road (East), En3 4Td	Ponders End Ward	Site Unavailable
POS17	London SHLAA 2017	17100166	Alma Estate - En3 4Ug	Ponders End Ward	Site Unavailable
EHS15	London SHLAA 2017	17100167	Land At The Junction Of The The Ride And High Str*	Enfield Highway Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
ELS2	London SHLAA 2017	17100168	The Rifles Public House	Enfield Lock Ward	Site Unavailable
ELS3	London SHLAA 2017	17100169	Keys Meadow Primary School, En3 6Fb	Enfield Lock Ward	Site Unavailable
ELS4	London SHLAA 2017	17100170	Soham Lane Open Space - En3 6Hg	Enfield Lock Ward	Site Unavailable
TUS4	London SHLAA 2017	17100171	Freezywater St George'S Cofe Primary School, En3 *	Turkey Street Ward	Site Unavailable
EHS16	London SHLAA 2017	17100173	Millmarsh Lane (East) En3 7Bj	Enfield Highway Ward	Site Unavailable
EHS17	London SHLAA 2017	17100174	The Ride, Open Space, En3 7Dy	Enfield Highway Ward	Site Unavailable
POS18	London SHLAA 2017	17100175	280-290 Alexandra Road, En3 7Eh	Ponders End Ward	Site Unavailable
POS19	London SHLAA 2017	17100176	Works In Alexandra Road, En3 7En	Ponders End Ward	Site Unavailable
EHS18	London SHLAA 2017	17100177	Bilton Way, Industrial Unit, En3 7Er	Enfield Highway Ward	Site Unavailable
ELS5	London SHLAA 2017	17100178	Innova Park En3 7FI	Enfield Lock Ward	Site Unavailable
EHS19	London SHLAA 2017	17100179	72-84 Bilton Way, En3 7Nh	Enfield Highway Ward	Site Unavailable
EHS20	London SHLAA 2017	17100180	38 Lockfield Avenue, En3 7Nj	Enfield Highway Ward	Site Unavailable
EHS21	London SHLAA 2017	17100181	1-4 The Arena, Bilton Way, En3 7NI	Enfield Highway Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EHS22	London SHLAA 2017	17100182	5-10 The Arena, Bilton Way, En3 7NI	Enfield Highway Ward	Site Unavailable
ELS6	London SHLAA 2017	17100183	Mollison Avenue, Industrial Site, En3 7Nn	Enfield Lock Ward	Site Unavailable
EHS23	London SHLAA 2017	17100184	Edison Road, Industrial Site, En3 7PI	Enfield Highway Ward	Site Unavailable
EHS24	London SHLAA 2017	17100185	Brancroft Way, Power Station, En3 7PI	Enfield Highway Ward	Site Unavailable
EHS25	London SHLAA 2017	17100186	16 Lockfield Avenue, En3 7Pu	Enfield Highway Ward	Site Unavailable
POS20	London SHLAA 2017	17100187	Mill River Trading Estate, En3 7Qf	Ponders End Ward	Site Unavailable
POS21	London SHLAA 2017	17100188	Suez Road, Warehouse, En3 7Qf	Ponders End Ward	Site Unavailable
EHS26	London SHLAA 2017	17100189	111 Millmarsh Lane, En3 7Qg	Enfield Highway Ward	Site Unavailable
EHS27	London SHLAA 2017	17100190	104 Brancroft Way, En3 7Rg	Enfield Highway Ward	Site Unavailable
EHS28	London SHLAA 2017	17100192	1-3 Jeffrey'S Road, En3 7Ty	Enfield Highway Ward	Site Unavailable
EHS29	London SHLAA 2017	17100193	Watermill Business Centre, En3 7Xf	Enfield Highway Ward	Site Unavailable
COS18	London SHLAA 2017	17100194	26 Beech Hill, En4 0Jp	Cockfosters Ward	Site Unavailable
COS19	London SHLAA 2017	17100195	103 Camlet Way	Cockfosters Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
COS20	London SHLAA 2017	17100196	En4 OPs	Cockfosters Ward	Site Unavailable
COS21	London SHLAA 2017	17100197	En4 OPs	Cockfosters Ward	Site Unavailable
ELS7	London SHLAA 2017	17100198	Voltage Business Centre, En8 7Rr	Enfield Lock Ward	Site Unavailable
TUS6	London SHLAA 2017	17100199	Land On Holmesdale Tunnel, En8 8Eq	Turkey Street Ward	Site Unavailable
SBS11	London SHLAA 2017	17100200	Enfield Delivery Office, Savoy Parade, Southbury *	Southbury Ward	Site Unavailable
ELS8	London SHLAA 2017	17100201	Enfield Lock - Thames Water Utilities, King Georg*	Enfield Lock Ward	Site Unavailable
HIS6	London SHLAA 2017	17100202	200 Enfield Road	Highlands Ward	Site Unavailable
<Null>	London SHLAA 2017	17100203	Enfield Road, Open Space	Highlands Ward	Overlapping
<Null>	London SHLAA 2017	17100206	5 Dearsley Road, Eros Disco	Southbury Ward	Overlapping
POS22	London SHLAA 2017	17100208	Fairfield Close	Ponders End Ward	Site Unavailable
<Null>	London SHLAA 2017	17100209	Former Middlesex University Campus, 188-230 (Even*	Ponders End Ward	Overlapping
CHS9	London SHLAA 2017	17100210	Forty Hill	Chase Ward	Site Unavailable
BUS2	London SHLAA 2017	17100211	Foxwood Green Close	Bush Hill Park Ward	Site Unavailable
EHS30	London SHLAA 2017	17100212	Frederick Crescent	Enfield Highway Ward	Site Unavailable
JUS6	London SHLAA 2017	17100213	Galliard Road	Jubilee Ward	Site Unavailable
<Null>	London SHLAA 2017	17100214	Gardiner Close	Ponders End Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
GRS3	London SHLAA 2017	17100215	Gate Lodge, Bush Hill Park Golf Club	Grange Ward	Site Unavailable
UPS10	London SHLAA 2017	17100216	Genista Road	Upper Edmonton Ward	Site Unavailable
TOS6	London SHLAA 2017	17100217	St George'S Catholic Primary School	Town Ward	Site Unavailable
JUS7	London SHLAA 2017	17100218	Edmonton County School (Cambridge Campus)	Jubilee Ward	Site Unavailable
COS22	London SHLAA 2017	17100219	Green Road	Cockfosters Ward	Site Unavailable
EHS31	London SHLAA 2017	17100220	Brimsdown Primary School And Playing Fields	Enfield Highway Ward	Site Unavailable
UPS11	London SHLAA 2017	17100221	St John & St James C Of E Primary School	Upper Edmonton Ward	Site Unavailable
GRS4	London SHLAA 2017	17100222	Cunard Crescent	Grange Ward	Site Unavailable
COS23	London SHLAA 2017	17100223	Harper Close	Cockfosters Ward	Site Unavailable
GRS5	London SHLAA 2017	17100224	Hartland Close	Grange Ward	Site Unavailable
POS23	London SHLAA 2017	17100225	Enfield Bus Garage (Arriva)	Ponders End Ward	Site Unavailable
SBS12	London SHLAA 2017	17100226	Harveys	Southbury Ward	Site Unavailable
HAS1	London SHLAA 2017	17100227	West Lea School And Hazelbury Junior School	Haselbury Ward	Site Unavailable
HAS2	London SHLAA 2017	17100228	The Latymer School	Haselbury Ward	Site Unavailable
SBS13	London SHLAA 2017	17100229	Haslemere Industrial Estate	Southbury Ward	Site Unavailable



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
PAS4	London SHLAA 2017	17100230	Hazelwood Junior School	Palmers Green Ward	Site Unavailable
EHS32	London SHLAA 2017	17100231	Hertford Road	Enfield Highway Ward	Site Unavailable
LOS7	London SHLAA 2017	17100232	St.Edmund'S Catholic Primary School	Lower Edmonton Ward	Site Unavailable
EHS33	London SHLAA 2017	17100233	The College Of Haringey	Enfield Highway Ward	Site Unavailable
WIS4	London SHLAA 2017	17100235	Highfield Road	Winchmore Hill Ward	Site Unavailable
SOS10	London SHLAA 2017	17100236	High Street	Southgate Ward	Site Unavailable
SBS14	London SHLAA 2017	17100237	Hunter Vehicles Ltd	Southbury Ward	Site Unavailable
EDS11	London SHLAA 2017	17100238	Latymer All Saints Church Of England Primary Scho*	Edmonton Green Ward	Site Unavailable
JUS8	London SHLAA 2017	17100239	Hyde Works	Jubilee Ward	Site Unavailable
COS24	London SHLAA 2017	17100240	Imperial Grove	Cockfosters Ward	Site Unavailable
POS24	London SHLAA 2017	17100241	Jeffreys Road	Ponders End Ward	Site Unavailable
TOS7	London SHLAA 2017	17100242	John Keats Lodge	Town Ward	Site Unavailable
WIS5	London SHLAA 2017	17100243	J Sainsbury Plc	Winchmore Hill Ward	Site Unavailable
TUS7	London SHLAA 2017	17100244	Kempe Road	Turkey Street Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
POS25	London SHLAA 2017	17100245	Hertford Road - Housing Estate	Ponders End Ward	Site Unavailable
ELS9	London SHLAA 2017	17100246	Kinetic Crescent	Enfield Lock Ward	Site Unavailable
ELS10	London SHLAA 2017	17100247	Kinetic Crescent (Includign Oasis Academy)	Enfield Lock Ward	Site Unavailable
POS26	London SHLAA 2017	17100248	St Marys Catholic Primary School	Ponders End Ward	Site Unavailable
EDS12	London SHLAA 2017	17100249	Eley'S Estate (West), Kynoch Road	Edmonton Green Ward	Site Unavailable
EDS13	London SHLAA 2017	17100250	Eley'S Estate (East), Kynoch Road	Edmonton Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100251	Ladderswood Estate Station Road	Southgate Green Ward	Overlapping
CHS10	London SHLAA 2017	17100252	Land At	Chase Ward	Site Unavailable
UPS12	London SHLAA 2017	17100255	Land, North Circular Road	Upper Edmonton Ward	Site Unavailable
POS27	London SHLAA 2017	17100256	Dujardin Mews, 143 South Street	Ponders End Ward	Site Unavailable
UPS13	London SHLAA 2017	17100257	Lansbury Way	Upper Edmonton Ward	Site Unavailable
HAS3	London SHLAA 2017	17100258	Churchfield Primary School	Haselbury Ward	Site Unavailable
<Null>	London SHLAA 2017	17100259	Lee House, Waterways Business Park	Enfield Lock Ward	Overlapping
<Null>	London SHLAA 2017	17100260	Meridian Water, Leaside Road	Upper Edmonton Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
POS28	London SHLAA 2017	17100261	Leggatt Freightways Group	Ponders End Ward	Site Unavailable
BUS3	London SHLAA 2017	17100263	Edmonton County School	Bush Hill Park Ward	Site Unavailable
EHS34	London SHLAA 2017	17100264	46 Brancroft Way	Enfield Highway Ward	Site Unavailable
EHS35	London SHLAA 2017	17100265	56-98 Lockfield Avenue	Enfield Highway Ward	Site Unavailable
EHS36	London SHLAA 2017	17100266	41-97 Lockfield Avenue	Enfield Highway Ward	Site Unavailable
TUS8	London SHLAA 2017	17100268	Honilands Primary School	Turkey Street Ward	Site Unavailable
SBS15	London SHLAA 2017	17100269	Magnet Ltd	Southbury Ward	Site Unavailable
SBS16	London SHLAA 2017	17100270	Bush Hill Park Primary School	Southbury Ward	Site Unavailable
TOS8	London SHLAA 2017	17100271	Enfield Grammar School Upper	Town Ward	Site Unavailable
SBS17	London SHLAA 2017	17100272	Martinbridge Industrial Estate	Southbury Ward	Site Unavailable
SBS18	London SHLAA 2017	17100273	Martinbridge Industrial Estate	Southbury Ward	Site Unavailable
CHS11	London SHLAA 2017	17100274	Melling Drive	Chase Ward	Site Unavailable
<Null>	London SHLAA 2017	17100275	Meridian Water, Meridian Way	Upper Edmonton Ward	Overlapping
POS30	London SHLAA 2017	17100276	Meridian Way, Enfield	Ponders End Ward	Site Unavailable
<Null>	London SHLAA 2017	17100277	Millets	Grange Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EHS37	London SHLAA 2017	17100278	Millmarsh Lane, Brimsdown	Enfield Highway Ward	Site Unavailable
EHS39	London SHLAA 2017	17100280	1050 Mollison Avenue	Enfield Highway Ward	Site Unavailable
EHS40	London SHLAA 2017	17100281	Mollison Avenue Electricity Station	Enfield Highway Ward	Site Unavailable
<Null>	London SHLAA 2017	17100282	Moorfield Road Clinic, Moorfield Road	Southbury Ward	Overlapping
POS31	London SHLAA 2017	17100283	Morson Road, Riverside Estate (South)	Ponders End Ward	Site Unavailable
POS32	London SHLAA 2017	17100284	Morson Road, Riverside Estate (North)	Ponders End Ward	Site Unavailable
POS33	London SHLAA 2017	17100285	Morson Road	Ponders End Ward	Site Unavailable
POS34	London SHLAA 2017	17100286	Works In Meridian Way	Ponders End Ward	Site Unavailable
<Null>	London SHLAA 2017	17100287	Arnos Grove Station Car Park - West	Southgate Green Ward	Overlapping
SGS6	London SHLAA 2017	17100288	Marconi Place	Southgate Green Ward	Site Unavailable
UPS14	London SHLAA 2017	17100292	4 Watermill Lane, N18 1Fa	Upper Edmonton Ward	Site Unavailable
EDS14	London SHLAA 2017	17100294	Laundry Site, Brettenham Road, N18 2Hz	Edmonton Green Ward	Site Unavailable
EDS15	London SHLAA 2017	17100295	Pegamoid Road, N18 2Ng	Edmonton Green Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDS16	London SHLAA 2017	17100296	Stacey Avenue, N18 2Nn	Edmonton Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100297	N18 2Pd	Edmonton Green Ward	Overlapping
UPS16	London SHLAA 2017	17100298	Highmead Estate - N18 2Rj	Upper Edmonton Ward	Site Unavailable
EDS17	London SHLAA 2017	17100299	Advent Way, N18 3Ag	Edmonton Green Ward	Site Unavailable
EDS18	London SHLAA 2017	17100300	Meridian Way And Angel Road, N18 3Ah	Edmonton Green Ward	Site Unavailable
EDS19	London SHLAA 2017	17100301	Eley Road, N18 3Bb	Edmonton Green Ward	Site Unavailable
EDS20	London SHLAA 2017	17100302	Rainstar Estate, N18 3Bh	Edmonton Green Ward	Site Unavailable
EDS21	London SHLAA 2017	17100303	Nobel Road	Edmonton Green Ward	Site Unavailable
EDS22	London SHLAA 2017	17100304	17-28 Stacey Avenue, N18 3Pp	Edmonton Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100305	Arriva Parking Garage	Upper Edmonton Ward	Overlapping
<Null>	London SHLAA 2017	17100306	Towpath Road	Upper Edmonton Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	London SHLAA 2017	17100307	Trading Estates	Upper Edmonton Ward	Overlapping
WIS6	London SHLAA 2017	17100308	Friend'S Meeting House, N21 1Bh	Winchmore Hill Ward	Site Unavailable
<Null>	London SHLAA 2017	17100309	Thames Water Site And Open Space, N21 3Lx	Winchmore Hill Ward	Overlapping
HAS4	London SHLAA 2017	17100310	Toddlers Pre-School	Haselbury Ward	Site Unavailable
POS35	London SHLAA 2017	17100311	Church Of Mary Mother Of God	Ponders End Ward	Site Unavailable
EDS23	London SHLAA 2017	17100312	Nobel Road And Kynoch Road	Edmonton Green Ward	Site Unavailable
EDS24	London SHLAA 2017	17100313	Nobel Road	Edmonton Green Ward	Site Unavailable
POS36	London SHLAA 2017	17100314	Northampton Road	Ponders End Ward	Site Unavailable
BOS3	London SHLAA 2017	17100315	Oakthorpe Park Estate (Arla Foods Plc)	Bowes Ward	Site Unavailable
PAS5	London SHLAA 2017	17100316	St. Anne'S Catholic School For Girls	Palmers Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100317	Oakwood Station Car Park	Cockfosters Ward	Overlapping
SBS33	London SHLAA 2017	17100319	Northgate Business Centre	Southbury Ward	Site Unavailable
<Null>	London SHLAA 2017	17100320	Palace Gardens	Grange Ward	Overlapping
EDS25	London SHLAA 2017	17100321	Pegamoid Road	Edmonton Green Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SOS13	London SHLAA 2017	17100322	Asda Southgate Circus Supercentre	Southgate Ward	Site Unavailable
SBS19	London SHLAA 2017	17100323	Southbury Road Depot	Southbury Ward	Site Unavailable
SGS7	London SHLAA 2017	17100324	Builders Depot	Southgate Green Ward	Site Unavailable
TUS9	London SHLAA 2017	17100325	Pitfield Way	Turkey Street Ward	Site Unavailable
<Null>	London SHLAA 2017	17100326	P J Transport - High Road West (Dea 9)	Upper Edmonton Ward	Overlapping
LOS8	London SHLAA 2017	17100327	Plevna Road	Lower Edmonton Ward	Site Unavailable
POS37	London SHLAA 2017	17100328	Alma Estate - Ponders End Youth Centre	Ponders End Ward	Site Unavailable
SBS20	London SHLAA 2017	17100329	Pride Oils	Southbury Ward	Site Unavailable
ELS11	London SHLAA 2017	17100330	Prince Of Wales Childrens Centre Gardens	Enfield Lock Ward	Site Unavailable
COS25	London SHLAA 2017	17100331	Priory Close	Cockfosters Ward	Site Unavailable
<Null>	London SHLAA 2017	17100332	Public Open Space, Freezy Water	Enfield Lock Ward	Insufficient Information Available
UPS17	London SHLAA 2017	17100333	Queen Street	Upper Edmonton Ward	Site Unavailable
BUS4	London SHLAA 2017	17100335	Raglan Infant School	Bush Hill Park Ward	Site Unavailable
ELS12	London SHLAA 2017	17100336	Rammey Marsh Part	Enfield Lock Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
UPS18	London SHLAA 2017	17100337	Raynham Primary School	Upper Edmonton Ward	Site Unavailable
WIS10	London SHLAA 2017	17100338	Recreation Ground, Winchmore Hill	Winchmore Hill Ward	Site Unavailable
WIS7	London SHLAA 2017	17100339	St. Paul'S Ce Primary School	Winchmore Hill Ward	Site Unavailable
JUS10	London SHLAA 2017	17100340	Houndsfield Primary School	Jubilee Ward	Site Unavailable
TOS9	London SHLAA 2017	17100341	River Front	Town Ward	Site Unavailable
CHS12	London SHLAA 2017	17100342	Rosemary Avenue	Chase Ward	Site Unavailable
POS38	London SHLAA 2017	17100343	Rossmore Close	Ponders End Ward	Site Unavailable
EHS41	London SHLAA 2017	17100344	Ryder Plc	Enfield Highway Ward	Site Unavailable
SBS21	London SHLAA 2017	17100345	Safe Store Trading	Southbury Ward	Site Unavailable
PAS6	London SHLAA 2017	17100346	Safeway, Palmers Green	Palmers Green Ward	Site Unavailable
SBS22	London SHLAA 2017	17100347	Safeway Superstore, Enfield	Southbury Ward	Site Unavailable
SBS23	London SHLAA 2017	17100348	Sainsburys, Enfield	Southbury Ward	Site Unavailable
ELS13	London SHLAA 2017	17100349	Prince Of Wales Childrens Centre Buildings	Enfield Lock Ward	Site Unavailable
POS39	London SHLAA 2017	17100350	Scotland Green	Ponders End Ward	Site Unavailable
EDS26	London SHLAA 2017	17100351	Second Avenue	Edmonton Green Ward	Site Unavailable



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
TUS10	London SHLAA 2017	17100352	Sedley Close	Turkey Street Ward	Site Unavailable
UPS19	London SHLAA 2017	17100353	10-14 Commercial Road	Upper Edmonton Ward	Site Unavailable
UPS20	London SHLAA 2017	17100354	1A & 1B Shaftesbury Road	Upper Edmonton Ward	Site Unavailable
PAS7	London SHLAA 2017	17100355	Shapland Way	Palmers Green Ward	Site Unavailable
ELS14	London SHLAA 2017	17100356	Solar Way	Enfield Lock Ward	Site Unavailable
SBS24	London SHLAA 2017	17100357	George Spicer Primary School	Southbury Ward	Site Unavailable
SBS25	London SHLAA 2017	17100358	Southbury Road	Southbury Ward	Site Unavailable
SBS26	London SHLAA 2017	17100359	Kingsmead School	Southbury Ward	Site Unavailable
SOS14	London SHLAA 2017	17100361	Southern Syringe Services / New Universal House	Southgate Ward	Site Unavailable
SOS15	London SHLAA 2017	17100362	Southgate College	Southgate Ward	Site Unavailable
SGS8	London SHLAA 2017	17100363	Southgate House, Nursing Home	Southgate Green Ward	Site Unavailable
SOS16	London SHLAA 2017	17100364	Southgate Station	Southgate Ward	Site Unavailable
PAS8	London SHLAA 2017	17100365	Southgate Town Hall	Palmers Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100366	South Lodge Crescent	Cockfosters Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
POS40	London SHLAA 2017	17100367	St Matthew'S C Of E Primary School	Ponders End Ward	Site Unavailable
SGS9	London SHLAA 2017	17100368	Garfield Primary School	Southgate Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100371	Sterling Way	Upper Edmonton Ward	Insufficient Information Available
EHS42	London SHLAA 2017	17100373	2 Stockingswater Lane	Enfield Highway Ward	Site Unavailable
EHS43	London SHLAA 2017	17100374	Car Park In Stockingswater Lane	Enfield Highway Ward	Site Unavailable
<Null>	London SHLAA 2017	17100375	Stonard Road	Winchmore Hill Ward	Overlapping
<Null>	London SHLAA 2017	17100376	Stonehill Business Park	Upper Edmonton Ward	Overlapping
<Null>	London SHLAA 2017	17100377	Stonycroft Close	Enfield Highway Ward	Overlapping
EHS44	London SHLAA 2017	17100378	Suez Road And Dundee Way	Enfield Highway Ward	Site Unavailable
EHS45	London SHLAA 2017	17100379	Suez Road	Enfield Highway Ward	Site Unavailable
COS26	London SHLAA 2017	17100380	Sussex Way	Cockfosters Ward	Site Unavailable
POS41	London SHLAA 2017	17100381	Swansea Road	Ponders End Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
EDS27	London SHLAA 2017	17100382	Fleecefield Primary School	Edmonton Green Ward	Site Unavailable
HAS5	London SHLAA 2017	17100383	Tanners End Lane	Haselbury Ward	Site Unavailable
WIS8	London SHLAA 2017	17100385	The Bourne, Southgate Reservoir	Winchmore Hill Ward	Site Unavailable
SOS17	London SHLAA 2017	17100386	Walker Primary School	Southgate Ward	Site Unavailable
SGS10	London SHLAA 2017	17100387	Our Lady Of Lourdes Roman Catholic Primary School	Southgate Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100388	Theobalds Park Road	Chase Ward	Overlapping
POS42	London SHLAA 2017	17100389	Waverley School	Ponders End Ward	Site Unavailable
<Null>	London SHLAA 2017	17100390	Oak Hill Pharm, The Bungalow	Chase Ward	Insufficient Information Available
EDS28	London SHLAA 2017	17100391	Thornton Road And Meridian Way	Edmonton Green Ward	Site Unavailable
EDS29	London SHLAA 2017	17100392	Thornton Road Depot	Edmonton Green Ward	Site Unavailable
UPS22	London SHLAA 2017	17100393	Tile Kiln Lane	Upper Edmonton Ward	Site Unavailable
BOS4	London SHLAA 2017	17100394	St Michael At Bowes Church Of England Junior Scho*	Bowes Ward	Site Unavailable
BOS5	London SHLAA 2017	17100395	Tottenham Infant School And Children'S Centre	Bowes Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	London SHLAA 2017	17100396	Towpath Road	Upper Edmonton Ward	Overlapping
SBS28	London SHLAA 2017	17100397	Calkmill Pharm, Toys R Us	Southbury Ward	Site Unavailable
EHS46	London SHLAA 2017	17100398	Trafalgar Trading Estate	Enfield Highway Ward	Site Unavailable
SBS29	London SHLAA 2017	17100399	196 Great Cambridge Road	Southbury Ward	Site Unavailable
TOS10	London SHLAA 2017	17100400	Trinity Street	Town Ward	Site Unavailable
JUS11	London SHLAA 2017	17100401	Turin Road	Jubilee Ward	Site Unavailable
CHS13	London SHLAA 2017	17100402	St. Ignatus College (West)	Chase Ward	Site Unavailable
CHS14	London SHLAA 2017	17100403	St Ignatius College (East)	Chase Ward	Site Unavailable
LOS9	London SHLAA 2017	17100404	Unit 2-4 Pickett'S Lock Lane	Lower Edmonton Ward	Site Unavailable
JUS12	London SHLAA 2017	17100405	Unit 3 Great Cambridge Industrial Estate	Jubilee Ward	Site Unavailable
PAS9	London SHLAA 2017	17100406	Unit 3 C & D, Regents Avenue Industrial Estate	Palmer's Green Ward	Site Unavailable
EHS47	London SHLAA 2017	17100407	Brimsdown Works, U O P Ltd	Enfield Highway Ward	Site Unavailable
TUS11	London SHLAA 2017	17100408	Vacant Land, Turkey Brook	Turkey Street Ward	Site Unavailable
<Null>	London SHLAA 2017	17100409	Vacant Land, Mollison Avenue	Enfield Lock Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	London SHLAA 2017	17100410	Vacant Land Rear Of Pumping Station	Chase Ward	Overlapping
<Null>	London SHLAA 2017	17100411	Vehicle Inspectorate	Upper Edmonton Ward	Overlapping
<Null>	London SHLAA 2017	17100412	Vicarage Farm	Highlands Ward	Overlapping
WIS9	London SHLAA 2017	17100413	Keble Preparatory School	Winchmore Hill Ward	Site Unavailable
EHS48	London SHLAA 2017	17100414	Walcot Road	Enfield Highway Ward	Site Unavailable
<Null>	London SHLAA 2017	17100415	Arnos Grove Station Car Park - East	Southgate Green Ward	Overlapping
UPS23	London SHLAA 2017	17100416	Watermill Lane	Upper Edmonton Ward	Site Unavailable
BUS5	London SHLAA 2017	17100417	Wellington Road	Bush Hill Park Ward	Site Unavailable
SGS11	London SHLAA 2017	17100418	Westminster Drive	Southgate Green Ward	Site Unavailable
SGS12	London SHLAA 2017	17100289	Land Adjacent To New Southgate Station	Southgate Green Ward	Overlapping
TOS11	London SHLAA 2017	17100419	Whitakers Lodge	Town Ward	Site Unavailable
CHS15	London SHLAA 2017	17100420	Whitewebbs Road	Chase Ward	Site Unavailable
GRS6	London SHLAA 2017	17100421	Windmill Hill	Grange Ward	Site Unavailable
SBS30	London SHLAA 2017	17100422	Wm Morrison Supermarkets Plc	Southbury Ward	Site Unavailable

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
HIS7	London SHLAA 2017	17100423	Highlands School And Grange Park Primary School	Highlands Ward	Site Unavailable
SOS18	London SHLAA 2017	17100424	Pennington Drive, Housing Estate	Southgate Ward	Site Unavailable
SBS31	London SHLAA 2017	17100425	Baird Road	Southbury Ward	Site Unavailable
SBS32	London SHLAA 2017	17100426	7 Crown Road, Yoplait Site (Former), Enfield	Southbury Ward	Site Unavailable
SBS34a	London SHLAA 2017	17100204	Enfield Town Railway Station/Delivery Office a	Southbury Ward	Overlapping
COS27	London SHLAA 2017	17100427	New Avenue	Cockfosters Ward	Overlapping
<Null>	London SHLAA 2017	17100428	1 Hansart Way	Highlands Ward	Overlapping
<Null>	London SHLAA 2017	17100429	Snell'S Park Housing Estate	Upper Edmonton Ward	Overlapping
<Null>	London SHLAA 2017	17100430	Osward Place	Lower Edmonton Ward	Overlapping
EDS30	London SHLAA 2017	17100431	The Mews	Edmonton Green Ward	Site Unavailable
<Null>	London SHLAA 2017	17100433	Old Labour Exchange	Palmers Green Ward	Overlapping
<Null>	London SHLAA 2017	17100434	Cart Overthrown	Lower Edmonton Ward	Overlapping
<Null>	London SHLAA 2017	17100435	Bury Street West	Bush Hill Park Ward	Overlapping
<Null>	London SHLAA 2017	17100205	Enfield Town Station	Southbury Ward	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
<Null>	London SHLAA 2017	17100384	Tesco, Southbury Rd, Enfiled	Southbury Ward	Overlapping
<Null>	SHLAA 2017	17100291	M&S Food	Southgate	Overlapping
COS2	SHLAA 2017	17100009	357 Cockfosters Road	Cockfosters Ward	Overlapping
CHS8	SHLAA 2017	17100152	Garden Centre In Cattlegate Road	Chase Ward	Overlapping
BUP20	Planning Permissions	18/03469/FUL	Construction of a 3rd floor to provide 3 x 2 bed self contained flats.	Bush Hill Park	Overlapping
BUP4	Planning Permissions	16/03613/FUL	Erection of 2 x 4- bed 3 storey semi detached single family dwellings	Bush Hill Park	Overlapping
CHP3	Planning Permissions	15/01788/RE4	Demolition of existing bungalow and horticultural glasshouses and erection of a single storey Secondary Tuition Centre (D1 use) for up to 100 pupils with associated car parking, multi use games areas at rear and associated landscaping.	Chase	Overlapping
COP34	Planning Permissions	18/01591/OUT	Principle of sub-division of residential use on site; formation of vehicular access to the rear and landscaping (All other matters Reserved).	Cockfosters	Overlapping
COP41	Planning Permissions	18/03296/FUL	Redevelopment of site and erection of a detached building comprising 1 x 1-bed and 3 x 2-bed self-contained flats with rooms in roofspace together with erection of a detached 1 x 2-bed bungalow at the bottom of the rear garden.	Cockfosters	Overlapping
EDP13	Planning Permissions	17/02694/RE4	Change of use of existing store and walkway to 1 x studio flat with private amenity space.	Edmonton Green	Overlapping
EDP14	Planning Permissions	17/02695/RE4	Change of use of existing store and walkway to 1 x studio flat with private amenity space.	Edmonton Green	Overlapping
EDP25	Planning Permissions	18/03658/FUL	Sub-division of site and erection of a end-of-terraced 2-storey block of 6 self-contained flats (6 x 1-bed).	Edmonton Green	Overlapping
EHP12	Planning Permissions	16/03526/PRJ	Change of use of first floor from office (B1a) to 2 flats (C3) (1 x 2-bed, 1 x studio).	Enfield Highway	Overlapping
EHP28	Planning Permissions	18/03575/FUL	Demolition of existing structures at rear and erection of a single storey rear extension, to provide a 1 x 3-bed self contained unit with private amenity space, together with	Enfield Highway	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
			change of use of part ground floor to office use (Class B1), conversion of upper floors into 6 x self contained flats (3 x 1-bed, 3 x 2-bed), involving a first and second floor rear extensions, gable ends and alterations to fenestration with associated parking.		
GRP4	Planning Permissions	15/05573/PRJ	Change of use from first floor office (B1) to 2 x residential flats (C3).	Grange	Overlapping
POP38	Planning Permissions	15/02040/FUL	Full planning application for Phase 1a of the Alma Estate master plan comprising the demolition of buildings on those locations specified in the site address (including 163 residential units and associated works) and the construction of 228 residential units in two (four to sixteen storey) buildings, 150sqm of restaurant/cafe (A3) floorspace at ground floor, 439sqm of gym (D2) floorspace at ground and first floor, new and improved open space and play facilities, cycle and refuse storage, car parking, new access arrangements and highway works, relocation and reprovision of telecommunications equipment, landscape and ancillary works. (An Environmental Statement, including a non-technical summary, also accompanies the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by the 2015 Regulations)).	Ponders End	Overlapping
SBP5	Planning Permissions	17/02208/FUL	Subdivision and refurbishment of site including change of use to create 2 industrial units (Use Class B1/B2/B8) together with alterations to external appearance, creation of new access and servicing, alterations to existing vehicular access /egress, provision of new sub-station, car parking and associated hard and soft landscaping.	Southbury	Overlapping
SGP20	Planning Permissions	18/02042/FUL	Conversion of building into 4 x 3-bed and 1 x 2-bed self-contained flats involving ground floor and first floor rear extensions, raised patio at rear and alterations to roof (PART RETROSPECTIVE).	Southgate Green	Overlapping



List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SOP12	Planning Permissions	17/03798/FUL	Erection of 2 x storage containers for use as puppy and dog training (temporary use of 12 months).	Southgate	Overlapping
SOP26	Planning Permissions	18/03028/FUL	Erection of 2 x storage containers for use as puppy and dog training (temporary use for 2 years).	Southgate	Overlapping
SOP8	Planning Permissions	17/00174/PRJ	Change of use of a building from office use (Class B1(a)) to 74 self-contained units comprising 25 x 1-bed, 47 x 2-bed and 2 x 3-bed (Class C3).	Southgate	Overlapping
SOP9	Planning Permissions	17/01324/FUL	First and second floor rear extension to create 2 x 3 bed self-contained flats.	Southgate	Overlapping
WIP14	Planning Permissions	18/01099/FUL	Redevelopment of site and erection of 10 single family dwellings comprising 3 x 2 bed, 6 x 3 bed and 1 x 4 bed with associated amenity space, parking and landscaping.	Winchmore Hill	Overlapping
WIP20	Planning Permissions	18/02207/FUL	Conversion of single family dwelling house into 2 x 3-bed and 1 x 2-bed self-contained flats involving part single, part two storey rear extension, front, side, rear dormers with side rooflights and alterations to fenestration at side.	Winchmore Hill	Overlapping
WIP30	Planning Permissions	18/04712/FUL	Construction of a 5-bedroom single family dwelling with rooms in loft space.	Winchmore Hill	Overlapping
WIP33	Planning Permissions	19/00412/FUL	Erection of a total of 10 single family dwellinghouses comprising 3 x 2-bed houses accessed via Cedars Road and 7 x 4-bed houses on Carpenter Gardens, with associated car parking, access, extension to Cedars Road cul-de-sac and landscaping.	Winchmore Hill	Overlapping
WIP9	Planning Permissions	17/03128/FUL	Redevelopment of site by the erection of a detached 2-storey, 4-bed dwelling house with vehicular access and amenity space.	Winchmore Hill	Overlapping
<Null>	Planning Applications	17/02152/FUL	Turley Silvermere Stonehill	Upper Edmonton	Overlapping
<Null>	Planning Applications	16/05909/RE4	Meridian Works 5, 6, 9 And 9A Orbital Business Park 5 Argon Road	Upper Edmonton ward	Overlapping
<Null>	Planning Applications	19/03036/FUL	Montagu Ind Est, Montagu Road, Edmonton	Edmonton Green	Overlapping

List of Rejected Sites					
Site HELAA Reference	Site Source	Site Source Reference	Site name / address	Ward	Reason for Exclusion
SBS34	Planning Applications	18/04485/FUL	Chalkmill Drive, Crown Road	Southbury Ward	Overlapping
<Null>	Planning Applications	17/02151/FUL	Silvermere Site Stonehill Business Park London	Upper Edmonton ward	Overlapping
EHP6	Planning Applications	20/00533/PRJ	Unit 6 Sovereign Business Centre 33 Stockingswater Lane Enfield	Enfield Highway Ward	Overlapping
EHP60	Planning Applications	20/00284/PAB	Unit 7 Sovereign Business Centre 33 Stockingswater Lane Enfield	Enfield Highway Ward	Overlapping

## Appendix H: Sites Excluded due to being 100% within Level 1 constraints

Site Source Reference	Site name / address	Reason for Exclusion
LP1109	The Shires Estate, Cavendish Road, N18 2HT	90% of site covered by Level 1 constraints and only around 10% covered by level 2 constraints which contains existing housing.
LP615	Car parking space around and behind the Crown & Anchor	Covered by Flood Zone 3
LP615	Building on Fore St	Covered by Flood Zone 3
LP615	Barrowfield close, car parking space	Covered by Flood Zone 3
LP615	Surface car park on Jeremy's Green	Covered by Flood Zone 3
LP615	Garages at the end of Jeremy's Green	Covered by Flood Zone 3
Not applicable	Garages at the end of Jeremy's Green	Covered by Flood Zone 3

## Appendix I: Sites Assessed as being “not developable” within the 22 year plan period 2019 to 2041

Site HELAA Reference	Site name / address	Overall Conclusion Notes
<b>Housing Sites</b>		
COS16	Cockfosters Station	The site is not suitable. It is the station building, which is a listed building. The landowner has not indicated that they are seeking to develop the site through the CFS.
EHC1	Site next to Brimsdown Station Mollison Ave	Site withdrawn by promoter.
EHS49	1-32 Anemone Court	Excluded due to recent residential development on site since GLA's SHLAA 2017. Assumed no longer available. Landowner has not indicated availability.
ELC4	Ferndale Road Garages	Not available due to safeguarding for Crossrail 2
ELP37	59 Mandeville Road Enfield	No net gain in units on site achievable (Reason for refusal: The development provides a substandard quantum of retained external amenity space for the donor property No 59 and fails to provide direct access to private amenity spaces for future occupiers of the two flats, resulting in substandard level of living accommodation.)
GRD6	London Road Island	Availability unknown. No scope for infill
GRE21	Multi storey car park incorporating Lidl – Sydney Road	Not developable due to unavailability
GRS1	52 Sydney Road	Assumed no longer available due to recently completed residential development on site
JUS9	Land At Rear Of 93-125 St. Edmunds Road,	Excluded due to recent residential development on site. Assumed no longer available.
SBS27	Southbury Station	The site was not submitted as part of the Call for Sites and therefore assumed not available. Inadequate evidence submitted to demonstrate residential development could be deliverable.
SGD11	Arnos Grove Local Centre and Arnos Grove Station	Not suitable for redevelopment due to listed buildings.
SGD5	Arnos Pool, Bowes Road Library and Arnos Grove Medical Centre	Not suitable for redevelopment due to listed buildings.
SGS1	1-5 Lynton Court, 80 - 98 Bowes Road	Already delivered. Therefore assumed no longer available.
SOG1	Southgate Station - Plan 6	Not identified for residential use

Site HELAA Reference	Site name / address	Overall Conclusion Notes
SOS12	Oakwood Station	Assumed not available as not submitted as part of more recent call for sites from same landowner. Planning application coming forward on station car park site.
TOS1	9-85 Parsonage Lane	Already delivered. Therefore assumed no longer available.
CFS228	Portcullis Car Park Silver Street	Site is proposed for a land swap arrangement rather than development.
CFS240	Enfield Retail Park, Crown Road, Enfield	Landowner has indicated no current intention to develop within plan period.
<b>Employment sites</b>		
SBC6	46 Crown Road, EN1 1TH	Considered not developable within plan period due to presence of Grade II listed building on site, which would significantly impede ability to generate an employment floorspace uplift.