



Enfield Local Plan (Regulation 22) Stage 2 Consultation

Representations made by Ben Kelly of West Green Planning Limited on behalf of Twigmarket Ltd

Matter Number 4 – Green Belt

Issue 4.4 - Whether the Chase Park (PL10) allocations are justified, consistent with national policy and whether the policies would be effective in delivering sustainable forms of development

Question 20	<p>Q4.20. Are the development requirements set out in Policy PL10 and Appendix C for allocations SA10.1 – SA10.4 consistent with national policy and justified and would they be effective in securing sustainable development on the Chase Park allocation(s)?</p> <p>For policy PL10 and individual allocations SA10.1 - SA10.4:</p> <ul style="list-style-type: none">(a) The scale and density of development. Is the amount of development proposed justified having regard to any constraints and provision of necessary infrastructure? <p>For Policy PL10:</p> <ul style="list-style-type: none">(b) Overarching strategic requirements (criteria 1 – 9);(c) Strategic and delivery principles (criteria 10-11);(d) Urban design and layout (criterion 12);(e) Green and blue infrastructure (criteria 13-15); <p>Social and community infrastructure requirements (criteria 16-17). For allocations SA10.1 – SA10.4, in addition to the above issues:</p> <ul style="list-style-type: none">(f) Infrastructure requirements;(g) Design principles.
Comment	<p>Twigmarket Ltd are commenting on this matter further to the submission of a proposed housing allocation site immediately to the west of SA10.1 and SA10.4 which was considered and dismissed in Paragraph 2.10 of LBE's response to IN7 "<i>Document E7.14: Further Note in Response to the Inspector's Letter IN7 – Site Selection Analysis</i>". As set out in the responses on matters 1 and 5 the site is available to LBE (subject to a surrender agreement) with the lease ready to be relinquished. Twigmarket support the site allocation at Chase Park, but consider the potentially available land at Trent Park Golf Course to be complementary, or to allow redistribution of development from more sensitive and less well-connected areas of the site. In particular, development of land towards the north of the Chase Park Allocation (SA10.4) for housing could be redistributed to the west where it would be within PTAL 3 and 4, closer to Oakwood Station (Figures 1 & 2) and the Local Centre. This would allow a greater area for landscaping and biodiversity enhancements in these areas and would bring the higher density development further towards the transport hub. The proposed use of this land was supported by TfL in the last stage of the plan who commented that building homes closer to Oakwood Station would avoid creating the "low-density and car dependent development" currently proposed at other Green Belt sites.</p>





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	<div><p>Figure 1 – Diagram indicating Trent Park Golf course in PTAL 3 and 4</p><p>Figure 2 – Illustration of proposed site allocation (in red) and proximity of Oakwood Station. Chase Park Allocation SA10 labelled to the East</p></div>
Word Count	353