



# Appendix C

C.0 Site allocation Proformas .....	357
C1.1 Housing and Mixed-Use Site Allocations .....	362
C1.2 Industrial Site Allocations .....	513
C1.3 Other Site Allocations .....	545





# C.0 SITE ALLOCATION PROFORMAS

## SITE ALLOCATIONS

The following appendix contains site proformas for all the proposed allocated sites.

The site proformas are organised in order of each placemaking area as they appear in the plan, followed by those allocations which lie outside of the placemaking areas. The below table provides an index of all proposed site allocations.

## SOUTHBURY

### SA2.1: Colosseum Retail Park

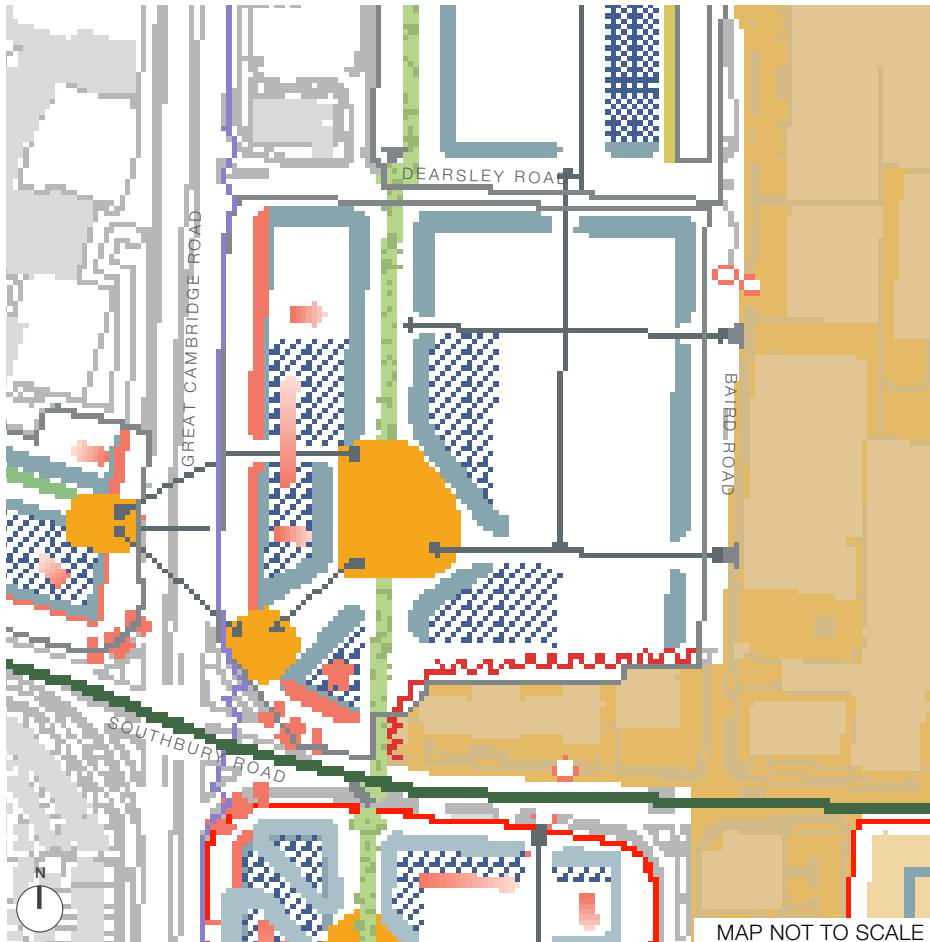


Table C1.15: SA2.1 - Colosseum Retail Park

SA2.1: COLOSSEUM RETAIL PARK			
<b>Existing site information</b>			
Address	Colosseum Retail Park, EN1 3FD		
Site Area	4.35ha		
Existing Use(s)	Large format retail		
<b>Site considerations</b>			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation area or listed buildings.		
Impacts on Archaeological Priority Area	Within APA 7: Ermine Street		
<b>Proposal</b>			
Land Use Requirements	Comprehensive <b>mixed-use redevelopment</b> with compatible commercial and residential uses. Public realm and environmental improvements, including improved walking and cycling routes.		
<b>Implementation</b>			
Timeframe (years)	0-5	5-10	10+
Approximate Estimated Housing Capacity	444	476	667
Approximate Estimated Non-residential capacity (Class E)	7,224 sqm*		

\* The estimated residential and non-residential capacities are based on extant planning permission: 20/00788/OUT. The site has been included as a site allocation as work has yet to commence on site, to ensure high quality proposals can be secured and safeguarded within any potential future revisions to scheme or new proposals being proposed.

Table C1.16: SA2.1 - Colosseum Retail Park

SA2.1: COLOSSEUM RETAIL PARK	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site:</p> <ul style="list-style-type: none"> <li>I. should deliver and/or contribute to an early years/nursery facility and health facility on or within the immediate vicinity of the site</li> <li>II. should contribute towards delivery of streetscape improvements and improved highways in the vicinity to encourage sustainable travel, potentially including but not limited to cycle lanes and footpath widening as identified in the placemaking policy or IDP</li> <li>III. should contribute towards delivery of public realm, new and enhanced public spaces and gateway improvements to key areas within the vicinity as identified in the placemaking policy or IDP</li> </ul>
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> <li>A. must improve east-west and north-south pedestrian and cycle permeability and connectivity.</li> <li>B. must provide streetscape improvements along the A10, Southbury Road, Baird Road and Dearsley Road, for example wider footpaths, tree planting, and the incorporation of street furniture. Improvements along the A10 and Southbury Road must maximise tree planting to create a green buffer.</li> <li>C. should create a new north-south green spine linking to the adjacent Site Allocations (SA2.3 and SA2.6).</li> <li>D. could create a central public square along the green spine.</li> <li>E. should create a public space at the gateway to the development on Southbury Road/A10 junction.</li> <li>F. must create active frontages along the A10, Southbury Road, Baird Road, Dearsley Road and along the central green spine.</li> <li>G. should provide a mix of typologies. Courtyard blocks, perimeter blocks, mansion blocks and a tower are considered the most appropriate.</li> <li>H. must locate tall buildings along the A10 and Southbury Road if proposed.</li> <li>I. must locate the tallest building of no more than 48m in height at the junction of the A10 and Southbury Road and heights must decrease towards the northern and eastern boundary.</li> <li>J. should locate non-residential uses along the A10, Southbury Road and clustered around the main central square.</li> <li>K. must provide dual aspect dwellings along the A10, Southbury Road and facing towards the adjacent SIL.</li> <li>L. must orientate building layouts to reduce noise impacts from the A10, Southbury Road and SIL, and embed noise mitigation measures into the design of the elevations facing these.</li> <li>M. should consider its relationship with the rear of the existing buildings to the south of the site along Southbury Road.</li> <li>N. should provide limited parking to promote active travel. If required, on-street parking is preferred and should be integrated into the public realm, interspersed with tree planting. Any podium parking must not create long stretches of inactive building frontage.</li> <li>O. should locate access for servicing from Baird Road and Dearsley Road.</li> </ul>

## SOUTHBURY

### SA2.3: Morrisons, Southbury Road

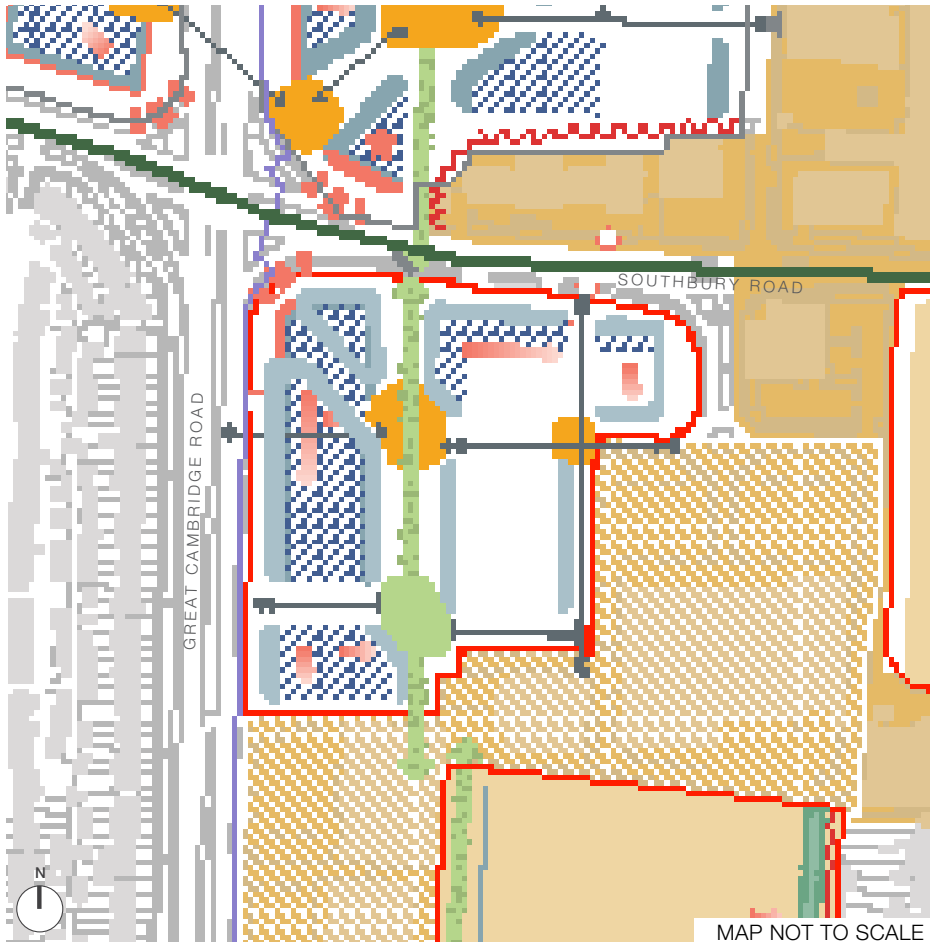


Table C1.17: SA2.3 - Morrisons, Southbury Road

SA2.3: MORRISONS, SOUTHURY ROAD			
<b>Existing site information</b>			
Address	Morrisons, Southbury Road EN1 1TW		
Site Area	2.75ha		
Existing Use(s)	Supermarket + car park		
<b>Site considerations</b>			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation area or listed buildings.		
Impacts on Archaeological Priority Area	Within APA 7: Ermine Street		
<b>Proposal</b>			
Land Use Requirements	Comprehensive <b>mixed-use redevelopment</b> with compatible commercial and residential uses. Public realm and environmental improvements, including improved walking and cycling routes. It is anticipated that the proposal will include re-provision of a <b>supermarket</b> integrated with <b>housing</b> .		
<b>Implementation</b>			
Timeframe (years)	0-5	5-10	10+
Approximate Estimated Housing Capacity	0	323	323
Approximate Estimated Non-residential capacity (Class E)	Re-provision of non-residential uses (supermarket)		

Table C1.18: SA2.3 - Morrisons, Southbury Road

SA2.3: MORRISONS, SOUTHBURY ROAD	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site:</p> <ul style="list-style-type: none"> <li>I. should contribute towards delivery of streetscape improvements and improved highways in the vicinity to encourage sustainable travel, potentially including but not limited to cycle lanes and footpath widening as identified in the placemaking policy or IDP</li> <li>II. should contribute towards improvements to the facilities at Southbury Station</li> <li>III. should contribute towards delivery of towards public realm, new and enhanced public spaces and gateway improvements to key areas within the vicinity as identified in the placemaking policy or IDP.</li> </ul>
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> <li>A. must improve east-west pedestrian connections between the A10 and Baird Road and north-south connections between Southbury Road and Baird Road.</li> <li>B. must deliver streetscape improvements along the A10, Southbury Road and Baird Road. Improvements along the A10 and Southbury Road must maximise tree planting to provide a green buffer.</li> <li>C. should provide a generous new north-south green spine linking to the Site Allocation to the north at Colosseum Retail Park.</li> <li>D. must create active frontages along A10, Southbury Road, Baird Road and along the central green spine.</li> <li>E. should provide a mix of typologies. Courtyard blocks, perimeter blocks, mansion blocks and towers are considered the most appropriate.</li> <li>F. must create a tall building frontage at the junction of the A10 and Southbury Road.</li> <li>G. must locate the tallest buildings of up to 42m in height at the junction between A10 and Southbury Road with height decreasing towards the east and south of the site.</li> <li>H. should locate non-residential uses along the A10, Southbury Road and clustered around the main central square.</li> <li>I. must orientate building layouts to reduce noise impacts from the A10 and adjacent SIL and embed noise mitigation measures into the design of the elevations facing these.</li> <li>J. should provide limited parking to promote active travel. If required, on-street parking is preferred and should be integrated into the public realm, interspersed with tree planting. Any podium parking must not create long stretches of inactive building frontage.</li> <li>K. should locate access for servicing from Southbury Road and Baird Road.</li> </ul>

## SOUTHBURY

### SA2.4: Southbury Leisure Park

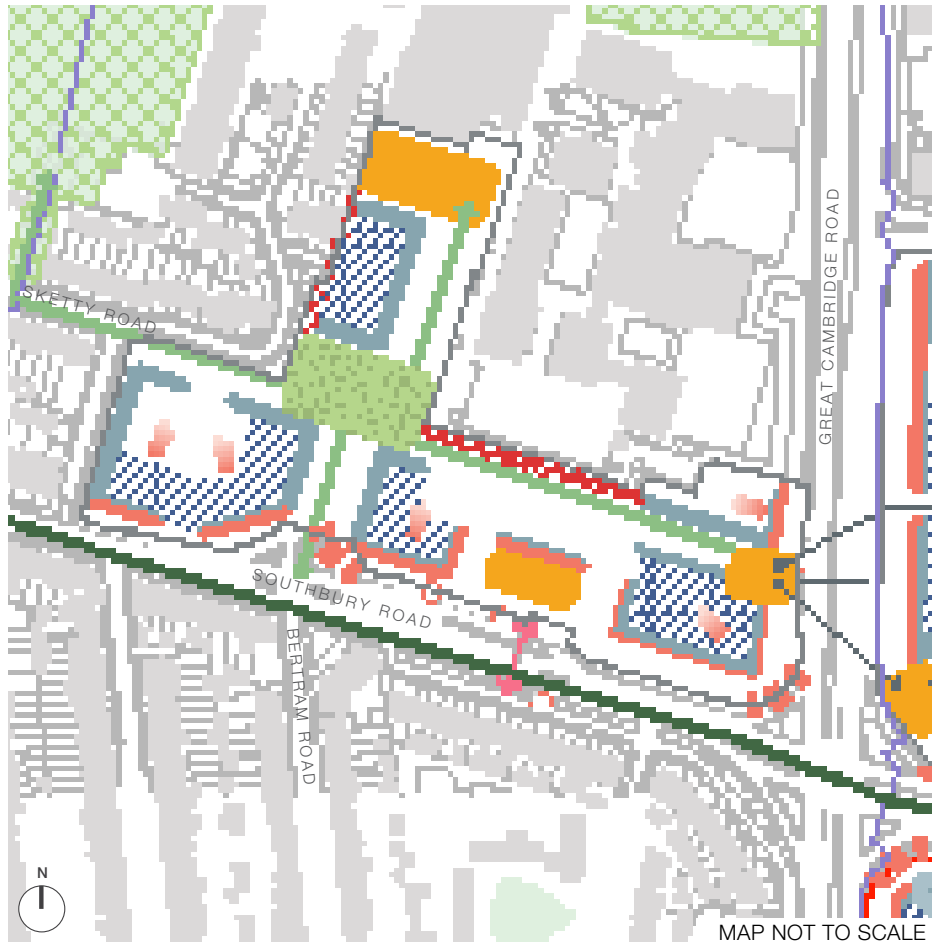


Table C1.19: SA2.4 - Southbury Leisure Park

SA2.4: SOUTHBURY LEISURE PARK			
<b>Existing site information</b>			
Address	Southbury Leisure Park, Enfield EN1 1YQ		
Site Area	2.95 ha		
Existing Use(s)	Leisure park		
<b>Site considerations</b>			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation area or listed buildings.		
Impacts on Archaeological Priority Area	Within APA 7: Ermine Street		
<b>Proposal</b>			
Land Use Requirements	Comprehensive <b>mixed-use redevelopment</b> with compatible commercial and residential uses. Public realm and environmental improvements, including improved walking and cycling routes.		
<b>Implementation</b>			
Timeframe (years)	0-5	5-10	10+
Approximate Estimated Housing Capacity	0	605	0
Approximate Estimated Non-residential capacity (Class E)	Reprovision of non-residential uses		

Table C1.20: SA2.4 - Southbury Leisure Park

SA2.4: SOUTHBURY LEISURE PARK	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site:</p> <ul style="list-style-type: none"> <li>I. should contribute towards delivery of streetscape improvements and improved highways in the vicinity to encourage sustainable travel, potentially including but not limited to cycle lanes and footpath widening as identified in the placemaking policy or IDP</li> <li>II. must explore the potential to remove the existing pedestrian footbridge and introduce a new replacement pedestrian crossing,</li> <li>III. should contribute towards improvements to the facilities at Southbury Station.</li> <li>IV. should contribute towards delivery towards public realm, new and enhanced public spaces and gateway improvements to key areas within the vicinity as identified in the placemaking policy or IDP.</li> </ul>
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> <li>A. must contribute towards streetscape improvements along Southbury Road and A10, enhancing pedestrian and cycle routes and crossings, and maximising tree planting to provide a green buffer.</li> <li>B. should provide a new pocket green space along the main north-south route through the site and a public square fronting the Southbury Leisure Centre.</li> <li>C. must create active frontages along A10, Southbury Road and the main north-south connection.</li> <li>D. should set-back the building frontage to create a new public space at the existing pedestrian bridge / future pedestrian crossing over Southbury Road.</li> <li>E. should provide a mix of typologies. Courtyard blocks, perimeter blocks, mansion blocks and towers are considered the most appropriate.</li> <li>F. must locate tall buildings along the A10 and Southbury Road, if proposed.</li> <li>G. must locate the tallest buildings of up to 42m in height at the junction between A10 and Southbury Road, with height decreasing towards the west and north to respond to the neighbouring lower rise existing buildings.</li> <li>H. should carefully consider privacy, overlooking and overshadowing to existing residential properties to the west.</li> <li>I. should locate non-residential uses along Southbury Road, the A10 and the main north-south route through the site.</li> <li>J. must orientate building layouts to reduce noise impacts from the A10 and embed noise mitigation measures into the design of the elevations facing the A10 and Southbury Road.</li> <li>K. should provide limited parking to promote active travel. If required, on-street parking is preferred and should be integrated into the public realm, interspersed with tree planting. Residential podium parking must not create long stretches of inactive building frontage.</li> <li>L. should locate access for servicing from Southbury Road.</li> </ul>



Appendix C

# SOUTHBURY

## SA2.6: Sainsbury's, Crown Road

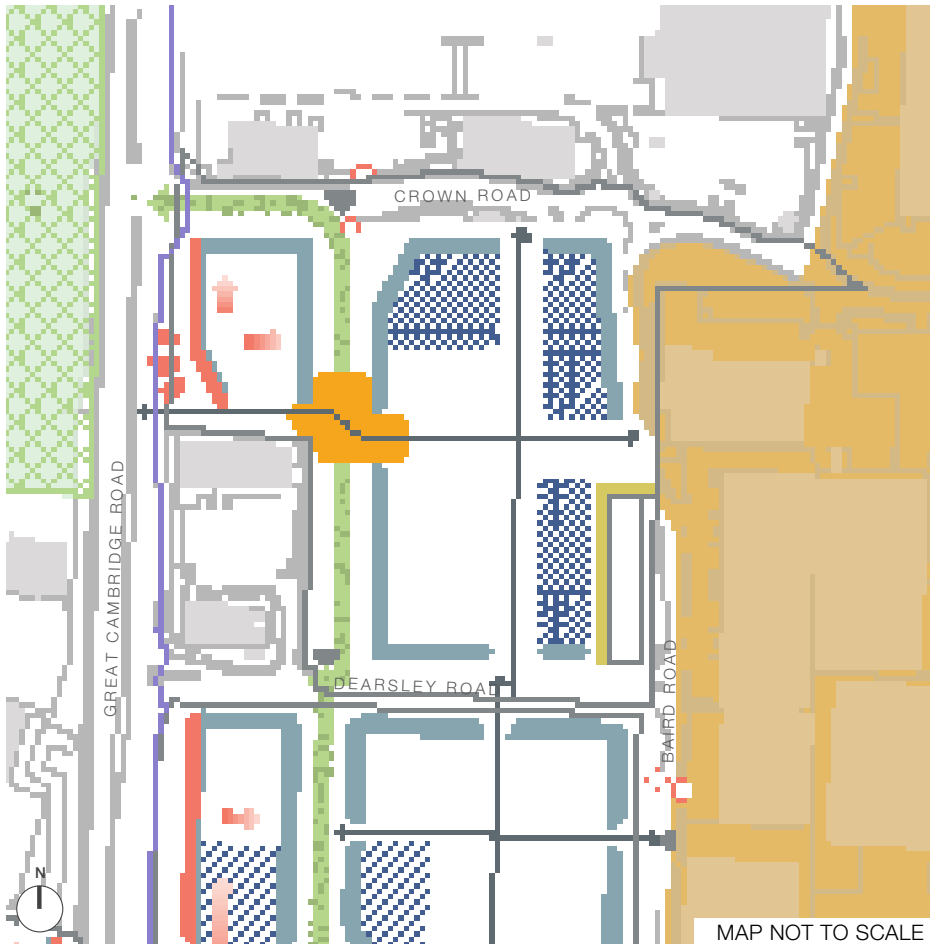


Table C1.23: SA2.6 - Sainsbury's, Crown Road

SA2.6: SAINSBURY'S CROWN ROAD			
<b>Existing site information</b>			
Address	Sainsbury's, Crown Road, EN1 1TH		
Site Area	3.21 ha		
Existing Use(s)	Supermarket + car park		
<b>Site considerations</b>			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation area or listed buildings.		
Impacts on Archaeological Priority Area	Within APA 7: Ermine Street		
<b>Proposal</b>			
Land Use Requirements	Comprehensive <b>mixed-use redevelopment</b> with compatible main town centre, commercial and residential uses. Public realm and environmental improvements, including improved walking and cycling routes. It is anticipated that the proposal will include re-provision of a <b>supermarket</b> integrated with <b>housing</b> .		
<b>Implementation</b>			
Timeframe (years)	0-5	5-10	10+
Approximate Estimated Housing Capacity	0	0	434*
Approximate Estimated Non-residential capacity (Class E)	Reprovision of non-residential uses.		

\* It is anticipated this site will deliver homes beyond the plan period and the total overall approximate estimated capacity of the site would be 872 homes. (delivering 434 homes within the plan and 434 beyond).

Table C1.24: SA2.6 - Sainsbury's, Crown Road

SA2.6: SAINSBURY'S CROWN ROAD	
Proposal	
Infrastructure requirements	<p>Redevelopment of the site:</p> <ul style="list-style-type: none"> <li>I. must contribute towards delivery of streetscape improvements and improved highways in the vicinity to encourage sustainable travel, potentially including but not limited to cycle lanes and footpath widening as identified in the placemaking policy or IDP</li> <li>II. should contribute towards improvements to the facilities at Southbury Station.</li> <li>III. should contribute towards delivery of public realm, new and enhanced public spaces and gateway improvements to key areas within the vicinity as identified in the placemaking policy or IDP.</li> </ul> <p>*The Environment Agency has noted that site has been identified as partly or fully overlying historic landfills and may require an Environmental Permit. Developers are strongly advised to make enquires regarding potential requirements under the Environmental Permitting Regulations 2016.</p>
Design Principles	<p>Development on the site:</p> <ul style="list-style-type: none"> <li>A. must improve east-west pedestrian connections between the A10 and Baird Road and north-south connections between Crown Road and Dearsley Road.</li> <li>B. must deliver and contribute towards streetscape improvements along the A10, Crown Road, Baird Road and Dearsley Road. Improvements along the A10 must maximise tree planting to provide a green buffer.</li> <li>C. should provide a new generous green spine through the site which links Enfield Playing Fields (west) to the adjacent Site Allocation at Colosseum Retail Park (south).</li> <li>D. must create active frontages along A10, Crown Road, Baird Road, Dearsley Road and along the central green spine.</li> <li>E. should provide a mix of typologies. Courtyard blocks, perimeter blocks, mansion blocks and towers are considered the most appropriate.</li> <li>F. should consider locating a tall building frontage of no more than 30m in height along the A10 with height decreasing towards Baird Road (east).</li> <li>G. must orientate building layouts to reduce noise impacts from the A10 and adjacent SIL and embed noise mitigation measures into the design of the elevations facing these.</li> <li>H. should carefully consider the relationship with the existing inactive frontage of the primary sub-station in the south-east corner of the site.</li> <li>I. should provide limited parking to promote active travel. If required, on-street parking is preferred and should be integrated into the public realm, interspersed with tree planting. Any podium parking must not create long stretches of inactive building frontage.</li> <li>J. should locate access for servicing from Crown Road and Baird Road, and along the green spine when required</li> </ul>