

Vision for Chase Park

‘The comprehensive development of the Chase Park Placemaking Area will create a **distinctive, sustainable and healthy new neighbourhood.**’

THE LOCAL PLANNING FRAMEWORK

The draft Local Plan sets out a vision for the Chase Park Placemaking Area that includes the following statements:

‘Shaped by the brooks, hedgerows and Sites of Importance for Nature Conservation (SINCs) that define the area, and its relationship to the adjoining woodlands and historic landscape at Trent Park and the wider Enfield Chase area and restored landscapes, Chase Park will be an exemplar of design quality and provide a mixture of homes to support people through all stages of their lives, with a particular focus on the provision of family housing. This urban extension will provide **different types of new homes together with a mix of other uses and enhanced transport connectivity.**’

‘It will also facilitate **access to the Borough’s rural transformation area** to improve the health and well-being of residents and visitors alike. It will provide opportunities to link the wild places within the site and in Enfield Chase to the north, to the south – **extending green and blue infrastructure networks**, improving their quality and access to nature for the benefit of all.’

ENGAGEMENT WITH LOCAL COMMUNITY

A series of engagement events have been held across the Borough to understand the views of local stakeholders and inform the masterplan. Events were held at local libraries as well as family and youth hubs, in order to engage a diversity of people from the local population.

“I want to see less cars on the street – I want a more pedestrian friendly street to promote cycling, walking and streets that promote play and avoid chaos”

“I would like to see more wetlands – like Woodberry – places with fresh air, greenery, seeing water bodies and wildlife – feels like a bit of countryside in London”

“Many parents don’t have spaces to socialise as they grow older, it would be good to have workshops to socialise and connect”

WHAT DO YOU FEEL IS **IMPORTANT FOR THE NEW NEIGHBOURHOOD?**



Chase Park Today

The Chase Park Placemaking Area covers 167 hectares of land. It is located to the east of Trent Park, close to the existing residential suburbs of Oakwood and Enfield Chase.

CONTEXT & CONNECTIONS

Located close to Oakwood Underground Station and along local bus routes, the area is well connected to local and London-wide transport links. Residential development is present in the surrounding area, alongside schools and local centres within walking distance.

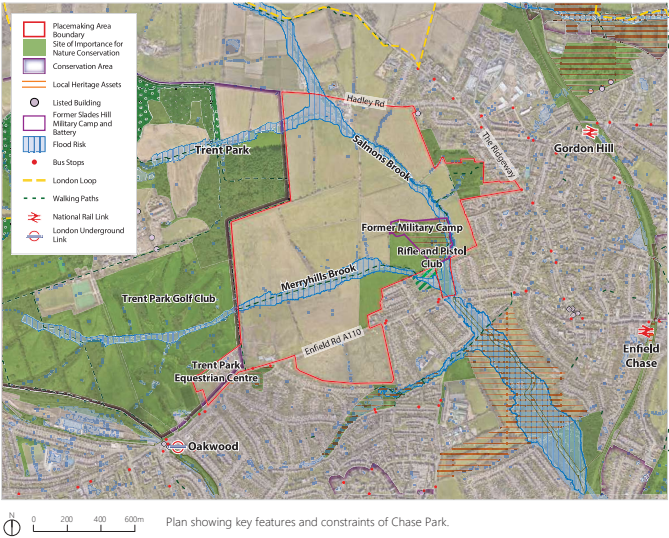
The site is bordered by Hadley Road to the north, and partially extends beyond the A110 Enfield Road to the south. Footpaths through the Chase Park Placemaking Area connect urban Enfield to the rural and natural areas nearby, including Trent Park, as well as the surrounding neighbourhoods.

EXISTING USES ON SITE

The majority of the Placemaking Area is currently in agricultural use or horse paddocks. Other active uses include Trent Park Equestrian Centre, which occupies the western parcel, and 26th Middlesex Rifle and Pistol Club, located adjacent to the former Slades Hill Gun Emplacement and military camp.

LANDSCAPE

The natural landscape is of distinct ridges and valleys, that create views and vistas. Two watercourses; Merryhills Brook and Salmon's Brook, pass through the Placemaking Area, and a number of SINC's (Sites of Importance for Nature Conservation) and hedgerows provide natural habitats. The remains of a former military camp area feature on the eastern part of Chase Park Placemaking Area.



Images of the current site and context; Left image: view towards Enfield Chase and St Mary Magdalene Church, Centre image: existing brook on site, Right image: local shops along Enfield Road.

WHAT **ASPECTS OF CHASE PARK** SHOULD BE REFLECTED IN THE NEW NEIGHBOURHOOD?

Placemaking Principles

The proposal for Chase Park has been designed around a set of placemaking principles that respond to the Vision and the area’s particular character, context and unique opportunities.

RETAIN AND ENHANCE KEY NATURAL CORRIDORS

Existing natural features will be retained, including Salmon’s Brook, Merryhills Brook, existing hedgerows, Sites of Importance for Nature Conservation (SINCs) and the former Slades Hill Camp heritage asset. These will be incorporated within green corridors and parkland providing a mosaic of habitats, sustainable drainage, play, leisure and active travel which connect with the landscapes of the surrounding area. The northern part of the site will retain its open rural character, with enhanced accessibility and biodiversity.

FORM WALKABLE NEIGHBOURHOODS

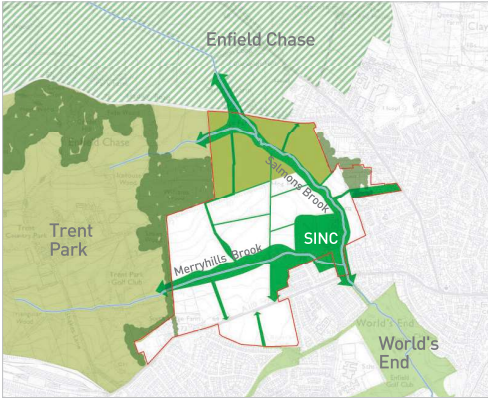
Neighbourhoods will be of a walkable scale, with community facilities in central, accessible locations to serve new and existing residents. A mixed-use local centre and primary school will be located centrally, close to Enfield Road. Additional smaller local parades will form a local focus for the areas to the northeast and northwest of Merryhills Brook.

ENABLE ACTIVE, SUSTAINABLE TRAVEL

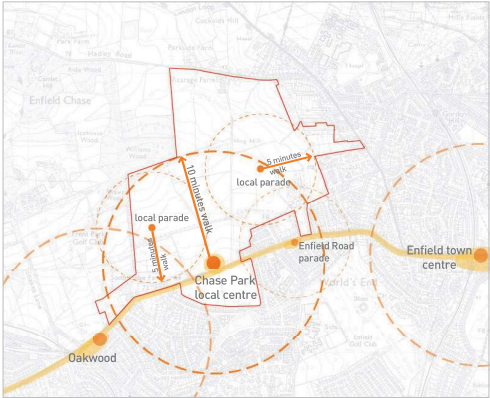
New walking and cycling links through the site will connect to rail stations and bus stops, enabling access to public transport. Bus routes and stops will be enhanced, and high-quality active travel routes will link to surrounding neighbourhoods.

CREATE A NEW URBAN CHARACTER

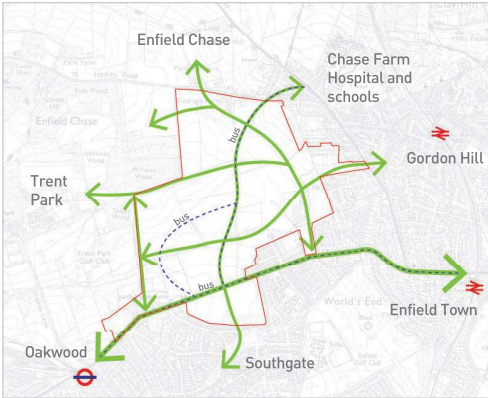
Built form and layout will respond positively to variations in topography and edge relationships, with taller, denser urban form close to public transport corridors and the local centre and a lower, looser urban form towards the north.



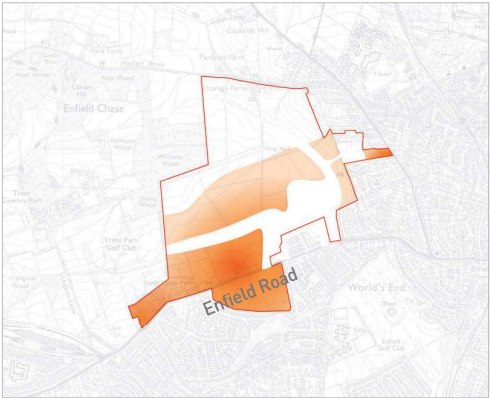
RETAIN AND ENHANCE KEY NATURAL CORRIDORS



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CREATE A NEW URBAN CHARACTER

Emerging Masterplan

The draft illustrative masterplan brings together the placemaking principles to show how Chase Park could be developed in the long term to provide approximately 3,700 new homes.

LANDSCAPE

- ① Merryhills Brook and Salmons Brook retained and enhanced
- ② Walking routes across the Brook connecting to Enfield Chase
- ③ Potential for **viewpoint** providing long-distance views towards London skyline
- ④ A **park** on the former site of Military Camp and Battery
- ⑤ A **park** connecting to Trent Park's Williams Wood and Shaws Wood
- ⑥ Sustainable Drainage System (SuDS) features integrated into green spaces and residential areas, providing wetland habitats alongside flood mitigation
- ⑦ Allotments for community food growing

MIXED-USE NEIGHBOURHOOD

- ⑧ New urban character along Enfield Road
- ⑨ A mixed use **local centre** with a new, multi-functional urban square that can be used for **street markets**
- ⑩ New **primary school**
- ⑪ Local parades providing **small scale retail and services** will be located along a new bus route

MOVEMENT

- ⑫ A **sustainable movement route** for buses, walking and cycling will connect the new residential areas with Chase Farm Hospital and nearby schools
- ⑬ **Tree-lined boulevards** provide vehicle access from Enfield Road.
- ⑭ **Enhanced walking and cycling routes** will connect throughout the site and provide access to Trent Park, London Loop, and existing neighbourhoods to the east and south



Illustrative masterplan for Chase Park

Green Spaces at Chase Park

Landscape will be a defining characteristic of Chase Park’s neighbourhoods.

Wide green corridors containing Salmon’s Brook and Merryhills Brook will lead to the Heritage Park, with improved habitats and a new interpretation of the former Slades Hill military camp and battery. The northern part of the site is intended to provide enhanced accessibility and biodiversity, connecting with Trent Park to the west and the restoration of Enfield Chase to the north. Across the development, ‘green neighbourhoods’ will provide street trees and planted SuDS (Sustainable Drainage) features, pocket parks and play space, communal and private gardens, roof gardens, green roofs and community growing opportunities.



Sketch showing the proposed green corridor to the north of Merryhills Brook.

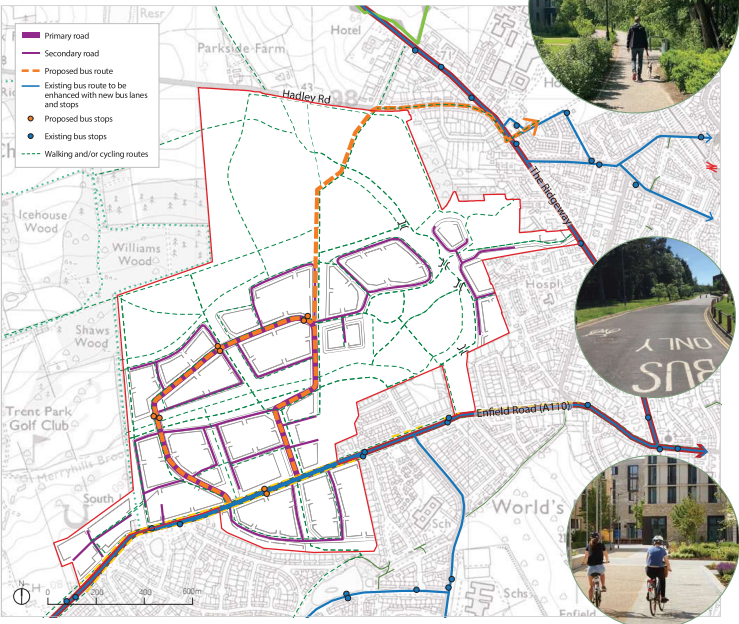


Sketch showing the play area and grassland habitats to the south of William's Wood.

Getting Around Chase Park

The development will promote sustainable travel, such as walking, cycling, the use of public transport, or other sustainable modes such as car shares.

To promote sustainable travel, development is concentrated within walking distance of public transport nodes, and mixed-use local centres that provide amenities within a short walk from homes. High quality walking routes and cycling infrastructure that connects to wider routes throughout the Borough promote active travel. The sustainable transport corridor facilitates a bus route through the site, and bus stops are located within 400m of most homes.



Sketch showing the proposed north-south sustainable travel route.



Sketch showing a dedicated cycle lane within the site which enables retention of the existing tree line.

Building heights may range from medium density along Enfield Road, medium-low density in the interior of the sites, and low density fronting towards Trent Park and to the east of Salmon's Brook. A wide variety of housing typologies will be provided, with a focus on larger family homes of 3-4 bedrooms, including larger apartments, maisonnettes, terrace and townhouses. Housing for elderly people will be provided, along with potential provision for Gypsy and Traveller pitches.



Sketch showing the Slades Hill Heritage Park next to a local parade



Sketch showing the proposed local centre on Enfield Road

What Happens Next?

Thank you for visiting today.
Your comments will help to
create the Chase Park of the
future.

NEXT STEPS FOR THE MASTERPLAN

Consultation on the masterplan will take place online
until the 21st September. Feedback will be collected
and used to inform the evolution of the scheme.

OTHER WAYS TO COMMENT

You can view this content online and comment on
the Let's Talk platform.

Visit <https://letstalk.enfield.gov.uk/chcp>



Illustrative aerial sketch showing the view north west across the Placemaking Area.

Alan Baxter



CHASE PARK MASTERPLAN CONSULTATION

WHICH FEATURES OF THE MASTERPLAN **WORK WELL** AND
WHAT COULD BE IMPROVED?

WHAT TYPES OF **OPEN SPACES** SHOULD THE CHASE PARK
MASTERPLAN INCLUDE?



Alan Baxter

CHASE PARK MASTERPLAN CONSULTATION

HOW CAN WE ENCOURAGE **WALKING,CYCLING** AND **USE OF PUBLIC TRANSPORT** AT CHASE PARK?

WHAT TYPES OF **HOUSING** WILL FUTURE RESIDENTS OF ENFIELD NEED?



Alan Baxter