

Public Document Pack



PLANNING COMMITTEE

Tuesday, 2nd November, 2021 at 7.30 pm
Conference Room, Civic Centre, Silver
Street, Enfield, EN1 3XA

Contact: Jane Creer / Metin Halil
Committee Administrator
Direct : 020-8132-1211 / 1296
Tel: 020-8379-1000
Ext: 1211 / 1296

NOTE: Planning Committee meetings are now being held physically and are no longer being filmed or broadcast live. Members of the Public who wish to hear/view the Committee meeting can attend in person.

E-mail: jane.creer@enfield.gov.uk
metin.halil@enfield.gov.uk
Council website: www.enfield.gov.uk

MEMBERS

Councillors : Maria Alexandrou, Daniel Anderson, Kate Anolue, Mahym Bedekova (Vice-Chair), Sinan Boztas (Chair), Peter Fallart, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor and Hass Yusuf

N.B. Involved parties may request to make a deputation to the Committee by contacting Democracy@enfield.gov.uk before 10am on the meeting date latest

AGENDA – PART 1

1. **WELCOME AND APOLOGIES FOR ABSENCE**
2. **DECLARATION OF INTEREST**
3. **REPORT OF THE HEAD OF PLANNING** (Pages 1 - 2)

To receive the covering report of the Head of Planning.

4. **21/02110/RE4 - OAKWOOD PARK, OAKWOOD PARK ROAD, LONDON, N14 6QB** (Pages 3 - 26)

RECOMMENDATION: That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed Granted subject to the following conditions.

WARD: Southgate

5. 21/02848/RE4 - EDMONTON FAMILY CENTRE, 5 LACEY CLOSE, LONDON N9 7SA (Pages 27 - 60)

RECOMMENDATION: That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed granted subject the following planning conditions.

WARD: Edmonton Green

6. FUTURE MEETING DATES

Future meetings of the Planning Committee will be:

- 23 November 2021
- 14 December 2021
- Tuesday 7 December 2021 - Provisional
- 4 January 2022 – Provisional
- 18 January 22
- 3 February 2022 – Provisional
- 22 February 2022
- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

MUNICIPAL YEAR 2021/22

COMMITTEE:
PLANNING COMMITTEE
 2.11.2021

REPORT OF:
 Head of Planning

Contact Officer:
 Planning Decisions Manager
 David Gittens Tel: 020 8379 8074
 Claire Williams Tel: 020 8379 4372

AGENDA - PART 1	ITEM 3
SUBJECT - MISCELLANEOUS MATTERS	

3.1 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

Background Papers

- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the London Plan (March 2015), the Core Strategy (2010) and the Development Management Document (2014) together with other supplementary documents identified in the individual reports.
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 2 November 2021

Report of
Head of Planning

Contact Officer:
Andy Higham
Allison Russell

Ward:
Southgate.

Ref: 21/02110/RE4

Category: Full Planning Application

LOCATION: Oakwood Park, Oakwood Park Road, London, N14 6QB

PROPOSAL: Construction of a wetlands area involving the diversion of surface water sewers into a series of wetland basins (3500m²), retention of resultant spoil on site and landscaping of surrounding areas (2.4Ha).

Applicant Name & Address:

Miss Jamie Kukadia
Highway Services
B Block North
Enfield Civic Centre
Silver Street
EN1 3XA

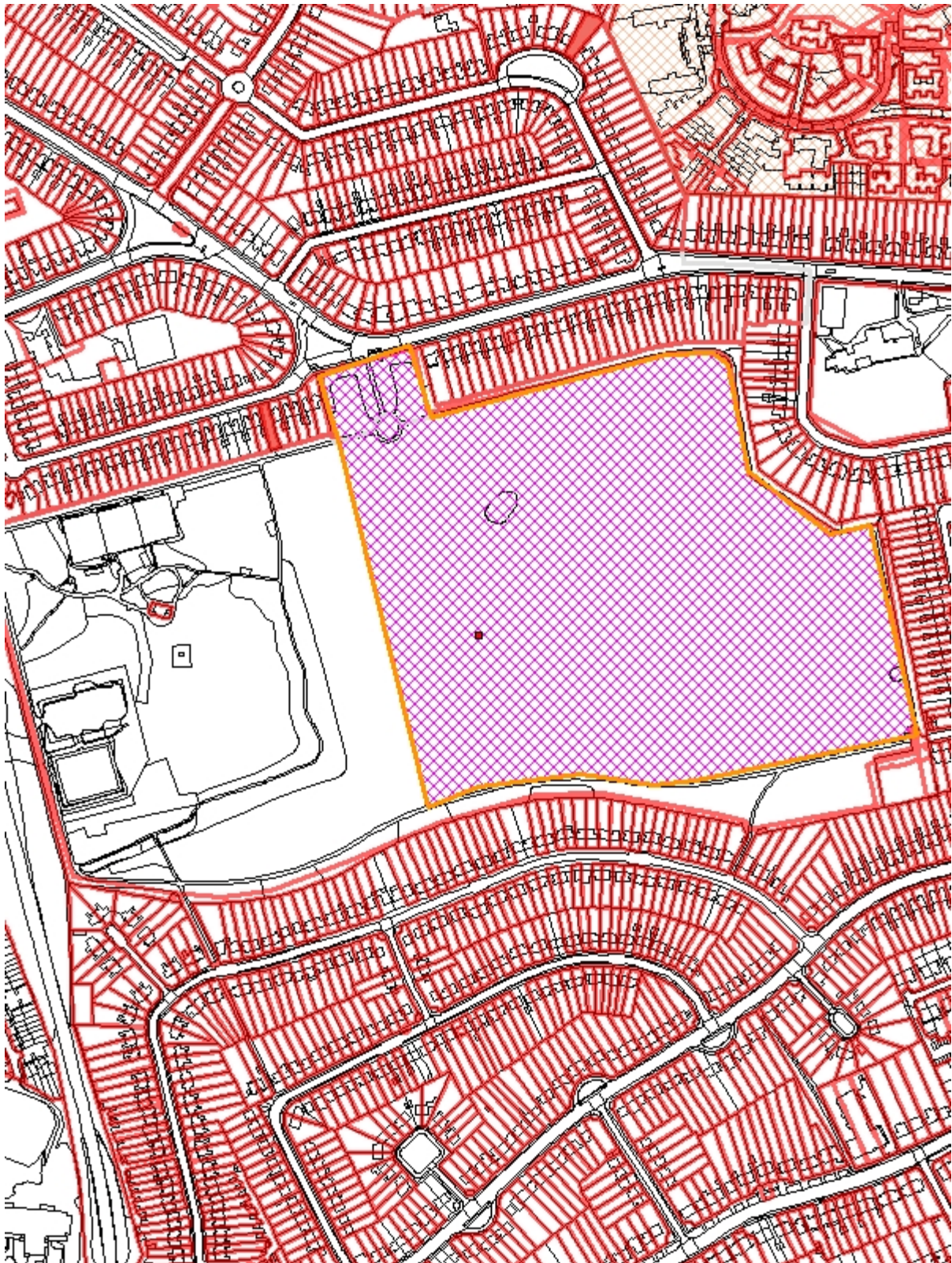
Agent Name & Address:

Not applicable.

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed GRANTED subject to the following conditions.

Ref: 21/02110/RE4 LOCATION: Oakwood Park, Oakwood Park Road, London, N14 6QB



1.0 Note for Members

- 1.1 The application is reported to the Planning Committee because the applicant for the development is the Council and in accordance with the scheme of delegation, is reported to the Planning Committee for determination.

2.0 Recommendation:

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed granted subject the following planning conditions.

1. Time Limit
2. Accordance with plans
3. Landscaping Plan/trees
4. Tree Protection
5. Phasing Plan

Prior to the commencement of works, an outline phasing plan that includes the location of each phase, timescales, temporary fencing arrangements, storage and delivery arrangements, and any footpath diversions shall be submitted and approved in writing by the Local Planning Authority. Details for each individual phase shall be submitted for written approval thereafter.

Reason: To ensure construction does not lead to damage of Oakwood Park and to minimise disruption to the users of the park.

6. Land contamination

3.0 Executive Summary:

- 3.1 The report seeks approval for a flood alleviation scheme involving 11.5 hectares parkland on the eastern side of Oakwood Park. The scheme includes flood storage areas and a revised landscape appearance.
- 3.2 The proposed flood alleviation scheme involving the diversion of surface water sewers into a series of wetland basins (3500m²), retention of resultant spoil on site and landscaping of surrounding areas (2.4Ha)
- 3.3 The principle reasons for recommending approval are,
- i) To prevent flash flooding via retaining of surface water runoff on site and prevent pollutants from entering Houndsden stream.

- ii) To deliver Improvements to the biodiversity and the landscaping of this area of Oakwood Park, through the planting of new trees, wildflower meadows and reedbeds.
- iii) Create an opportunity to store flood waters during extreme flood events and a space to apply natural flood management techniques. The aim of the project includes habitat and amenity enhancement for the park, whilst also addressing wider water quality and flood issues. This is in line with Enfield's Local Flood Risk Management Plan (2016) and the Blue-Green Infrastructure Strategy (2021).

4.0 Site and Surroundings:

- 4.1 Oakwood Park is located in the western area of borough, in the heart of a well-established residential area enveloping the park to the north, east and south. To the west of park is the Piccadilly underground railway line with Cockfosters station being the final station at the northern end of the line.
- 4.2 Prince George Avenue and Sheringham Avenue bound the park to the north. Oakwood Crescent bounds to the northern half of the eastern area with The Birches forming an edge at the southern eastern boundary. The Vale and Oakwood Park Road complete the residential boundary to the south. Houndsden Stream, which is culverted (enclosed water course) is to the rear of properties on The Birches.
- 4.3 This application relates solely to the eastern half of Oakwood Park which is characterised by open space comprised of grasslands and trees. The western area of the park has more formalised recreational arrangements with its tennis courts, pond, multi-purpose courts and children's playground. A café and toilet block provide refreshments and amenities for patrons of the park.
- 4.4 Below is an aerial image of Oakwood Park, outlined in blue and the area outlined in red is the application site:



- 4.5 There are entrances into the park from Saxon Way, Prince George Avenue, Willow Walk, and Oakwood Park Road.
- 4.6 Oakwood Park is a designated Metropolitan Open land, Site of Borough Importance for Nature Conservation, Local Open Space and has a local heritage asset on the western side, outside of the application site boundary, known as the Ice Well which was created in the days before refrigeration to store ice. In this case, it was created to store ice for the grand houses.
- 4.7 Oakwood Park is within Flood Zone 1, meaning the land is at low risk of fluvial flooding (river floods). The site does, however, sit within the Salmons Brook catchment, which poses high flood risk to properties downstream in Edmonton.
- 4.8 Aside from the Ice Well, there are no historical assets in Oakwood Park and there are none on the eastern side to which this application relates.
- 4.9 Highlands Conservation Area is located approximately 250 metres to the north east of the Oakwood Park.
- 5.0 **Proposal:**
 - 5.1 Proposed is the construction of a wetlands area involving the diversion of surface water sewers into a series of wetland basins (3500m²), retention of resultant spoil on site and landscaping of surrounding areas (2.4Ha).

5.2 Subject to planning permission and contracts, works would commence in February 2022. Creation of the wetlands is expected to take between 4 to 6 months with some time afterwards to plant up.

5.3 Proposed works include:

- Diverting a Thames Water surface water sewer, which currently outfalls directly into the Houndsden Stream, from the north and east of the park into a constructed wetland.
- Creating a series of wetland and bio-retention basins to treat the runoff from the surface water sewer and to create flood storage for extreme events
- Creating a wide variety of features to maximise the opportunity to create more diverse/mosaic habitats such as dry wetland scrapes and swales - the proposals will create more than 3500m² of wetland habitat, and enhance 10,000m² of mosaic habitat.
- Creating raised areas using spoil from excavations.
- Enhancing the recreational value of the open space by providing amenity features.
- Providing opportunities for local people and visitors to re-connect with their open space, community wetlands and local rivers.

6.0 Relevant Planning History:

6.1 21/02072/SO: Environmental Impact Assessment Screening Opinion Request under Part 2, Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to a new SuDS wetland scheme. EIA not required on 15 October 2021.

7.0 Consultation:

Public Response

7.1 Consultation letters were sent to 399 neighbouring properties (21 days expired at midnight on 18 July 2021). A press advert was placed in the local newspaper on 23 June 2021. Several site notices were also displayed around the entire parameter of the site as well next to the café on 29 June 2021.

7.2 In response to the publicity four representations were received. The comments are summarised below:

- Broadly support the proposal

- Notable species of moths may be affected by the proposal
- Impact on local ecology
- Oakwood Park is a parkland and not a wetland
- Carbon absorption reduce by the removal of areas of grass lands
- Increase in flooding
- Reduction in area for dogs to run freely
- The cells would look bleak in the dry season
- Water features would encourage mosquitoes
- Concern regarding subsidence
- Location of construction traffic
- Pollution

Officer's comments: A full ecological assessment has been undertaken and has concluded that the proposal will enhance the ecological offering at the site. Concerns regarding mosquitoes have been raised by more than one person. In response to this, wetlands provide a habitat for insects such as dragonflies and mayflies which are natural predators to mosquitos.

In terms of flooding and pollution, the proposed works have come about to counter both these issues. The wetlands are designed to reduce the risk of flooding for properties downstream. They provide flood storage within the park, and intercept overland flow routes that are generated uphill for extreme events. This should reduce the likelihood of neighbouring properties of flooding. Furthermore, wetlands naturally break down surface water run off and any pollutants therein.

Overall, the comments made do not outweigh the justification for recommending approval.

Statutory and Non-Statutory Consultees:

7.3 Internal Consultations:

7.3.1 Transportation & Transport

No objection

7.3.2 Environmental Health

No objection

7.3.3 Parks

No response.

7.3.4 Trees

No objection to the loss of the following five trees due to their age and condition:

- T21 Oak: Small specimen with bifurcated stem, selected for removal during design stage.
- T60 Hawthorn: Small specimen with damaged stem, selected for removal during design stage.
- T70 Ash: Poor specimen with excessive deadwood, selected for removal during design stage.
- T79 Poplar: Young self-set specimen with bifurcated stem, selected for removal during design stage.
- T87 Oak: Young self-set specimen, selected for removal during design stage.

The planting of at least 40 heavy standard trees together with ecological benefits of the proposal are considered to justify the loss of the trees.

7.3.5 Conservation

No objection.

7.3.6 Highways Crossover Team

No response.

7.4 External Consultees

7.4.1 Environment Agency

No response.

7.4.2 Natural England,

No objection subject to hedgerows and woodland edges being retained.

7.4.3 Lee Valley Regional Park Authority

No response.

7.4.4 Historic England

No objection.

7.4.5 Thames Water

No response.

7.4.6 Enfield Disablement Association

No response.

7.4.7 Friends of Oakwood Park

No objection.

We believe this scheme will do good on every level. It is good for the local environment, improves water quality and reduces pollution. It is good for the park itself and the people that use it. We believe this scheme will attract more people of all ages to use the park, especially the many local schools that are located nearby.

The Friends Group helped to publicise the public consultation for this scheme. The results of which were overwhelmingly positive from the local community. There was a high turnout of participants. Anecdotally, we hear park users talking about the scheme all the time, looking forward to it happening.

We have seen during the covid lockdowns how the park has been used by increasing numbers of people who value the outdoors. The benefits of accessible green spaces for people's well-being is well documented. One of the great benefits of this scheme is that it opens up the park by providing better access to the spaces where the cells are located. Often the middle parts of the park are not widely used, especially in the autumn and winter when increment weather makes the areas beyond the perimeter of the park difficult to access. We believe the scheme will improve this and make access better all year round.

This scheme is a welcome major investment into the park, something that the park has not had for a very long time. We also believe that it will help attract further investment and improvements to the park in the long term.

With all of the above in mind, we fully support this application.

7.4.8 London Fire and Emergency Planning

No response.

7.4.9 Officer comments

No adverse comments were received from the consultees.

8.0 Relevant Policies

8.1 National Planning Policy Framework (2021)

Section 8 Promoting healthy and safe communities Para 96-101

- Section 14 Meeting the Challenge of Climate Change flooding and coastal Change, Para 155-163
- Section 15 Conserving and enhancing the natural environment, Para 174-177

8.2 London Plan (2021)

8.3 The following policies are considered particularly relevant:

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- D2 Infrastructure Requirements for Sustainable Densities
- D4 Delivering good Design
- D5 Inclusive Design
- D8 Public realm
- D11 Safety, security and resilience to emergency
- G3 Metropolitan Open Land
- G4 Open Space
- G6 Biodiversity and access to nature
- G7 Trees
- SI1 Improving air quality
- SI5 Water Infrastructure
- SI12 Flood Risk Management
- SI13 Sustainable Drainage

8.4 Core Strategy (2010)

- CP11 Recreation, leisure, culture and Arts
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP28 Managing Flood Risk through development
- CP29 Flood Management Infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP34 Parks, Playing fields and other open spaces
- CP35 Lee Valley Regional Park and Waterways
- CP36 Biodiversity

8.5 Development Management Document (2014)

- DMD 37 Achieving high quality and design-led development
- DMD 44 Conserving and Enhancing Heritage assets
- DMD 59 Avoiding and reducing Flood Risk
- DMD 60 Assessing Flood Risk
- DMD 61 Managing surface water
- DMD 62 Flood Control and Mitigation Measures
- DMD 63 Protection and improvement of watercourse and flood defences
- DMD 64 Pollution control and assessment
- DMD 66 Land Contamination and Instability

DMD 71	Protection and enhancement of Open space
DMD 72	Open Space provision
DMD 76	Wildlife Corridors
DMD 79	Ecological Enhancements
DMD 80	Trees on development sites
DMD 81	Landscaping

8.6 Other Relevant Policy and Guidance

National Planning Practice Guidance (NPPG)
Enfield's Local Flood Risk Management Strategy (2016).
Enfield's Blue and Green Strategy (2021-2031)
Heritage Strategy SPD

9.0 **Assessment**

9.1 The main planning considerations of the development are the following:

- Principle of flood mitigation measures
- Impact on the character and landscape of Oakwood Park

Principle of Flood Mitigation Measures:

9.2 The adopted NPPF (February 2019) provides strategic guidance on the provision and need of flood defences especially in light of climate change. Paragraphs 149 of the NPPF states:

(Para 149) Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

9.3 Paragraphs 155 to 165 of the NPPF principally deal with new development and the implications to flood risk of the site. Development Plan Policies Policy SI 5 (London Plan), CP28 (Core Strategy) and Policies DMD 59 and DMD 60 (Development Management Document) provide defined guidance relating to retro-fit changes to a landscape to protect existing built development from flooding.

9.4 The location has been identified for wetland development on account of the highly urbanised nature of the catchment area and the suitability for wetland development. The site is already within a medium risk of surface water flooding and currently provides limited amenity value. The wetland would have multiple benefits of diverting surface water from the surface sewage system,

preventing flash flooding within the location, providing enhanced biodiversity and creating a visually attractive setting for existing residents.

- 9.5 In addition, the wetlands would also provide an environment to deal naturally with pollutants from vehicles which build up on the roads and are washed into the surface water network. Wetlands filter runoff, breaking down pollutants and help to improve the quality of surface water discharging into rivers.
- 9.6 Policy G3 (Metropolitan Open Land) is the overarching policy relating to the principle of works within site. Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt. MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.
- 9.7 Policy G3 specifically states that: "Proposals to enhance access to MOL and to improve poorer quality areas such that they provide a wider range of benefits for Londoners that are appropriate within MOL will be encouraged. Examples include improved public access for all, inclusive design, recreation facilities, habitat creation, landscaping improvement and flood storage."
- 9.8 In summary, the proposed wetland scheme is small scale but would provide 3000m² of water capture capacity to reduce flooding and provide notable other benefits to the site as recognised by Policy G3 of the London Plan 2021 and would not impact on the open character of the MOL.

Impact on the Character and Landscape of Oakwood Park:

- 9.9 The site is located on the eastern side of Oakwood Park and is largely acid grasslands (low nutrient/acidic soils) with mature trees. This area of the park has a sense of openness in its character and with pedestrian routes criss-crossing the land.
- 9.10 As part of the project, 100 trees were inspected. Five trees would be lost as part of the proposed wetland development. A total of 40 heavy standard trees are to be planted as part of the overall works/improvements. Modest land reformation changes would be undertaken on site. These changes would comprise of four wetland cells and six wetland scrapes. The wetlands would introduce aquatic vegetation around the proposed cells and new areas of wildflower and native scrub planting.
- 9.11 In conclusion, the landscaping works to facilitate the wetlands scheme is supported as they will provide an attractive and visually interesting parkland area that would enhance and encourage a wider level of biodiversity on site. There is a good level of detail in the planning application including levels throughout the site.
- 9.12 The proposal would accord with the following relevant development plan policies relating to character: G3, CP30, DMD 37, DMD 71 and DMD81.

Amenity

- 9.13 It is considered the scheme would have no discernible impact on the amenities of surrounding residential properties or commercial and historic properties which lie within the site.
- 9.14 There are no proposals to enclose the wetland areas nor is there any need to, except during works to protect trees and undertake the necessary excavation work to create the wetland cells and scrapes. The impact of construction works would be managed through a construction management plan and phasing plan.
- 9.15 In conclusion, it is considered that the proposals would not be detrimental of the amenity of the site and its environs and therefore in accordance with Policies D14, CP30 and DMD 64 of the Development Plan.

Biodiversity

- 9.16 Accompanying the applicant is an ecological assessment (comprising an extended Phase 1 Habitat Protected Species Survey). Following a comprehensive assessment, it has been concluded that the site of the proposed new wetland comprises part of a species poor semi-improved grassland field within a local wildlife site. The grassland is not a “priority habitat” and the proposals will result in significant ecological improvements through the provision of new aquatic and marginal habitats.
- 9.17 In conclusion, it is considered that the proposal is in accordance with Policies G6, CP36, DMD 78 DMD 79 of the Development Plan.

Contamination

- 9.18 The wetland development would deposit excavated soil within the site area to create partially raised areas and undulating landscape. A site investigation report has been submitted and following review by the Council’s Environmental Health Officers, no objection was raised nor were any conditions deemed to be necessary. It is therefore considered that the proposal is in accordance with Policies CP32 and DMD 66 of the Development Plan.

- 9.19 Miscellaneous

Construction Management

- 9.20 The applicant has submitted a construction management plan (CMP) to confirm how the wetlands would be serviced during construction. Key elements of the CMP for information are:

Access and Movement

- Public footpaths will remain accessible throughout the works where possible.
- Some informal grassed footpaths will be temporarily inaccessible during works, but formal footpaths will remain open throughout the works where possible.
- Where required, safe diversions will be in place, and temporary trackways will be installed to protect the cycleway and footpaths.

Construction and Delivery Hours

- The excavation of the wetlands will take approximately 4 – 6 months (depending on the ground conditions and access).
- The wetlands will then be planted, which will take a season (approximately 1 year) to establish.
- Site works shall take place between 08:00 - 18:00 Monday to Friday.
- Deliveries of materials to and from site will take place between 09:00 – 16:00 Monday to Friday.
- All loading and unloading of plant and materials will be carried out within the site boundary

Parking and Construction Vehicle Access

- The main area for parking of vehicles of site operatives and visitors is off street parking along Sheringham Avenue and Willow Walk.
- The construction works will be phased.
- For the construction of wetland cells 1 and 2, and raised areas 1 and 2, the vehicular access will be via the main park entrance from Sheringham Avenue/Prince George Avenue.
- Vehicular access to the site will be via Willow Walk entrance for the construction of wetland cells 3 and 4 and raised area 3.

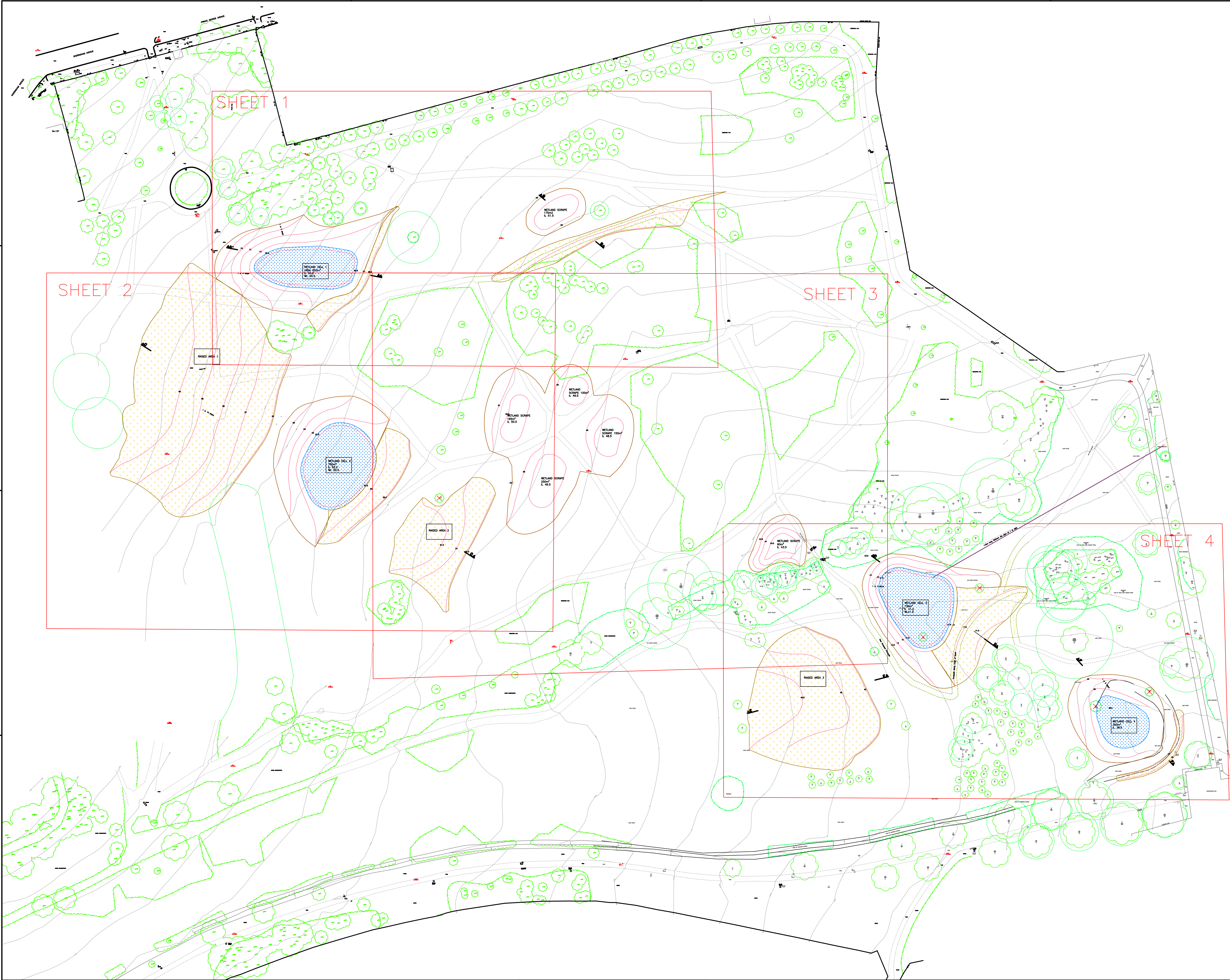
Environmental Considerations

- If site clearance activities occur within bird nesting season (March-August) then surveys for nesting birds must be carried out prior to any clearance by an ecologist.
- No stockpiling or storage of plant and materials within tree root protection areas in line with the Arboricultural Impact Assessment (AiA) and Arboricultural Method Statement (AMS).
- Tree Protection fences should be implemented during construction in line with the AiA and AMS.
- Some activities may include the transplanting of grass species and young trees. These will adhere to the methodologies highlighted in the Arboricultural Method Statement and will be overseen by a Landscape Architect.

- 9.21 It recommended that a condition requiring specific details for each phase be submitted. Details such as timescales and the extent of fencing for each phase would help to ensure minimum disruption.
- 9.22 Having regard to Policies SI 1, CP32, DMD 64, DMD 65, DMD 66 and DMD 68 of the Development Plan the proposal does not conflict with the Council's objectives for ensuring considerate construction practices which both protect residents and the natural environment.

10.0 Conclusion

- 10.1 The merits and special significance of the development to prevent future flooding of residential properties and subsequently provide a rich biodiversity environment open to the local community have been considered and the proposal is considered to be acceptable having regard to the development plan. The proposal is therefore recommended for approval subject to planning conditions.



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Existing Contours

Existing Levels

Proposed Contours

52 Proposed Levels

Excavation Area

Raised Areas

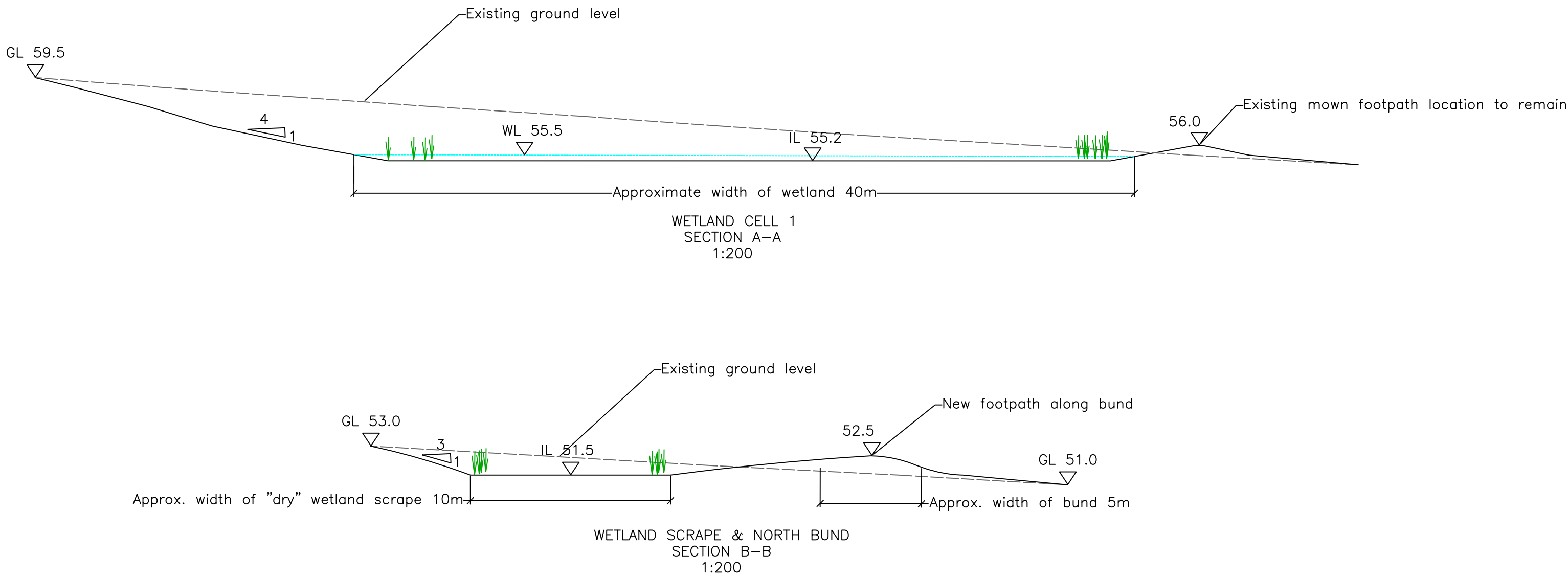
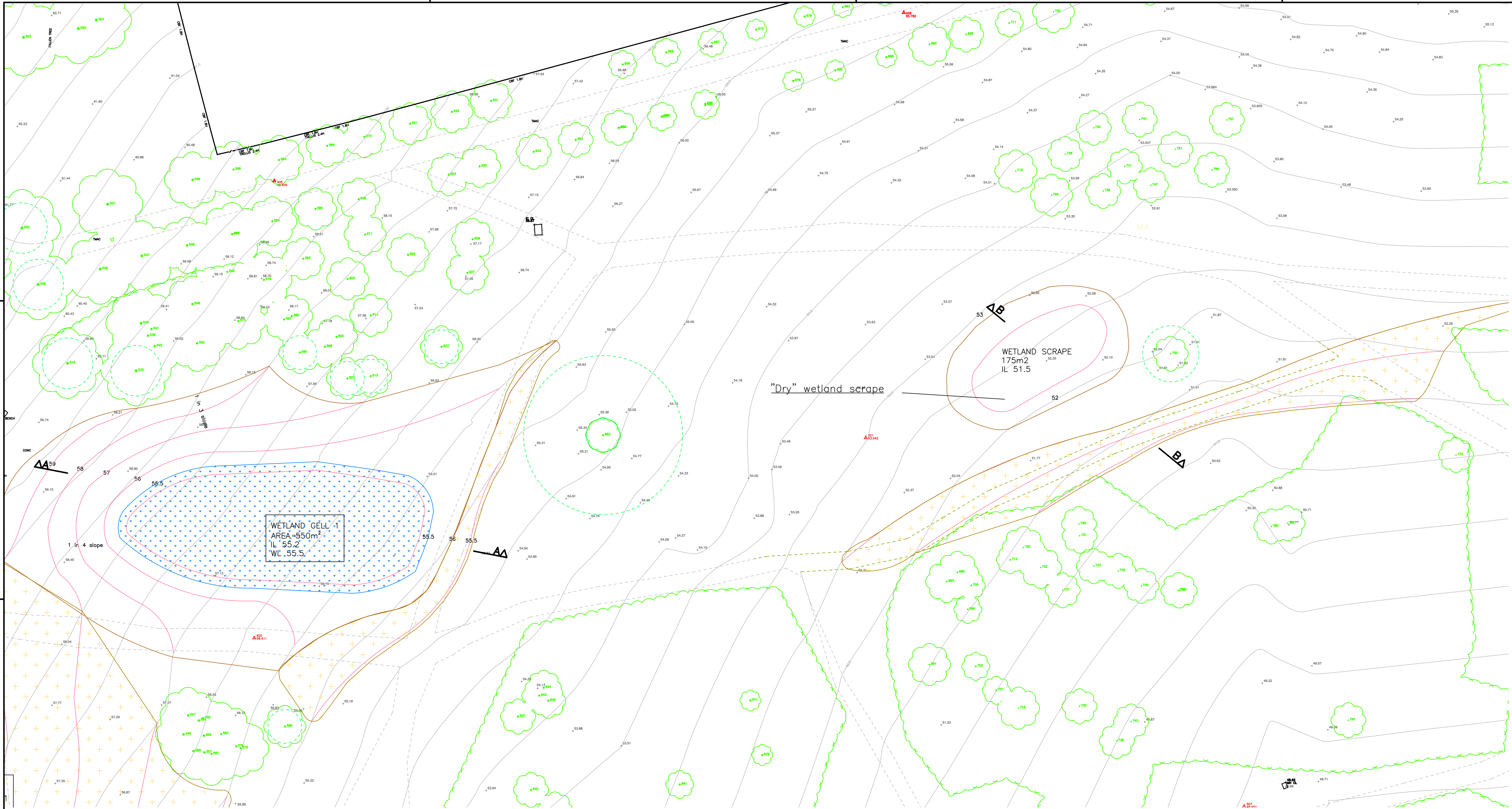
Wetland Areas

Tree Protection Zone

Trees to remove

Diverted footpath

Rev	Revision details		
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OUTLINE DESIGN			
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LONDON BOROUGH OF ENFIELD			
JOB TITLE			
OAKWOOD PARK WETLANDS			
DRAWING TITLE			
OVERVIEW			
HIGHWAYS AND TRANSPORTATION			
Highway Improvements			
DESIGNED> JK	DRAWN> JK	DATE> MARCH 2021	
SCALE> 1:750	PLOT SCALE> 1:1	CHECKED> IR	
DRAWING NO.	LBE210- 101		A



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- Existing Contours
- Existing Levels
- Proposed Contours
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Rev Revision details

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OUTLINE DESIGN

CLIENT

LONDON BOROUGH OF ENFIELD

JOB TITLE

OAKWOOD PARK WETLANDS

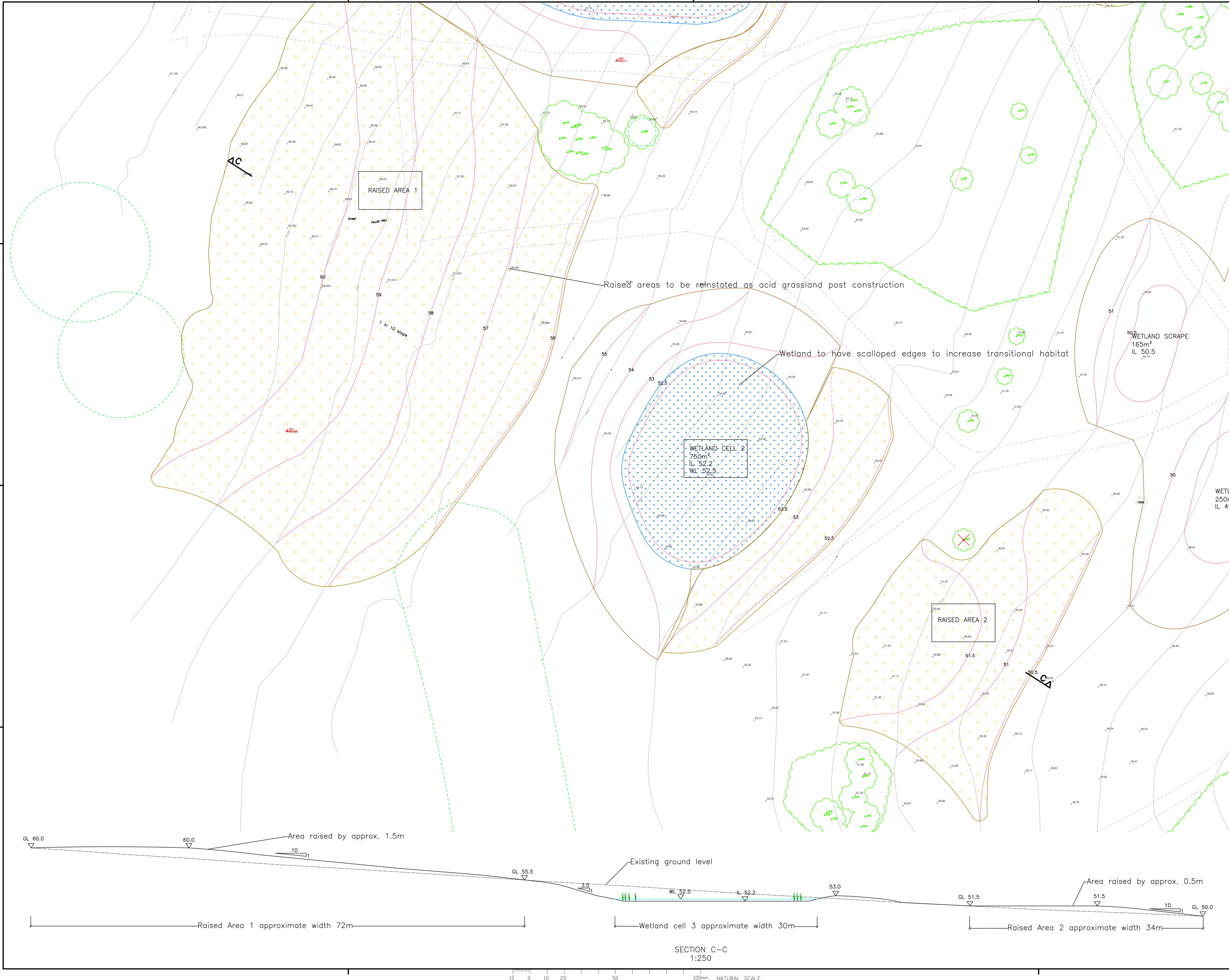
DRAWING TITLE

SHEET 1
WETLAND CELL 1 AND NORTH BUND

HIGHWAYS AND TRANSPORTATION

Highway Improvements

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SCALE< 1:300	PLOT SCALE< 1:1	CHECKED< IR
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- Existing Contours
- Existing Levels
- Proposed Contours
- Proposed Levels
- Excavation Area
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Rev	Revision details

STATUS

OUTLINE DESIGN

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LONDON BOROUGH OF ENFIELD

JOB TITLE

OAKWOOD PARK WETLANDS

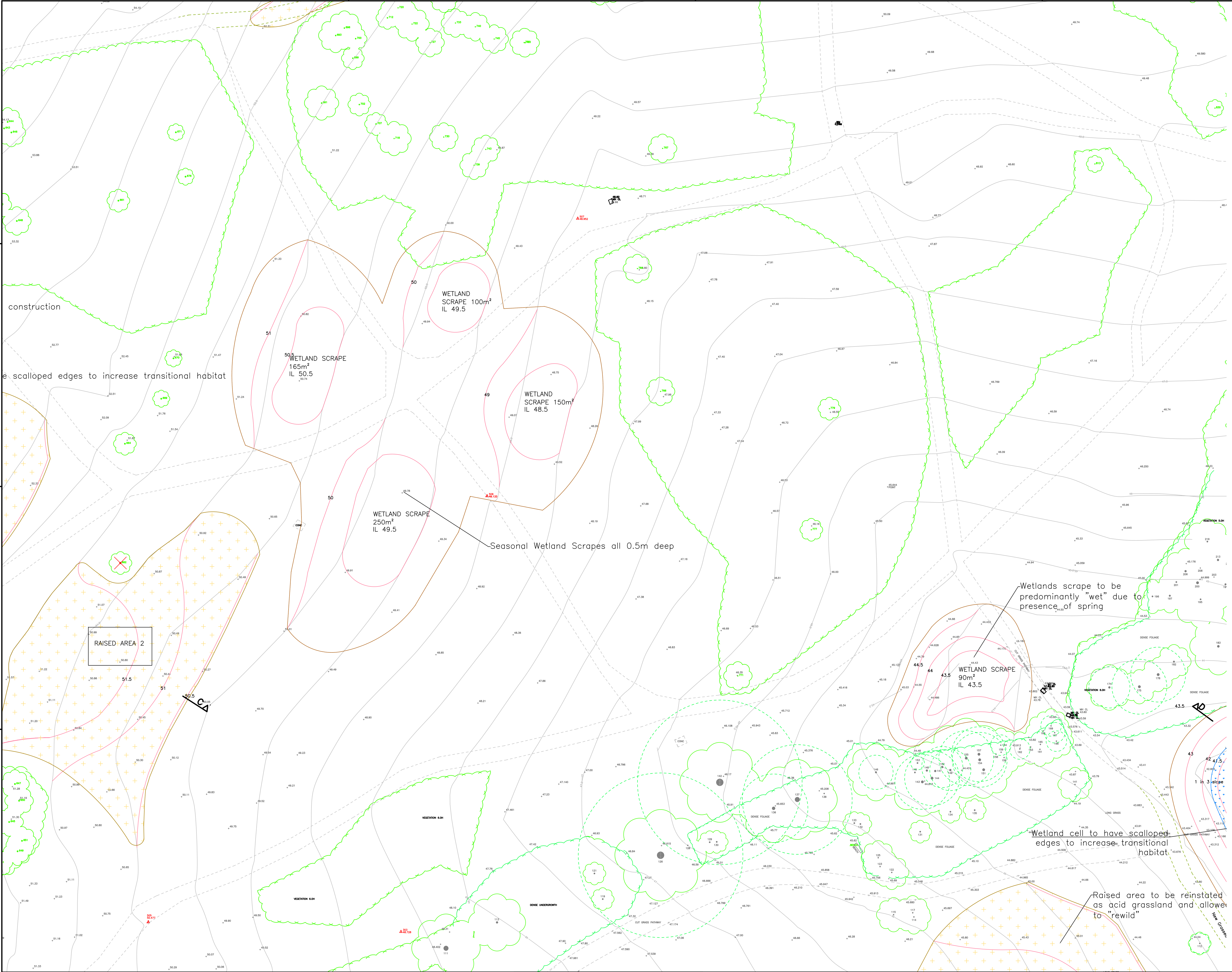
DRAWING TITLE

SHEET 2
WETLAND CELL 2 AND
RAISED AREAS 1 AND 2

HIGHWAYS AND TRANSPORTATION

Highway Improvements

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- Existing Contours
- Existing Levels
- Proposed Contours
- Proposed Levels
- Excavation Area
- Raised Areas
- Wetland Areas
- Tree Protection Zone
- Trees to remove
- Diverted footpath

Rev Revision details

STATUS
OUTLINE DESIGN

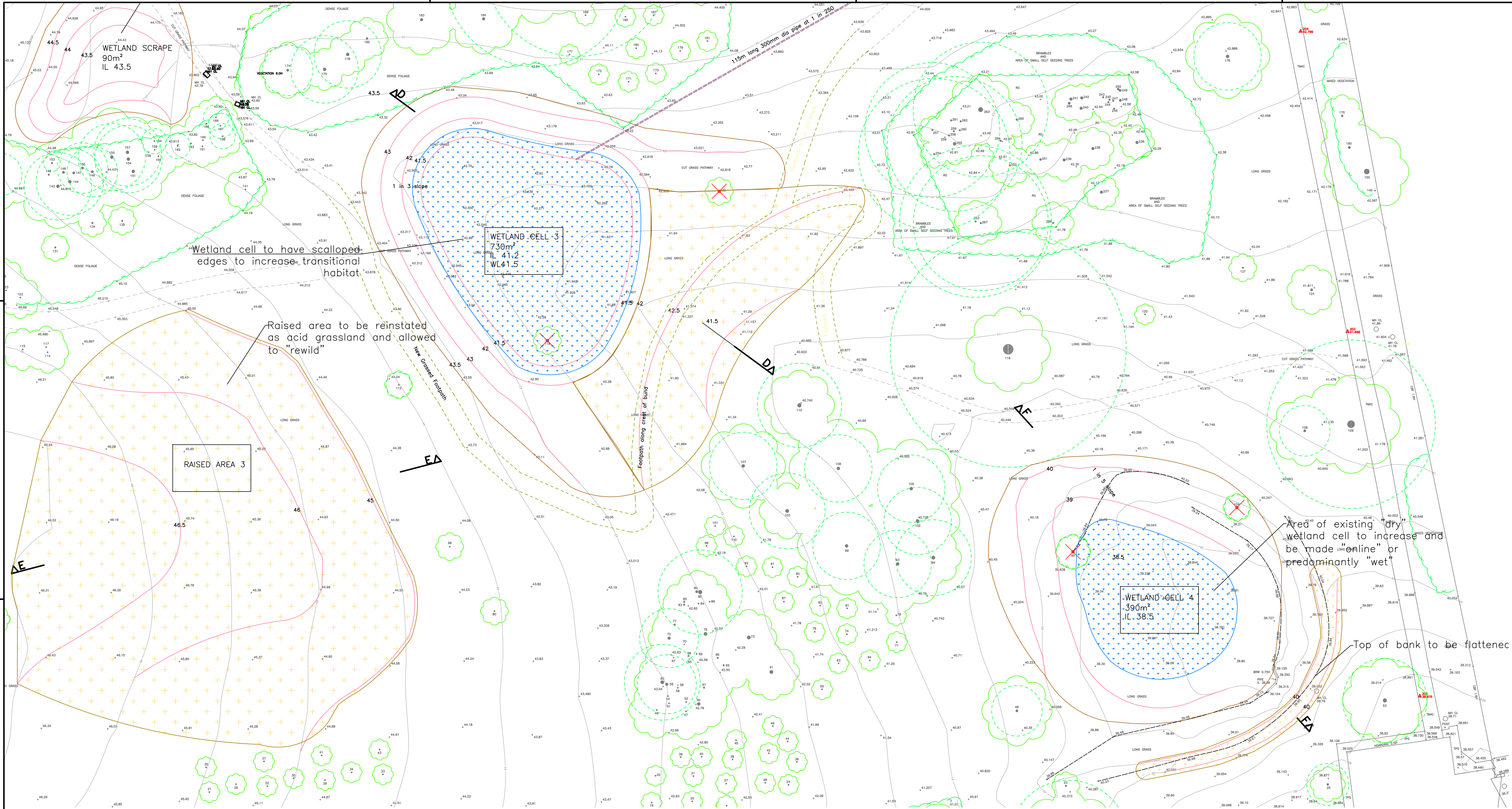
CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
OAKWOOD PARK WETLANDS

DRAWING TITLE
SHEET 3 WETLAND SCRAPES

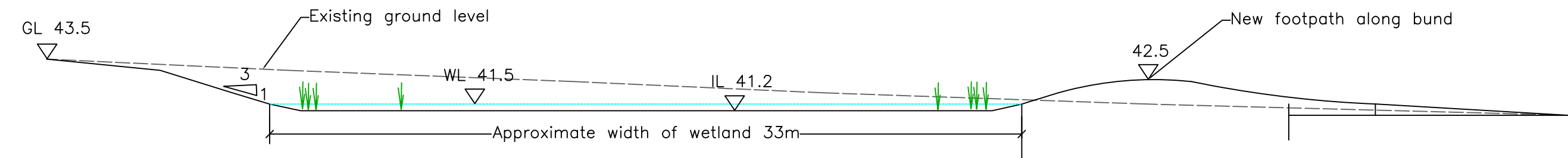
HIGHWAYS AND TRANSPORTATION
Highway Improvements

DESIGNED< JK	DRAWN< JK	DATE< MARCH 2021
SCALE< 1:300	PLOT SCALE< 1:1	CHECKED< IR
DRAWING NO. LBE210- 104	A	

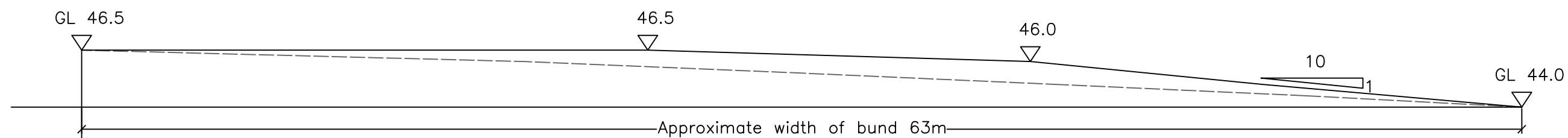


- NOTES
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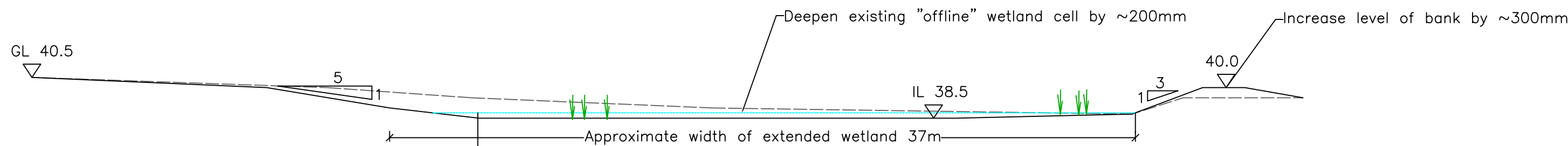
- Existing Contours
- Existing Levels
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- Proposed Levels
- Excavation Area
- Raised Areas
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WETLAND CELL 3
SECTION D-D
1:200



RAISED AREA 3
SECTION E-E
1:200



WETLAND CELL 4
SECTION F-F
1:200

Rev Revision details

STATUS
OUTLINE DESIGN

CLIENT
**LONDON BOROUGH
OF ENFIELD**

JOB TITLE
**OAKWOOD PARK
WETLANDS**

DRAWING TITLE
**SHEET 4
WETLAND CELLS 3 & 4
AND RAISED AREA 3**

HIGHWAYS AND TRANSPORTATION
Highway Improvements

DESIGNED<> JK	DRAWN<> JK	DATE<> MARCH 2021
SCALE<> 1:300	PLOT SCALE<> 1:1	CHECKED<> IR
DRAWING NO. LBE210- 105	A	



KEY

Raised mounds - Reinstate Grassland areas using either existing transplanted turf and or seed mix

Wildflower meadow mix for excavated banks of wetland Cells

Pond edge/marginal wetland native seed mix for seasonally wet scrapes

Pre established Coir Mat planting of native aquatic species mix

Native shrub mix

Proposed tree

Existing Tree

NATIVE SHRUB MIX to be planted in mixed clumps at 2 per m2			
SPECIES	SIZE	Root condition	No.
Cornus Sanguinea	Height 80-100 cm	BR	300
Acer campestre	Height 80-100 cm	BR	300
Corylus avellana	Height 80-100cm	BR	500
Viburnum opulus	Height 80-100cm	BR	300
Viburnum lantana	Height 80-100cm	BR	300
Cornus stolonifera Flaveriana	Height 80-100cm	BR	300
Crataegus monogyna	Height 80-100cm	BR	500
Acer campestre	Height 80-100cm	BR	300

MEADOW MIX various seed mixes shown below for late summer cutting and removal				
Total Area 35,000m2	% of total area	Seed Mix	Description	Sow Rate Volume
	50%	Emonsgate EM1 General purpose meadow mixture	Perennial wild flower and slow growing grass mix suitable for broad range of soil and conditions	3 / 5 g per M2 TBC
	15%	Emonsgate EM8 meadow mixture for Wetlands	Suitable for seasonally wet areas - sow along river and wetland edges	3 / 5 g per M2 TBC
	35%	Emonsgate EC1 Standard Coriellid Mixture	Annual wildflower for instant colourful display in first year. Combine this annual mix in with the perennial mix	3 / 5 g per M2 TBC

NATIVE AQUATIC PLANTING MIX			
	122m Pre-established Coir Mats	Description	NO.
50%	Sedge/Reed and flower Mix	Plant 1/3rd of any wetland cell with a mix of coir matts	TBC
50%	Common Reed Only	Plant 1/3rd of any wetland cell with a mix of coir matts	TBC

Tree Planting				
NO.	Name	Girth (cm)	Description	Height (m)
3	Acer campestre	12-14cm	Heavy Standard	3.5-4.0
4	Alnus glutinosa	12-14cm	Feathered	3.5-4.0
4	Betula pendula	12-14cm	Multi stem	3.5-4.0
4	Carpinus betula	12-14cm	Feathered	3.5-4.0
2	Populus alba	12-14cm	Heavy Standard	3.5-4.0
3	Populus nigra	12-14cm	Heavy Standard	3.5-4.0
4	Prunus avium	12-14cm	Heavy Standard	3.5-4.0
4	Prunus padus	12-14cm	Heavy Standard	3.5-4.0
4	Salix caprea	14 - 16 cm	Heavy Standard	3.5-4.0
2	Salix x sepulcralis chrysocoma	12-14cm	Heavy Standard	3.5-4.0
4	Sorbus acuparia Multi stem	2-2.5m	Multi stem	3.5-4.0
2	Tilia x europaea Pallida	12-14cm	Heavy Standard	3.5-4.0

- NOTES
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Rev Revision details

STATUS

OUTLINE DESIGN

CLIENT

LONDON BOROUGH OF ENFIELD

JOB TITLE

Oakwood Park Wetlands

DRAWING TITLE

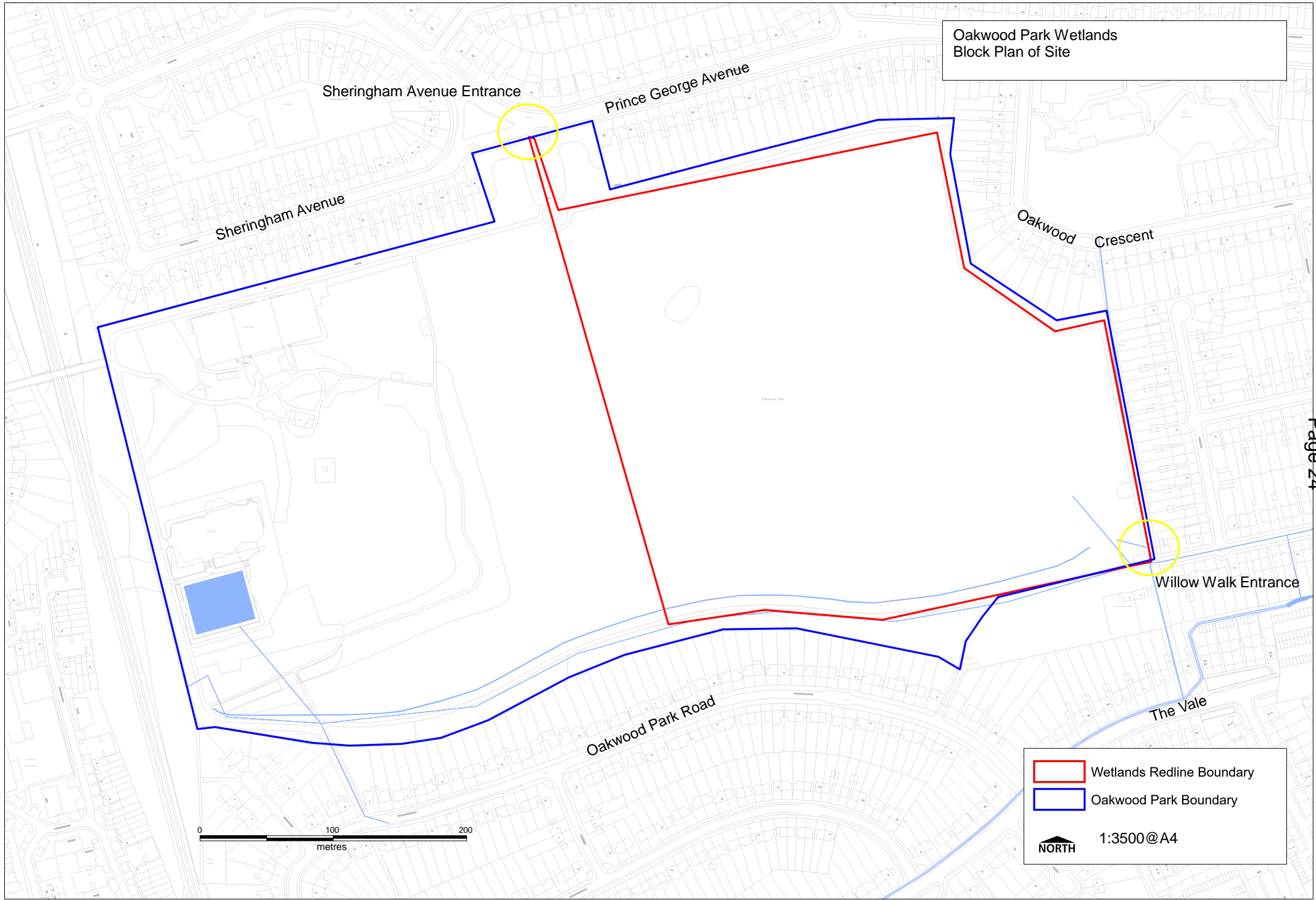
Planting Plan

HIGHWAYS AND TRANSPORTATION

Highway Improvements

DESIGNED:- JK/MJ	DRAWN:- MJ	DATE:- April 2021
SCALE:- 1:1000	PLOT SCALE:- 1:1	CHECKED:-
DRAWING NO.	LBE-210-107	

Oakwood Park Wetlands
Block Plan of Site



Wetlands Redline Boundary

Oakwood Park Boundary

NORTH

1:3500@A4



Oakwood Park Wetlands
Location Plan

Sheringham Avenue Entrance

Prince George Avenue

Sheringham Avenue

Oakwood Crescent

Willow Walk Entrance

Oakwood Park Road

The Vale

Wetlands RedLine Boundary

Oakwood Park Boundary

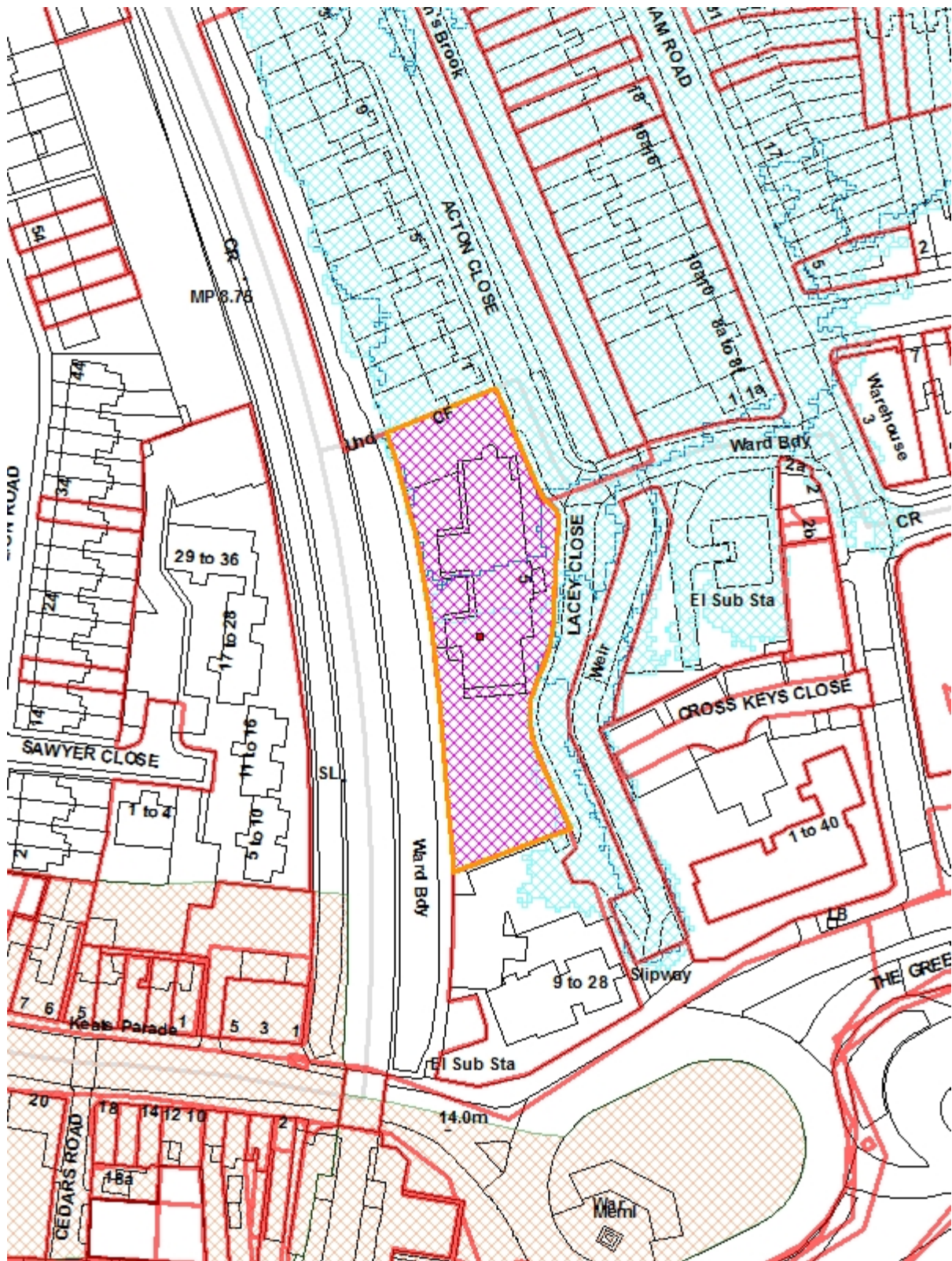
NORTH

1:3500@A4

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 20 October 2021
Report of: Head of Planning	Contact Officer: Michael Kotoh-Mortty Gideon Whittingham	Ward: Edmonton Green
Application Number: 21/02848/RE4		Category: Minor
LOCATION: Edmonton Family Centre, 5 Lacey Close, London N9 7SA		
PROPOSAL: Installation of two visitor units to the side of the main building.		
Applicant Name & Address: Enfield Council Silver Street Enfield EN1 3XA		Agent Name & Address: Ms Farahnaz Toufan Enfield Council Silver Street Enfield EN1 3XA
RECOMMENDATION: That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed granted subject the following planning conditions.		

Ref: 21/02848/RE4 LOCATION: Edmonton Family Centre, 5 Lacey Close, London, N9 7SA



1. Note for Members

- 1.1 Although a planning application for this type of development would normally be determined by officers under delegated authority, the application is being reported to the Planning Committee for determination as the application is submitted by Enfield Council.

2. Recommendation

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed granted subject the following planning conditions.

1. (C51) Time Limited Permission

2. (C60) Approved Plans

Development to be carried out in accordance with the following approved plans:

Location, Block and Elevation Plan

Site and Elevation Plans

Purchase Agreement

Flood Risk Assessment

3. (C08) Materials to match

4. (C26) Restriction of use of Extension Roofs

3. Executive Summary

- 3.1 The report seeks approval for two proposed detached visitor units at the Edmonton Family Centre.

- 3.2 The reasons for recommending approval are:

- i) The proposed use would serve and improve the quality of service delivery at this Council building.
- ii) The proposed development would be consistent with the objectives of national, regional and local policy in terms of maintaining the street character;

4. Site and Surroundings

- 4.1 The site is a single storey Council building which retains generous space at the south elevation, with associated parking space located to the north of the property.

- 4.2 The immediate surrounding area is characterised by a mix of residential and commercial use properties which feature a variety of architectural styles.

- 4.3 The site is within Flood Zones 2 and 3 as well as an Area of Archaeological Importance.

5. Proposal

- 5.1 The proposed works involve the erection of two pre-fabricated flat roofed visitor cabins at the southwest area of the curtilage which would each stand 2.5m high, 5.2m wide and 3.2m deep. The cabins would feature redwood cladding alongside anthracite grey UPVC fenestrations and a front door step.
- 5.2 The existing use of the property is a Council building and this would be retained.

6. Relevant Planning History

- 6.1 21/02090/CEA – Installation of an air source heat pump– GRANTED on 11.08.2021.

7. Consultation

Public Response:

- 7.1 Consultation letters were sent to neighbouring properties on 21.09.2021. No responses were received.

External Consultees:

- 7.2 *Historic England*: No objection
- 7.3 *Network Rail*: No comments received

Internal Consultees:

- 7.4 *Sustainable Drainage*: No objection
- 7.5 *Traffic and Transportation*: No objection

8. Relevant Policies

- 8.1 London Plan (2021)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

Policy D1	London's form and character and capacity for growth
Policy D3	Optimising site capacity through the design-led approach
Policy D4	Delivering Good Design
Policy D8	Public Realm
Policy GG1	Building strong and inclusive communities
Policy SI 12	Flood risk management
Policy SI 13	Sustainable Drainage

8.2 Core Strategy

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the borough is sustainable.

CP9	Supporting Community Cohesion
CP30	Maintaining and improving the quality of the built and open environment

8.3 Development Management Document

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD6	Residential Character
DMD16	Provision of New Community Facilities
DMD37	Achieving High Quality and Design-led Development
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD62	Flood Control and Mitigation Measures

8.4 Other Material Considerations

- National Planning Policy Framework (NPPF) 2021
- Enfield Characterisation Study
- National Design Guide

9. **Assessment**

9.1 The main issues arising from this proposal for Members to consider are:

1. Principle;
2. Design;
3. Amenity;

Principle of Development

9.2 CP30 of the Core Strategy requires new development to be of a high-quality design and in keeping with the character of the surrounding area. Policy D3 of the London Plan (2021) seeks to ensure that development is high quality, sustainable, has regard for and enhances local character; and DMD37 states that development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings will be refused.

- 9.3 It is clear therefore that in principle, the additional buildings would be consistent with the lawful use of the site and remain appropriate to the character of the area. It is considered the proposal is wholly compatible with national, regional and local policy and it would not result in any visual damage on the street scene. As such, given the significant improvements that would occur at the site as a result of the development, the application is supported in principle.

Design and Appearance

- 9.4 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Core Strategy Policy 9 requires proposals to promote attractive, safe, accessible, inclusive and sustainable neighbourhoods as well as connecting and supporting communities and reinforcing local distinctiveness.
- 9.5 Meanwhile, Policy DMD37 seeks to achieve high quality design and requires development to be suitably designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability and diversity.
- 9.7 The proposed two cabins at the site would stand 2.5m in overall height, alongside a width of 5.2m and 3.2m depth each. The cabins would serve as visitor units at the existing Council building and the structures would feature flat roof alongside redwood timber cladding and anthracite grey UPVC fenestrations.

Summary of Design and Appearance

- 9.8 The proposed development is minor in scale, design and language. The proposed cabins would be well accommodated at the southwest area of the curtilage and would not be overly intrusive. They would maintain a cohesive appearance at the site without resulting in any visual impact to the character and appearance of the site or the wider street scene especially when assessed in light of the public benefits to the enhance provision afforded to Council services this development would bring
- 9.9 Given the above, the proposal is considered acceptable in terms of design and appearance and the proposals would accord with policies DMD6, DMD37 as well as D3 and D8 of the London Plan (2021).

Amenity

- 9.10 London Plan (2021) Policy D8 seeks to ensure that development preserves the form and character of the setting in which the development is proposed. Policies DMD6 and DMD8 ensure that new development does not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.

- 9.11 It is not considered that the proposed two visitor cabins at the site would have any significant impacts on neighbouring amenity, given the relatively minor scale and character of the proposed scheme as well as the sufficient separation from the neighbouring properties within the vicinity. The proposal would be well contained at the site and would accord with policies DMD8 and CP30.

Parking, Access & Traffic Generation

- 9.12 Traffic and Transportation accept that considering the scale of development, it is unlikely to have a significant impact on parking demands in the local area. On this basis no objection is raised. In addition, the proposed floor space will not materially increase the traffic generated or affect existing servicing arrangements. Again, no objection is raised.

Sustainable Drainage

- 9.13 According to our DMD Policy, all minor developments must maximise the use of SuDS in accordance with the London Plan Drainage Hierarchy and the principles of a SuDS Management Train. Source control SuDS measures (e.g. green roof, rain gardens and permeable paving) must be utilised for this development.
- 9.14 Given that the site is within Flood Zones 2 and 3, the application includes a Flood Risk Assessment which clarifies that the proposal is unlikely to give rise to flooding at the site or elsewhere. The Sustainable Drainage Team raise no objection to the proposal. The proposal would therefore accord with Policies DMD59, DMD60 and DMD 61.

10. CIL

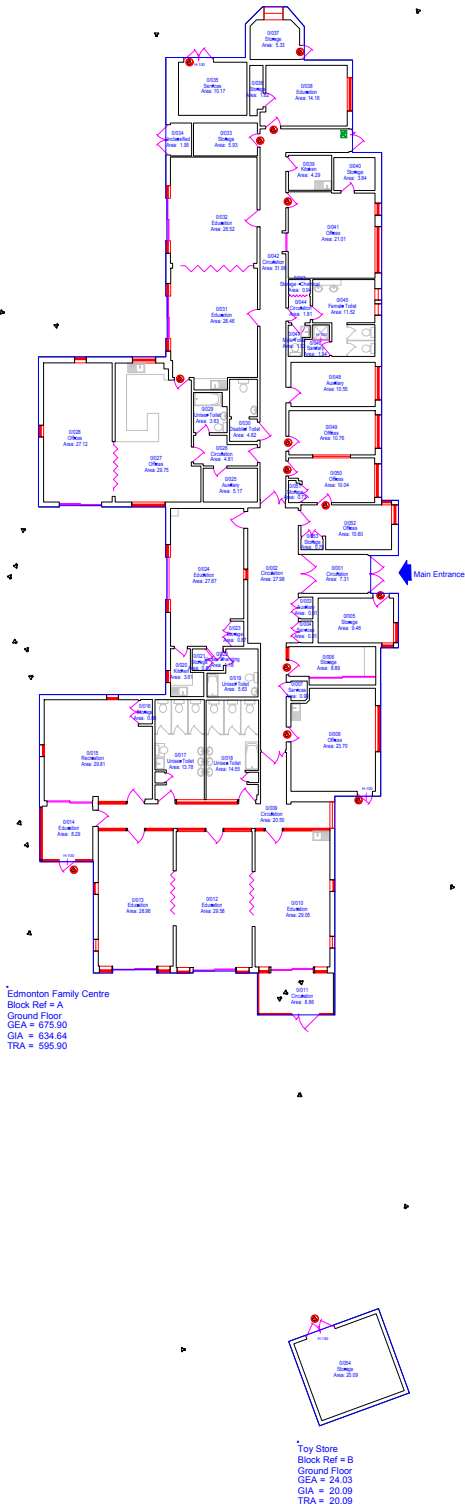
- 10.1 The proposal would not seek to create net additional floor space of 100 square metres or more, therefore it would not be liable for the levy.

11. Conclusion

- 11.1 The proposed two visitor cabins at the site are welcomed in principle and the application has been considered in regard to the local and national policy and in view of the existing street character and pattern of development.
- 11.2 The proposal is considered acceptable in terms of land use, which is already established and is also considered acceptable in terms of design and neighbour amenity impact.
- 11.3 This report shows that the benefits of the proposed development have been given due consideration and are sufficient enough to outweigh any perceived harm. In this respect, the benefits are summarised again as follows:
- The proposed two visitor cabins would facilitate an enhanced service delivery at the site.
 - The development contributes to an increased client service facility at this Council building and this would promote public confidence in the Council as well as social cohesion within the community.

- The development would improve the appearance of the existing Council building and is considered appropriate in terms of its appearance, size, siting, scale and design;

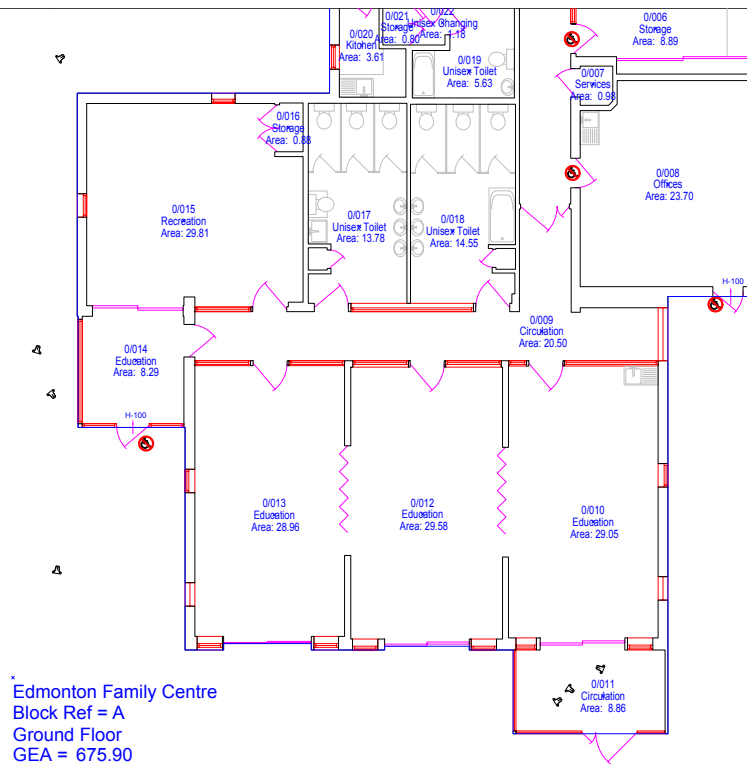
11.4 Having regard to the above assessment against the suite of relevant planning policies, it is recommended that deemed consent is granted.



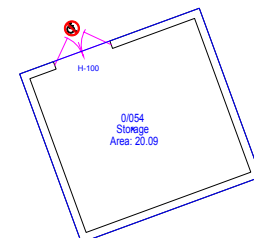
Ground Floor

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	<p>Description: Updated</p>		<p>Drawn: SPINT</p>	<p>Checked: SPINT</p>	<p>Accepted:</p>	
	<p>Date: 14/07/2008</p>		<p>Filename: P000420 - Edmonton Family Centre.dwg</p>			

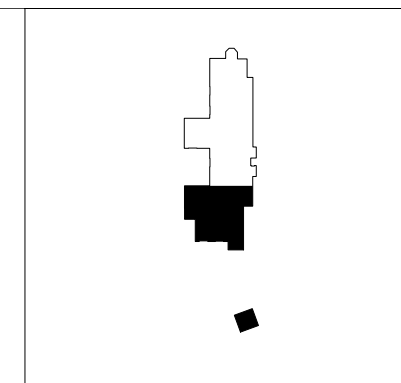
Ground Floor



Edmonton Family Centre
Block Ref = A
Ground Floor
GEA = 675.90
GIA = 634.64
TRA = 595.90



Toy Store
Block Ref = B
Ground Floor
GEA = 24.03
GIA = 20.09
TRA = 20.09



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Revision:
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14/07/2008



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1:200 @ A3

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P000420 - Edmonton Family Centre.dwg

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Checked:
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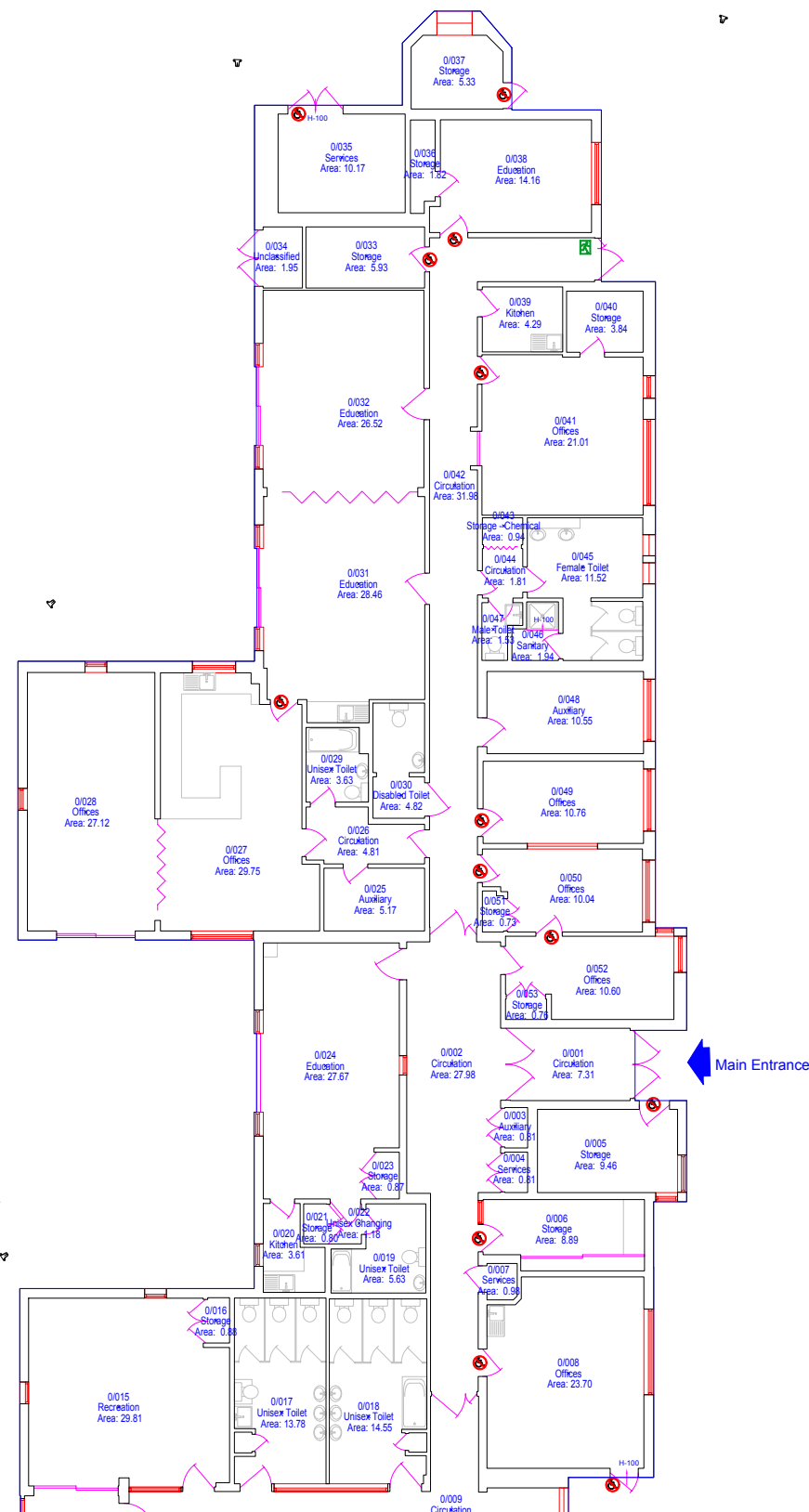
UPRN:
P000420

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Edmonton Family Centre
5 Lacey Close, Edmonton, London, N9 7SA

Floor Plans (Sheet 1 of 2)

Ground Floor



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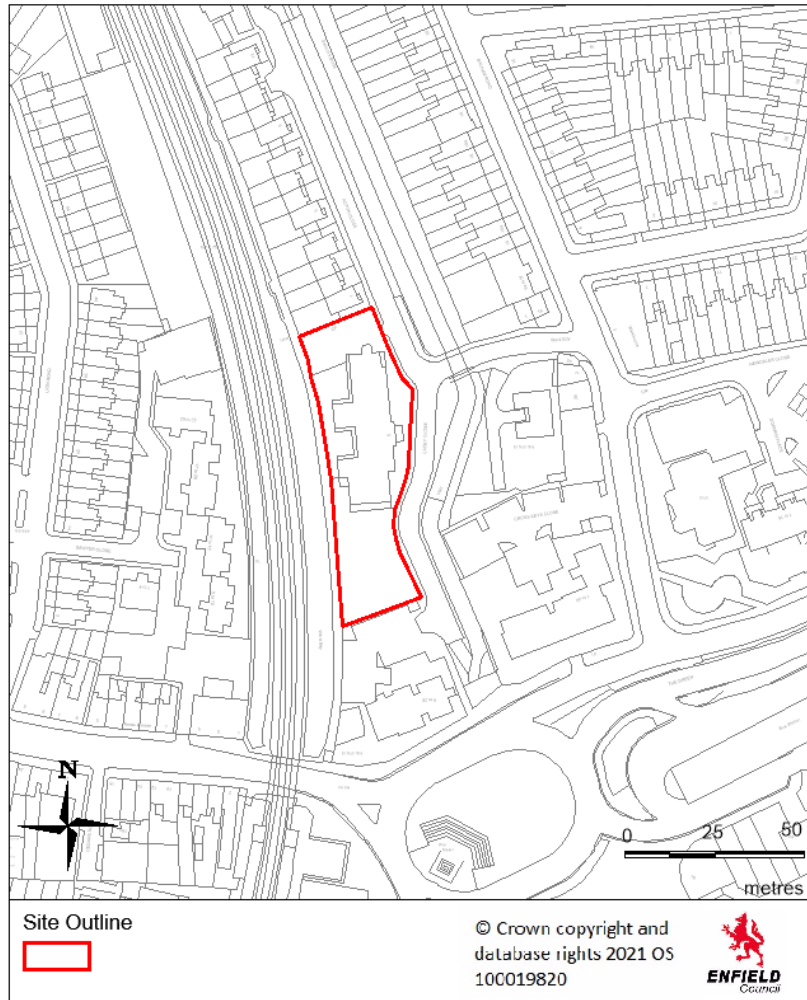
Accepted:

Edmonton Family Centre
5 Lacey Close, Edmonton, London, N9 7SA

Floor Plans (Sheet 2 of 2)

Flood Risk Assessment

5 Lacey Close



Consultant:
Watercourses, Highway Services
Place Department
London Borough of Enfield

Authors:
Freddie Hambly-Barton
Sarah Dillon
020 8132 0051
Checked by Jamie Kukadia

Version 1.0
8th September 2021

Site Details

Location

- 1.1 The site is located at 5 Lacey Close, Edmonton, Enfield, N9 7SA.

Site Geology

- 1.1.1 BGS mapping shows that the site is underlain by Kempton Park Gravel formation (See Appendix A), with the bedrock geology noted as London Clay.
- 1.1.2 Borehole logs taken near the site indicate the sand gravelly layers are present at approximately 2m in depth.
- 1.1.3 For the expected geological conditions, we would assume that the onsite infiltration rate will lie between $1 \times 10^{-5} \text{m/s}$ and $1 \times 10^{-7} \text{m/s}$.

Topography

- 1.1.4 The site levels range from circa 14.55m AOD in the west of the site, with the lowest level at 14.01m AOD to the south of the site (See Appendix B).

Development Proposals

- 1.2 The proposals are to create two 16.6m² visitor units away from the main site building. The permanent units will be situated next to each other adjacent to Lacey Close and south of the existing building. The units will be timber framed with external cladding.

Flood Risk

Requirements for a Flood Risk Assessment

- 2.1 The requirements for a flood risk assessment are stipulated in The National Planning Policy Framework (NPPF) and the Local Development Management Document (DMD) for the London Borough of Enfield. Both of these documents require a flood risk assessment should be submitted as part of the planning and development process.
- 2.2 DMD 60 states that site specific Flood Risk Assessments (FRA) will be required for *“all proposals for new development located in Flood Zone 2 and 3”*. DMD 60 and the NPPF also state that FRAs must demonstrate that:
The development would provide wider sustainability benefits to the community that outweigh flood risk.

The development is on developable previously-developed land or, if this is not the case, that there are no reasonable alternative sites on developable previously-developed land; and
The development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

- 2.3 5 Lacey Close is located in Flood Zone 3 and 2, although the proposed visitor units are located in Flood Zone 1. Therefore, a Flood Risk Assessment is required for this development.

Risk of flooding to the site

- 3.1 The site boundary is approximately 9m from the Salmons Brook, with development proposed roughly 20m from the watercourse. The proposed development lies within Flood Zone 1 (see Appendix C). This represents a low risk of fluvial flooding. However, as mentioned in paragraph 3.2, other parts of the site and Highway lie within Flood Zone 2 and 3 and therefore are at a medium risk of fluvial flooding.
- 3.2 The type of development proposed falls under the category of 'Non-residential uses for health services, nurseries and educational establishments' which is considered "more vulnerable." Table 3 of Flood risk vulnerability and the flood zone compatibility, part of the Planning Practice Guidance (PPG), indicates that "more vulnerable" developments are appropriate in Flood Zones 1, and therefore an Exception Test and Sequential Test are not required.
- 3.3 Applying climate change to the development: The Environment Agency guidance is to '*Apply peak river flow allowances to developments and allocations where the strategic flood risk assessment shows an increased risk of flooding in the future. This includes locations that are currently in flood zone 1, but might be in flood zone 2 or 3 in the future.*' As the development is located close (~12m) to the extent of Flood Zone 2, climate change allowances should be considered. New climate change allowances have been set out by the Environment Agency (July 2021). Considering that the units will be permanent, a 100 year lifetime is applied to this development. Using this expected lifetime and the central allowance category, as recommended by the Environment Agency, an allowance of 17% must be applied. Modelling is not currently available for the updated climate change allowances however a modelled flood extent is available for the 1 in 100 year + 20% event. Appendix D below shows that the development is not within the 1 in 100 year + 20% event extent.
- 3.4 Flood level data is also available for the 1 in 100 year + 20% event. Ground levels where the proposed visitor units will be located range from approximately 14.55m AOD in the west to 14.20m AOD in the eastern extent of the development. The flood level for the model node (SA.105) in the Salmons brook closest to the site is 13.47m AOD and therefore the development will be at least 700mm above the design

flood level. No flood compensation would therefore need to be provided.

- 3.5 The site is not subject to surface water flooding (Appendix E), but is highlighted within the Edmonton Green Critical Drainage Area (CDA) according to Enfield's Surface Water Management Plan (SWMP) 2012.
- 3.6 The database of historical flooding (see Appendix F) shows that there has been an occurrence of pluvial flooding near to the site in 1981 on Balham Road (~10m north of site) and in 1975 (~30m south-east of site) on The Broadway.
- 3.7 Table 1, below, summarises these and other sources of current and future flood risk which are likely to affect the proposed development, this assessment is based on historical / empirical evidence and latest modelling forecasts. The recent climate change allowances have been reviewed and applied to this document. The findings indicate that the level of flood risk is acceptable based on the adoption of recommendations to be made here.

Table 1 - Summary of Flood Risk Sources affecting the site

Sources of Flood Risk posed to the development	Historical Flooding	Future Risk	Comments
Fluvial	No	Med	Flood Zone 1, adjacent to Flood Zone 2 and 3
Tidal Flooding	No	N/A	Outside tidal reach
Groundwater	No	Low	Site is within BGS <i>Shallow GW constraints</i> . Persistent or seasonally shallow groundwater is likely to be present. No basement proposed
Ordinary Watercourses	No	Low	No ordinary watercourses on site
Surface Water Runoff	Yes	Med	The site is within an area of surface water flooding for a 1 in 100-year (plus +35% climate change) event
Sewers	No	Low	Increase in future runoff can lead to sewer flooding
Reservoirs	No	Low	Flood Risk from William Girling and King George V reservoirs is low due to likelihood of reservoir failure
Other artificial Sources	No	Low	Relative proximity (~1.9km) to the Lee Navigation (therefore risk of flooding is for > 1 in 1000 year event)

Flood Safety

- 4.1 The EA is responsible for issuing flood warnings. Flood warnings are issued to the emergency services and local authorities. Both private

individuals and organisations can sign-up to receive warnings via phone, text or email. It is recommended that the applicant registers online with the free Environment Agency Floodline Warnings/Alert Direct service at www.gov.uk/sign-up-for-flood-warnings to receive flood warnings by phone, text or email.

- 4.2 It is recommended that if a severe flood warning is issued by the Environment Agency, the site is not utilised as the Highway (and therefore the safe escape route) is located in Flood Zone 3. A safe refuge area may be in place in the areas located in Flood Zone 1 on site.

Conclusion

- 5.1 The current development location will have finished floor levels 300mm above the modelled 100 year+CC design flood level.
- 5.2 Any proposed development would have no effect on flow paths during flooding and would lead to no net loss of flood storage volume.
- 5.3 It is recommended that any occupants should be informed about flood risk and understand what to do if a flood warning is issued.
- 5.4 It should be made clear that evacuation of the building under flood conditions could be dangerous and that the building should be evacuated as soon as the flood warning is received. If this is not possible, then the development must have a ground floor above the modelled 1:1000 year flood level or access to higher floor levels for refuge.

Sustainable Drainage

- 6.1 The requirements for sustainable drainage systems are stipulated in The National Planning Policy Framework (NPPF) and the Local Development Management Document (DMD) for the London Borough of Enfield. Both documents require a drainage strategy to be submitted as part of the planning and development process.
- 6.2 DMD 61 states that a drainage strategy will be required for all developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS) which meet the following requirements:
- SuDS measure(s) should be appropriate having regard to the proposed use of site, site conditions/context (including proximity to Source Protection Zones and potential for contamination) and geology.
 - All development should seek to achieve greenfield run off and must maximise the use of SuDS, including at least one 'at source' SuDS

measure resulting in a net improvement in water quantity or quality discharging to sewer in-line with any SuDS guidance or requirements.

- Measures should be incorporated to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.
- The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact.
- Clear ownership, management and maintenance arrangements must be established.

6.3 A SuDS strategy is required for all developments and should provide information on the following points:

- A plan of the existing site
- A topographical plan of the area
- Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks)
- The controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change), this should be based on the estimated greenfield runoff rate
- The proposed storage volume
- Information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan
- Geological information including borehole logs, depth to water table and/or infiltration test results
- Details of overland flow routes for exceedance events
- A management plan for future maintenance

6.4 For this scale of development it is recommended that the developers utilise the [Enfield SuDS Proforma for Minor Developments](#), which provides a guide for the specific SuDS information required.

6.5 Below is a summary of the SuDS requirements for this particular site based on the proposed new visitor buildings equating to approximately 33.2m²:

Table 2 – Greenfield Runoff Rates

Return Period	Total Site Area (0.22ha) l/s	l/s/ha	New Units (l/s)
1 in 1 Year	0.30	1.36	0.00
QBAR	0.35	1.59	0.01
1 in 100 Year	1.11	5.05	0.02

- Site discharge rate – 1L/ s (minimum possible on UK SuDS website). The greenfield runoff rate for this particular development is low, which will not be practical to control using an orifice plate. It is recommended that storage is provided to reduce the runoff rate offsite as per below.

- The minimum storage requirements for 33.2m² units for the 1 in 10 year event is 1.5m³, and the target attenuation is 4.5m³ for the 1 in 100-year + 40% climate change event.
- Type of SuDS recommended – Green roofs, rain planters, rain gardens, potentially some permeable paving and water butts.

Conclusion

- 7.1 Detailed information on the proposed SuDS for the site must be submitted. It is recommended that green roofs, rain planters, rain gardens, permeable paving and water butts are appropriate SuDS measures for this site.

Appendixes

Appendix A – Geological Map

Appendix B – Site Levels Map

Appendix C – Flood Zones Map

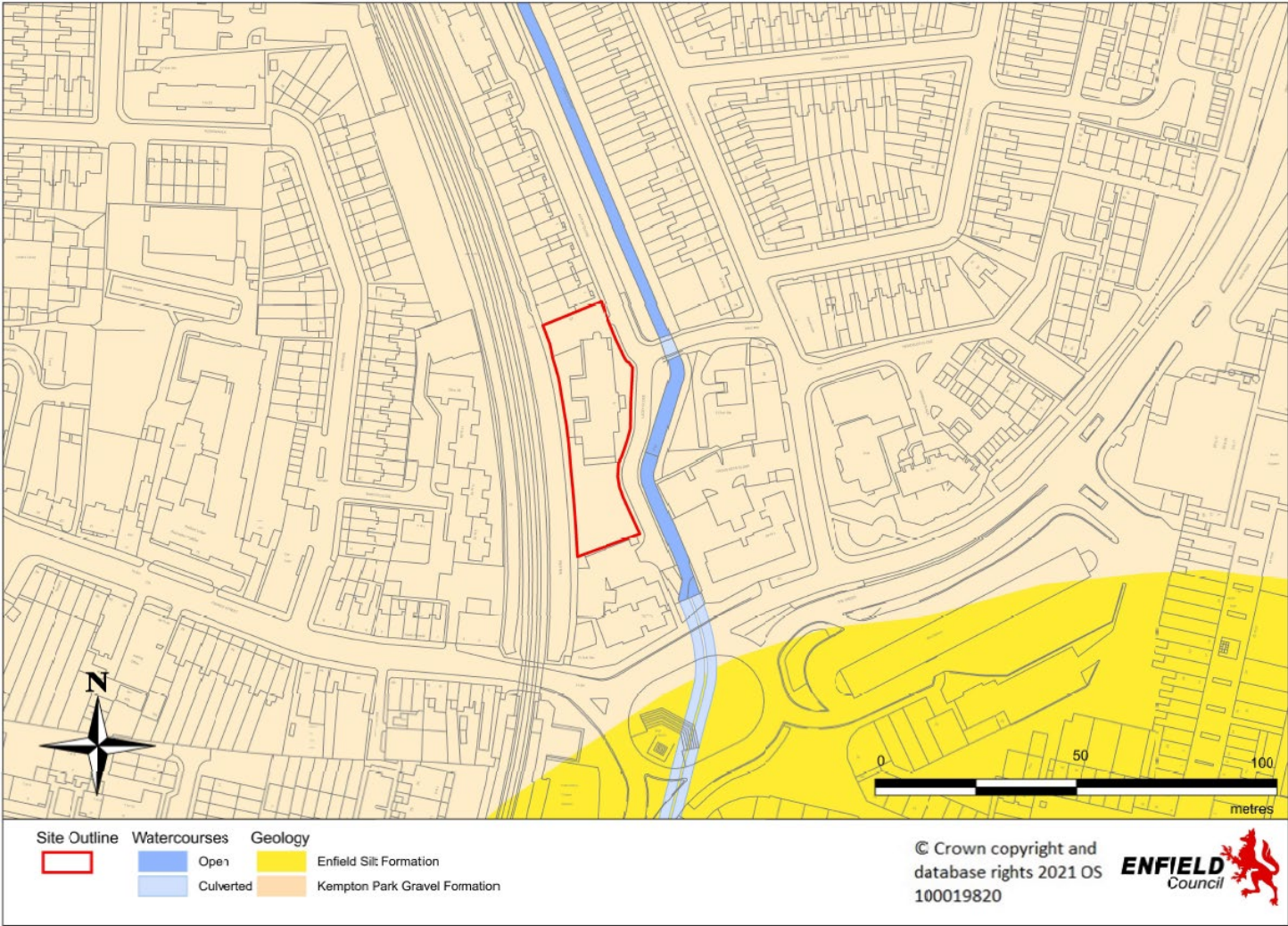
Appendix D – Fluvial flooding – 1 in 100 year + 20%CC Map

Appendix E – Surface Water Flood Risk Map

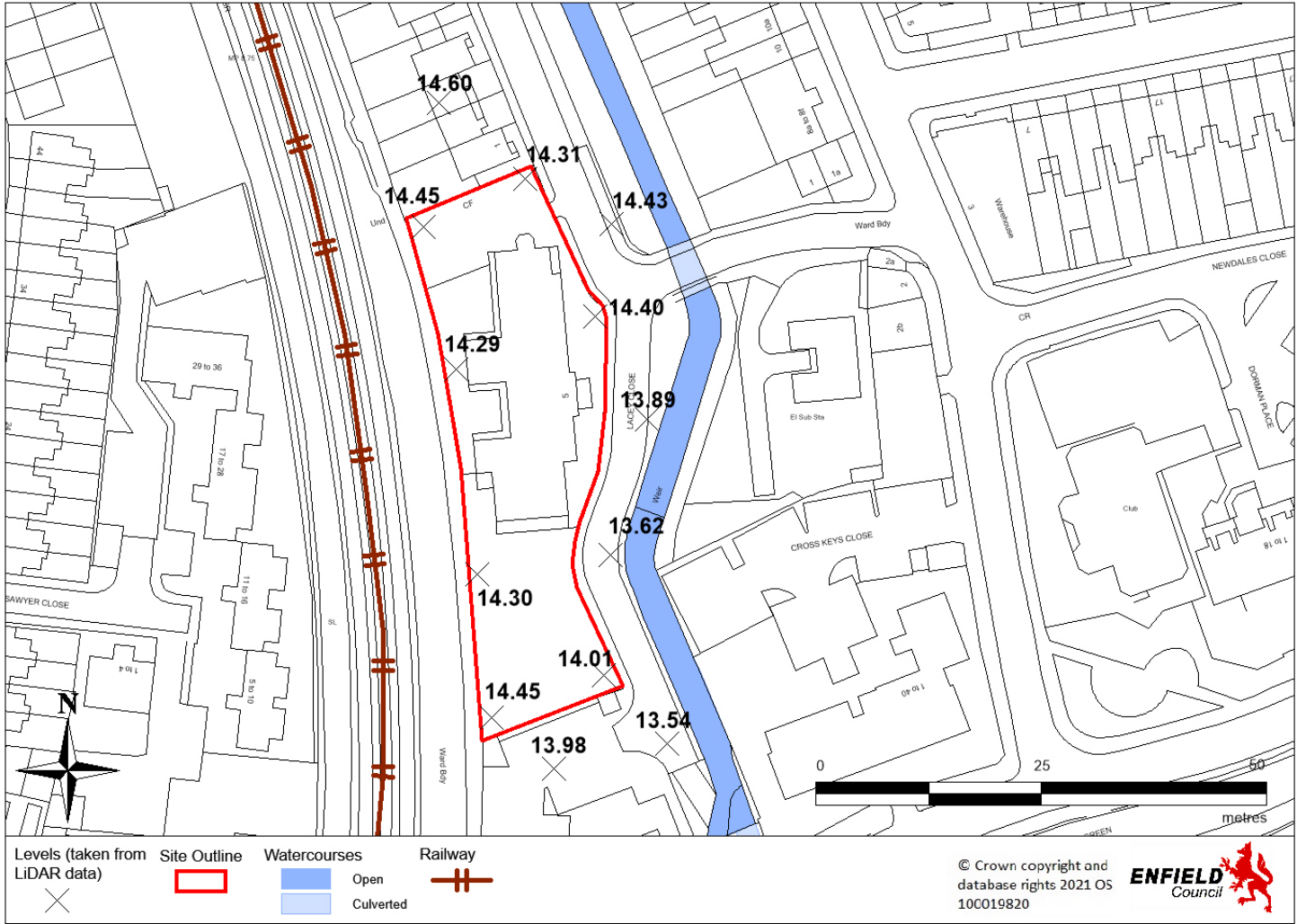
Appendix F – Flood Database Map

Appendix G – Proposals

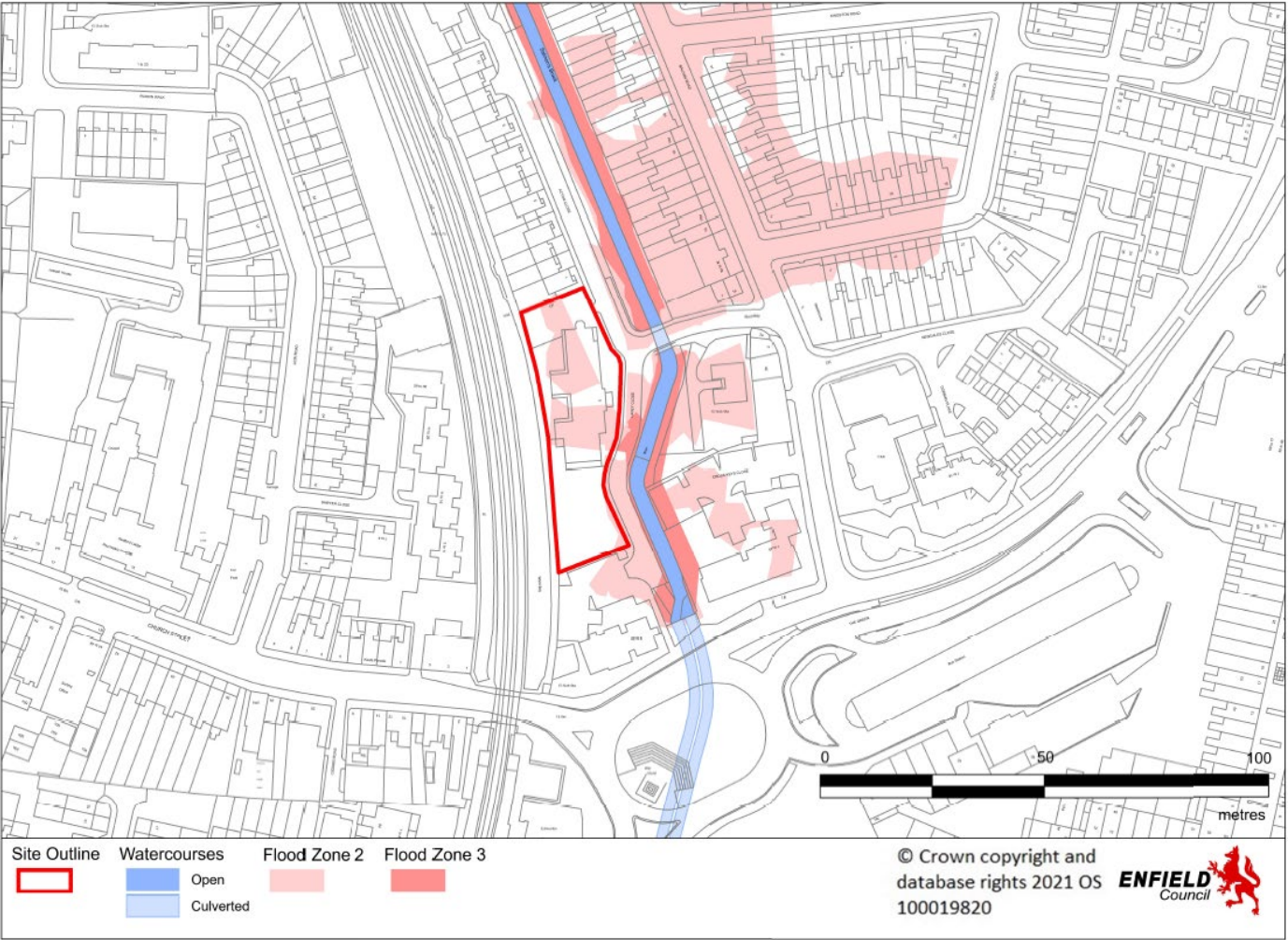
Appendix A: Geological Map, Superficial Deposits



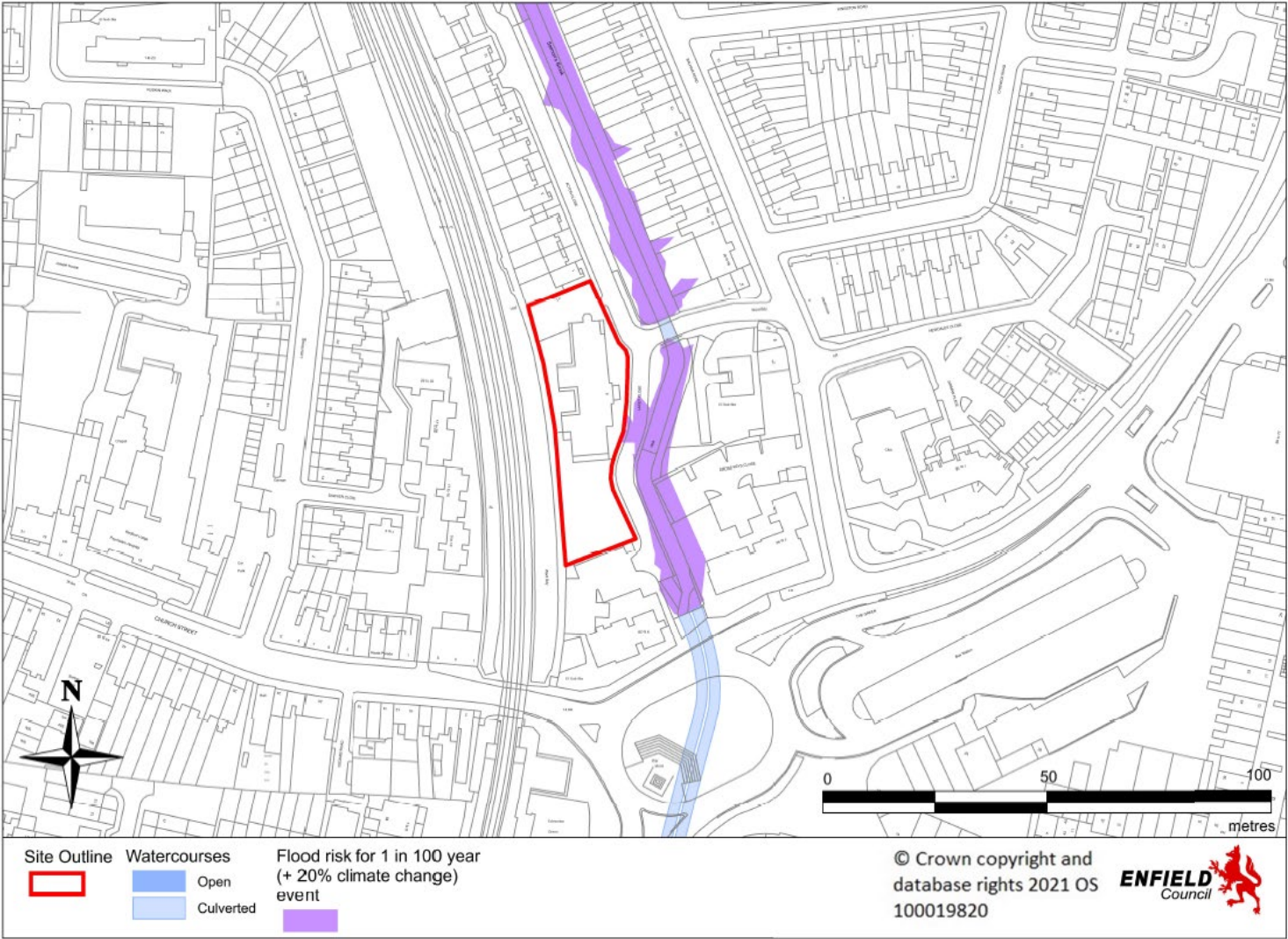
Appendix B: Levels Map



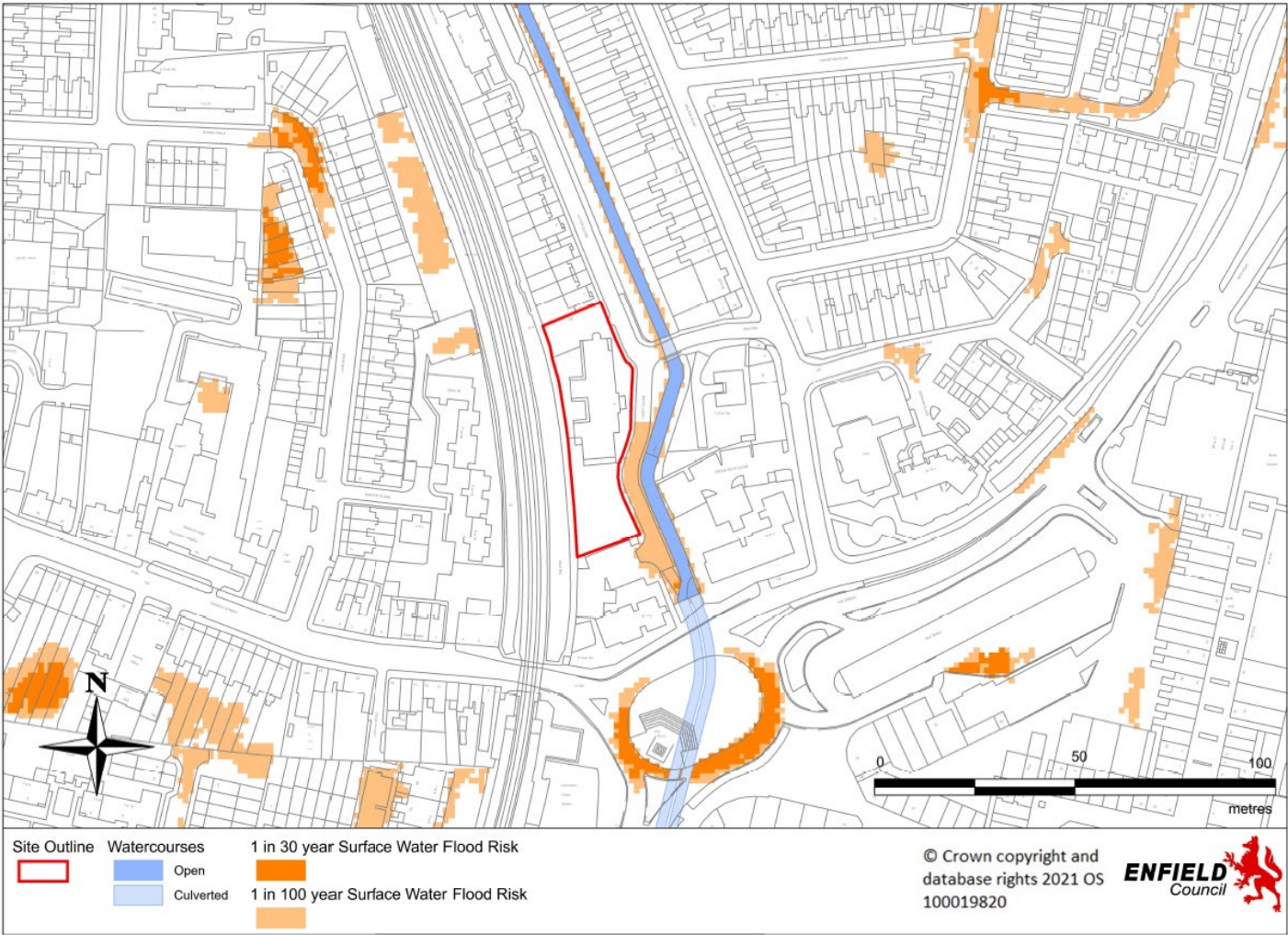
Appendix C: Flood Zones



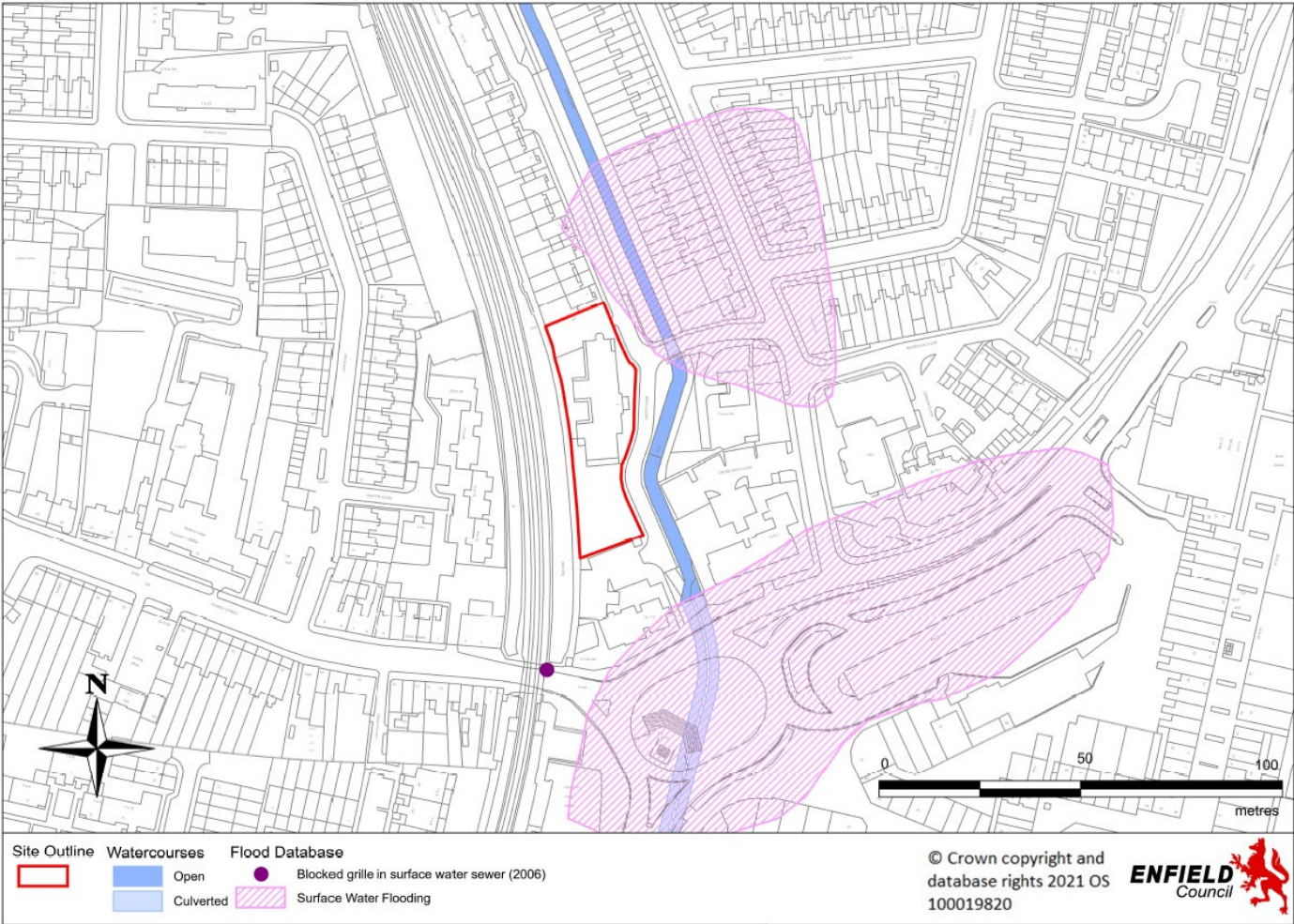
Appendix D: Fluvial Flood Risk for 1 in 100-year (+20% climate change) event



Appendix E: Surface Water Flood Risk Map



Appendix F: Flood Database Map



Appendix G: Development proposals

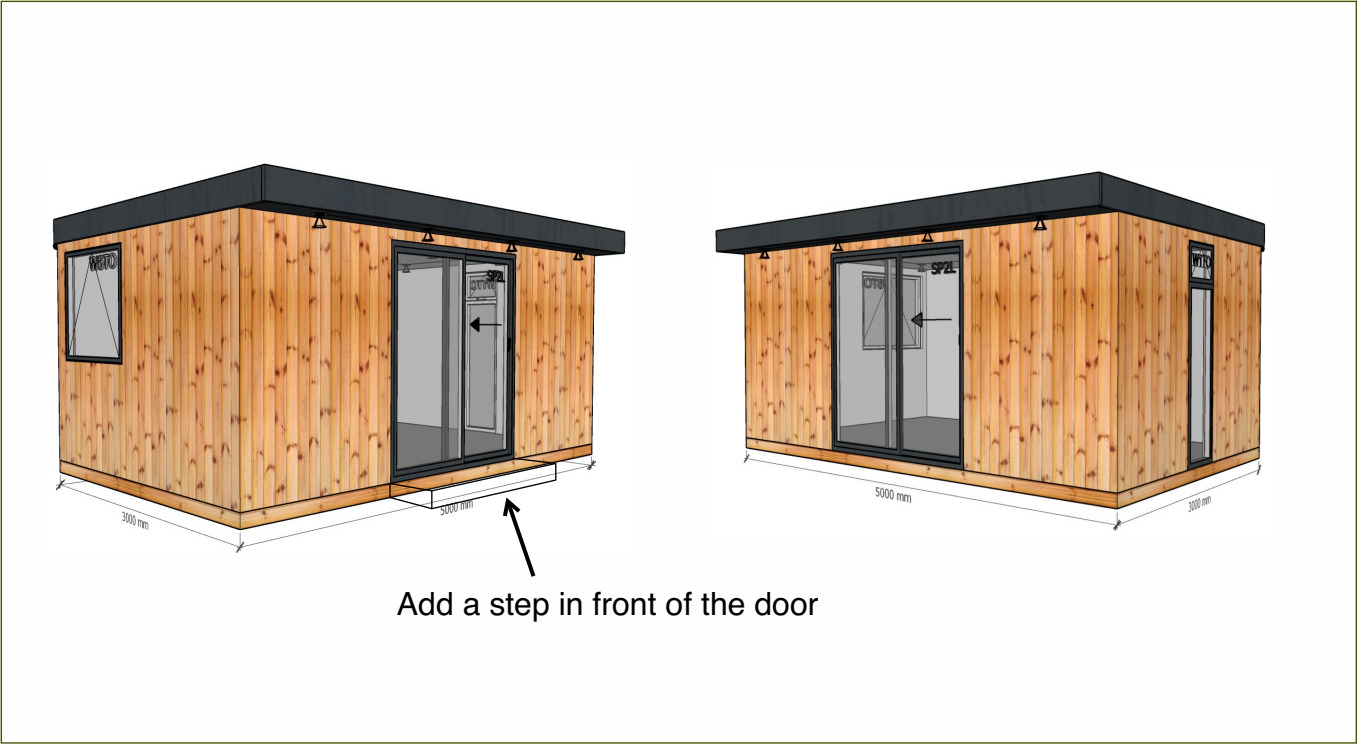
Payment Terms											
50% Deposit - Balance on completion											
Price (Inc VAT)		Deposit			Balance						
£20,356.00		£10,178.00 Paid 12/3/21			£10,178.00						
Invoice	Yes	No	BACS	CARD	CHEQUE	CASH	BACS	CARD	FINANCE	CHEQUE	CASH
Required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rep Signature			Date		Customer Signature			Date			
<div></div>			12/03/2021		<div></div>			<div></div>			

BASE	Comp. Post	Frame Only	Concrete	Cust. Own	Details			
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DECK STEP	Front	Left	Right	Back	Grip	Std.	Comp. Black	Details
	<input type="text" value="300 MM"/>	<input type="text" value="MM"/>	<input type="text" value="MM"/>	<input type="text" value="MM"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CLAD & FINISH	Cedar	Oil	None	R.Wood	Sovereign	Stained	Painted	Details		None
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	Marley Board	C05 Light Grey	C15 Dark Grey	C18 Slate Grey	C14 Atlas Brown	C57 Sage Green	C50 Black	Hybrid	Details	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	

O.HANG	Front	Left	Right	Back	Wings	Sq. Ends	Details	
	<input type="text" value="300MM"/>	<input type="text" value="MM"/>	<input type="text" value="MM"/>	<input type="text" value="MM"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
RECESS	Front	Left	Right	Back	UPVC		To Match Clad (Timber only)	
	<input type="text" value="MM"/>	<input type="text" value="MM"/>	<input type="text" value="MM"/>	<input type="text" value="MM"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	

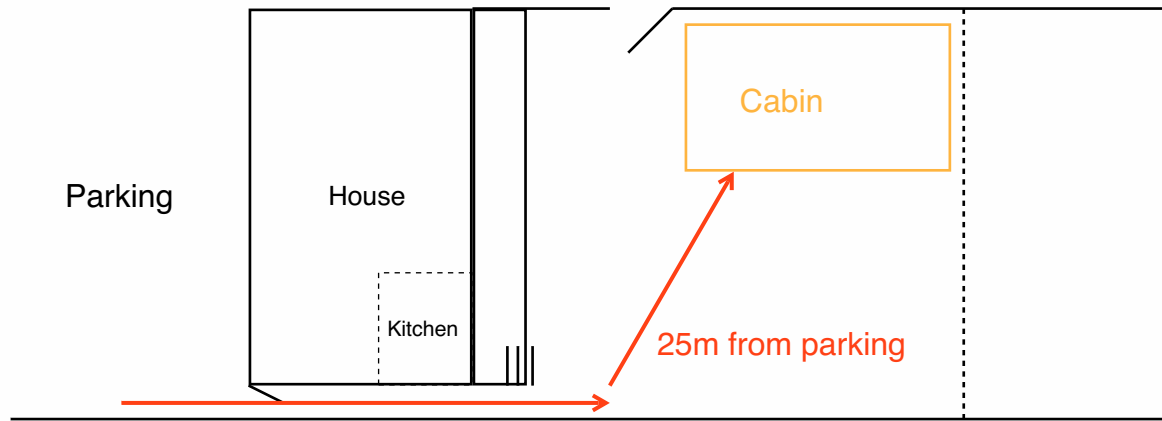
DOORS & WINDOWS	Anthracite	Black	Cream	White	Door Std.	Door Low Thresh.	UPVC	To Match Clad (Timber only)	
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Codes					ROOF LANTERN		#	Notes	
<input type="text" value="W6TO, SP2L, W1TO"/>					<input type="checkbox"/>		<input type="text"/>	<input type="text"/>	



WALL CLAD	Grooved Board	Plain Board		Antique Cream	Grey Lace (L.Grey)	Pencil Point (M.Grey)	City Break (D.Grey)	Hare (Taupe)	Potting Shed (L.Green)	Steam Engine (M.Green)	Midnight Navy (D.Blue)	Primed Only	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Cedar	Details		Slate	Details		W.Rock		Details				
	<input type="checkbox"/>	<input type="text"/>		<input type="checkbox"/>	<input type="text"/>		<input type="checkbox"/>		<input type="text"/>				
CEILING	Plain Board	W.Rock	Other	Details									
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>									
FLOOR	Laminate	#75 Hickory	#78 Light Grey	#82 Dark Grey	#83 Light Chestnut	#81 Dark Chestnut	No Floor						
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
	Vinyl	Cap n Cove	UPVC Skirting	Colour & Code									
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>									
	Other	Details											
	<input type="checkbox"/>	<input type="text"/>											
PARTITIONS	Yes	No	Linear Metres	Details									
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/> M	<input type="text"/>									
INTERNAL DOORS	Yes	No	Details									Qty.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>								<input type="text"/>	
BAR	Yes	No	Countertop Details										
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>										
	Straight	'L' Shape											
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>										
	Drawing & Dimensions												
	<input type="text"/>												
Notes	<div>*detail length, depth & height</div> <input type="text"/>												

CONSUMER UNIT	Small (Up to 3)	Large (Up to 10)	Waterproof Con. Unit	Blue Hookup Plug	Details					
	<input type="text" value="1"/> #	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>					
INTERNAL LIGHTING	Spots	Dimmable	Wall Lights	1.5m Neons	Emergency Lights	Occupancy PIR	Override On	Override Off		
	<input type="text" value="8"/> #	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
EXTERNAL LIGHTING	Canopy Spots	Flood	PIR Flood	Up / Down	Eyeball	Large Deck (individual)	Small Deck (Set of 10)			
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	PIR	Override On	Override Off	Photocell	Override On	Override Off	Switch Only			
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SOCKETS & SWITCHES	White	Chrome	Brushed	STD. Sockets	USB Sockets	Ethernet Port	Cooker Spur	Other Spurs	TV Points	
	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="4"/> #	<input type="text"/>	<input type="text" value="1"/> #	<input type="text"/>	<input type="text"/>	<input type="text"/>	
OTHER	External Sockets	TV Ariel	Smoke Alarm	Shower Supply	Extract. Fan	Shaver Socket	Toilet Alarm	Hand Dryer	Shaver Light	Shaver Mirror Light
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	BT Ceiling Speakers	4 Chan. Remote (200m range)	Air Con Supply	Water Heater Supply (only)	Spa Supply	20 Amp	32 Amp	40 Amp		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
HEATING (All Include Spur)	Air Con Unit	LG 9K	LG 12K	LG 18K	LG 9K	LG 12K	LG 18K	LG MAO9A	LG MAO12A	
	<input type="text"/>	STD.	STD.	STD.	Mirror	Mirror	Mirror	Gallery	Gallery	
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
	Trop. Unit	Details			Frost Heater	Conv. Heater	Small 'S' Towel Rad.	Large 'Ladder' Towel Rad.		
	<input type="text"/>	<input type="text"/>			<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
PLAN & NOTES	<p>Please decide socket locations on site with customer</p>									

SITE PLAN



OFF-ROAD PARK? ☒ Y ☐ N DISTANCE SPACE AROUND SITE? ☒ Y ☐ N SPACE FOR TRAILER? ☒ Y ☐ N

PARKING PERMIT REQUIRED? ☐ Y ☒ N BASE CLADDING? ☒ Y ☐ N SIDES ☒ F ☒ B ☒ L ☒ R

LASER USED? ☒ Y ☐ N STEPS? ☒ Y ☐ N Step in front of doors POWER? ☐ Y ☐ N

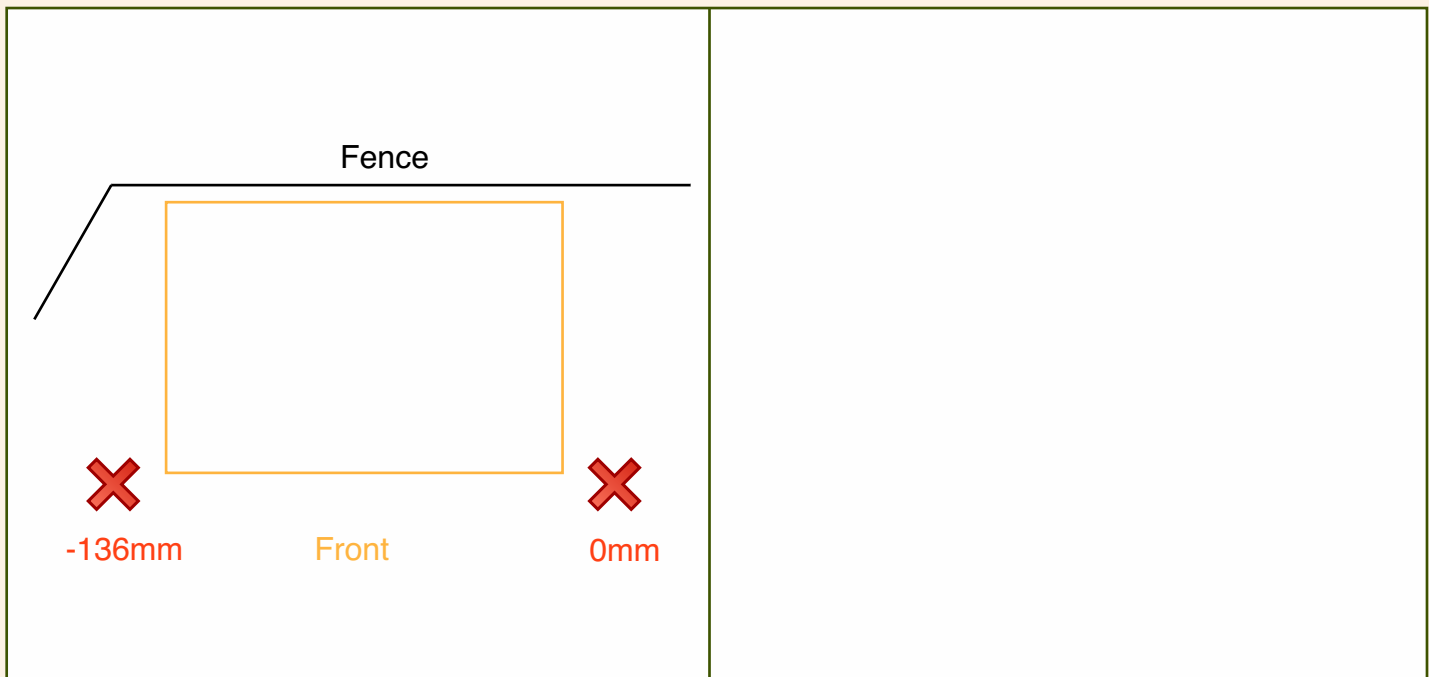
VIDEO WALKTHROUGH? ☒ Y ☐ N SITE PHOTOS? ☒ Y ☐ N HOSEPIPE? ☐ Y ☐ N DISTANCE

CABIN LOCATION parks.habit.unit

The access is via a very narrow but straight side passageway. I advised the customer to cut the grass back and level the lumps from the ground prior to installation. No outside tap so we will need to take a hosepipe and adapter to connect it to the sink tap in the kitchen
See video in the G drive

BASE - PLAN VIEW

BASE - SIDE VIEW



I sent a video pointing out the areas that need addressing before we come to site

Yes No Date
Sent to Debbie? ☐ ☐

Yes No Date
Docs sent to customer ? ☐ ☐

SUPPLEMENTARY

PA Complete ☒

Customer Sign-Off Confirmed ☐
Requested 19/2/21

Factory Drawings Complete ☐

