

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th February 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
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Sharon Davidson 020 8379 3841
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Ward:
Winchmore Hill

Ref: 14/04644/RE4

Category: LBE - Dev by LA

LOCATION: Woodcroft Sports Ground, Woodcroft, London, N21 3QP

PROPOSAL: Use of part of land for nature conservation and biodiversity purposes with educational wildspace including habitat creation and enhancement, construction of water features, use of site sourced materials for exercise circuit (EcoGym), single storey timber building (apiary) for biodiversity management and education purposes and provision of informal surfaced car park with gated entrance from Woodcroft (PART RETROSPECTIVE).

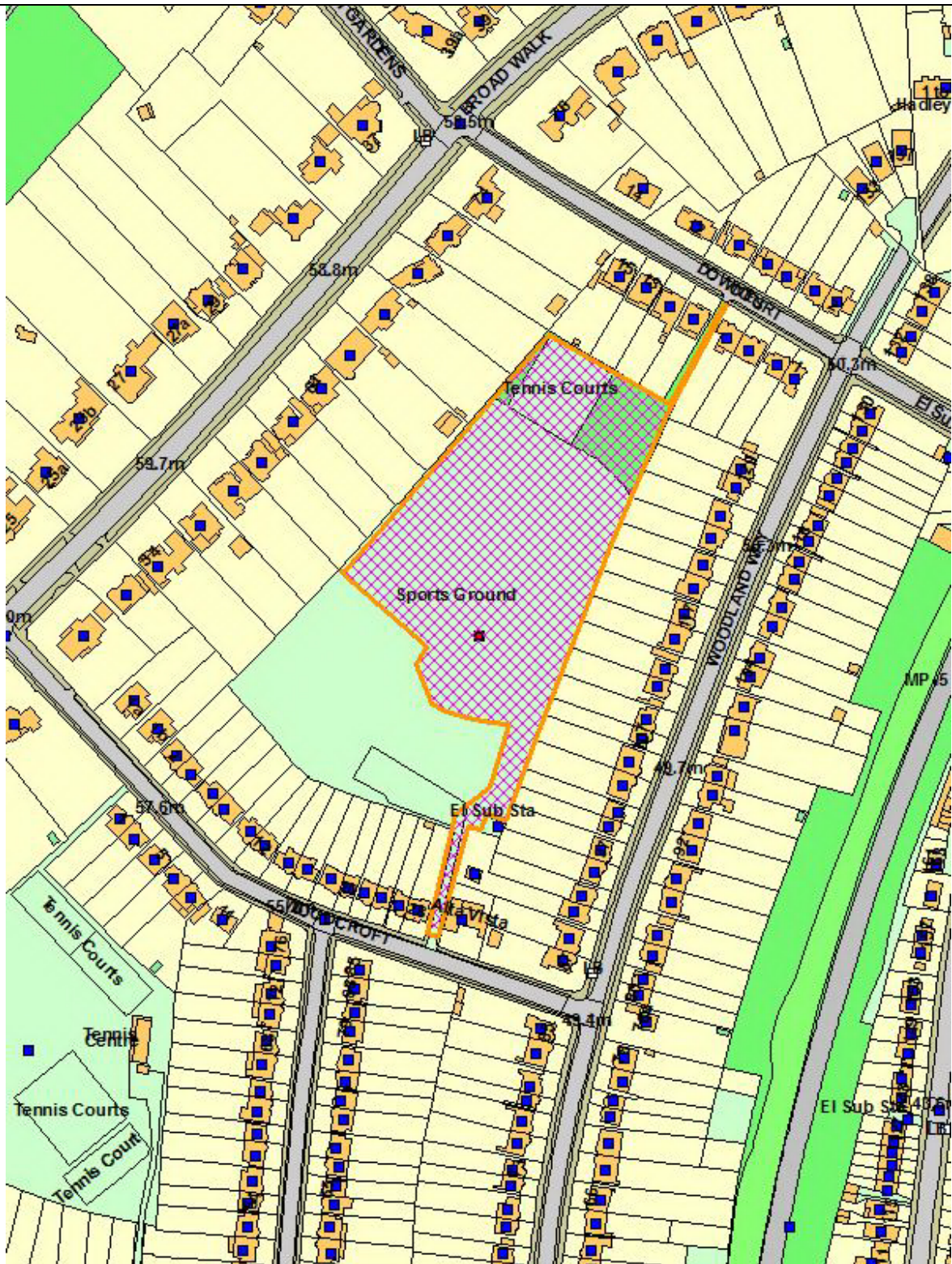
Applicant Name & Address:
Ms Nicky Fiedler
c/o Environment Department
London Borough of Enfield
Civic Centre
Enfield
London
EN1 3XE

Agent Name & Address:
Mr Colin Finlayson
London Borough of Enfield
Civic Centre
Enfield
London
EN1 3XE

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.

Ref: 14/04644/RE4 LOCATION: Woodcroft Sports Ground, Woodcroft, London, N21 3QP



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 The development site is located at the northern and central section of the former Woodcroft Sports Ground. The site is bound by the residential properties along Broad Walk, Woodcroft, Woodland Way and Downes Court. The site is currently accessed via a small access road between Nos. 28 and 30 Woodcroft.
- 1.2 The whole of the former Woodcroft Sports Ground is designated as Local Open Space within the Core Strategy. The application site is also identified as a site of local importance for nature conservation and is known as Woodcroft Wildspace. The southern end of the site is the subject of a planning application for residential development which is reported elsewhere on this agenda.

2.0 Proposal

- 2.1 The proposal is for the use of the northern and central area for nature conservation and biodiversity purposes with educational wildspace including habitat creation and enhancement, construction of water features, use of site sourced materials for exercise circuit (EcoGym), single storey timber building (apiary) for biodiversity management and educational purposes and provision of informal surfaced car park with gated entrance.

3.0 Relevant Planning Decisions

- 3.1 A planning application has also been submitted for the formalisation of the existing access road and erection of 5 detached dwelling houses on the southern end of the overall Woodcroft Sports Ground (14/04651/FUL). This application is reported elsewhere on this agenda.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transport

No objection.

4.1.2 Environmental Health

No objection

4.1.3 Thames Water

No objection.

4.1.4 Tree Officer

No objection.

4.2 Public response

- 4.2.1 Letters were sent to 86 adjoining and nearby residents. As a result 16 responses have been received in support of the application.

5.0 Relevant Policy

5.1 London Plan

- 2.18 Green infrastructure: the network of open and green spaces
- 3.6 Children and young people's play and informal recreation facilities
- 4.12 Improving opportunities for all
- 6.9 Cycling
- 7.2 An inclusive environment
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.18 Protecting local open space and addressing local deficiency
- 7.19 Biodiversity and access to nature
- 7.21 Tree and woodland

5.2 Core Strategy

- CP24 The road network
- CP25 Pedestrian and cyclists
- CP30 Maintaining and enhancing the built environment
- CP34 Park playing fields and other open space
- CP36 Biodiversity

5.3 Development Management Document

- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD 71 Protection and enhancement of open space
- DMD 72 Open space provision
- DMD 78 Nature conservation
- DMD 79 Ecological enhancements
- DMD 81 Landscaping

5.4 Other

- NPPF
- NPPG

6.0 Analysis

6.1 Principle

- 6.1.1 Policies CP34 and CP36 of the Core Strategy and DMD71 and DMD78 seek to improve and enhance existing open space and preserve nature conservation and biodiversity. The concept of providing an educational wildspace for nature conservation and biodiversity purposes is therefore welcomed as it would be of benefit to the community and the environment.
- 6.1.2 Core Policy 36 seeks to protect, enhance, restore and add to the biodiversity interests within the Borough through the use of parks and open spaces. The scheme includes a number of biodiversity enhancements including beehive

area, meadow with wild flowers, ponds, composting area, orchards, log pile and a bog area. These would encourage a diverse range of flora and fauna within a vibrant ecosystem to contribute towards biodiversity and nature conservation.

6.2 Impact on Character of Surrounding Area

6.2.1 The application proposes a limited number of buildings and structures, such as an apiary and store building with compound, a bird hide and shelter and an EcoGym. Additionally, a surfaced visitor parking area and vehicular and pedestrian access would be provided to the south of the site and a temporary pedestrian entrance to the north of the site (during construction works for housing).

6.2.2 Given the scale and simplistic design of these structures, and the fact that they would be well embedded within the site, it is considered that the structures would not be detrimental to the character and appearance of the area. Additionally, the visitor parking has been well located to the south of the site, adjacent to the proposed new residential development and thus would not encroach on the open nature of the site.

6.3 Impact on Neighbouring Properties

6.3.1 The scale and simplistic design of the proposed structures associated with the site would not be detrimental to the amenities of neighbouring occupiers, particularly given that these structures would be well embedded on the site.

6.4 Highway Safety

Entrance

6.4.1 The existing entrance to the site is located between 28 and 30 Woodcroft. The existing entrance into the site is to be shared between the Wildspace and proposed dwellings to the south. The current means of enclosure separating the former Woodcroft Sports Ground and Woodcroft is a standard gate barrier with other such examples serving local parks in Enfield. This would be replaced with a dwarf walls, brick pillars and fixed open gates. The brick pillars and fixed open gates would be situated behind the front building line of number 28 and 30 Woodcroft. As the gates would be fixed open, those using the Woodcroft Wildspace and the occupiers of the dwelling houses would only appreciate these features. Consequently, no objection is raised to this element of the scheme. It should also be noted that there are to be separate gates within the site securing the dwelling houses and the Wildspace area. As the details of these gates have yet to be advanced, such details can be secured by condition.

Access road

6.4.2 The access road is currently 5.9m wide. The proposal seeks to reduce the width to 4.1 metres which would then widen to 5.5 metres to enable the inclusion of a passing place. To either side of the 4.1m wide access road is to be a 0.9m planted margin. It is envisaged that this planted margin, once established, would reduce impact to the neighbours at number 28 and number 30 Woodcroft, with regards to noise. This space would also incorporate a pedestrian pathway, which can also be utilised by disabled

users. Details of the hard surfacing and landscaping details could be secured by way of a condition. Further, it should also be noted that if lights are approved along the access road, they would be required to be downlighters which would reduce the overall light glare that could occur.

6.4.3 Overall the access and parking arrangements associated with the use of the site are acceptable.

6.5 Trees

6.5.1 The tree officer has raised no objections to this aspect of the development.

6.6 CIL

6.6.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015.

6.6.2 The proposed development is not liable for CIL.

7.0 **Conclusion**

7.1 The creation of a wildspace area for nature conservation and biodiversity purposes would enhance nature conservation and biodiversity at the site, as well as improving educational resources, having regard to policies CP34 and CP36 of the Core Strategy and DMD71 and DMD78 of the DMD. Additionally, the proposed buildings and car park would not detract from the visual or residential amenities of the site. Furthermore, the proposal would not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highway.

8.0 **Recommendation**

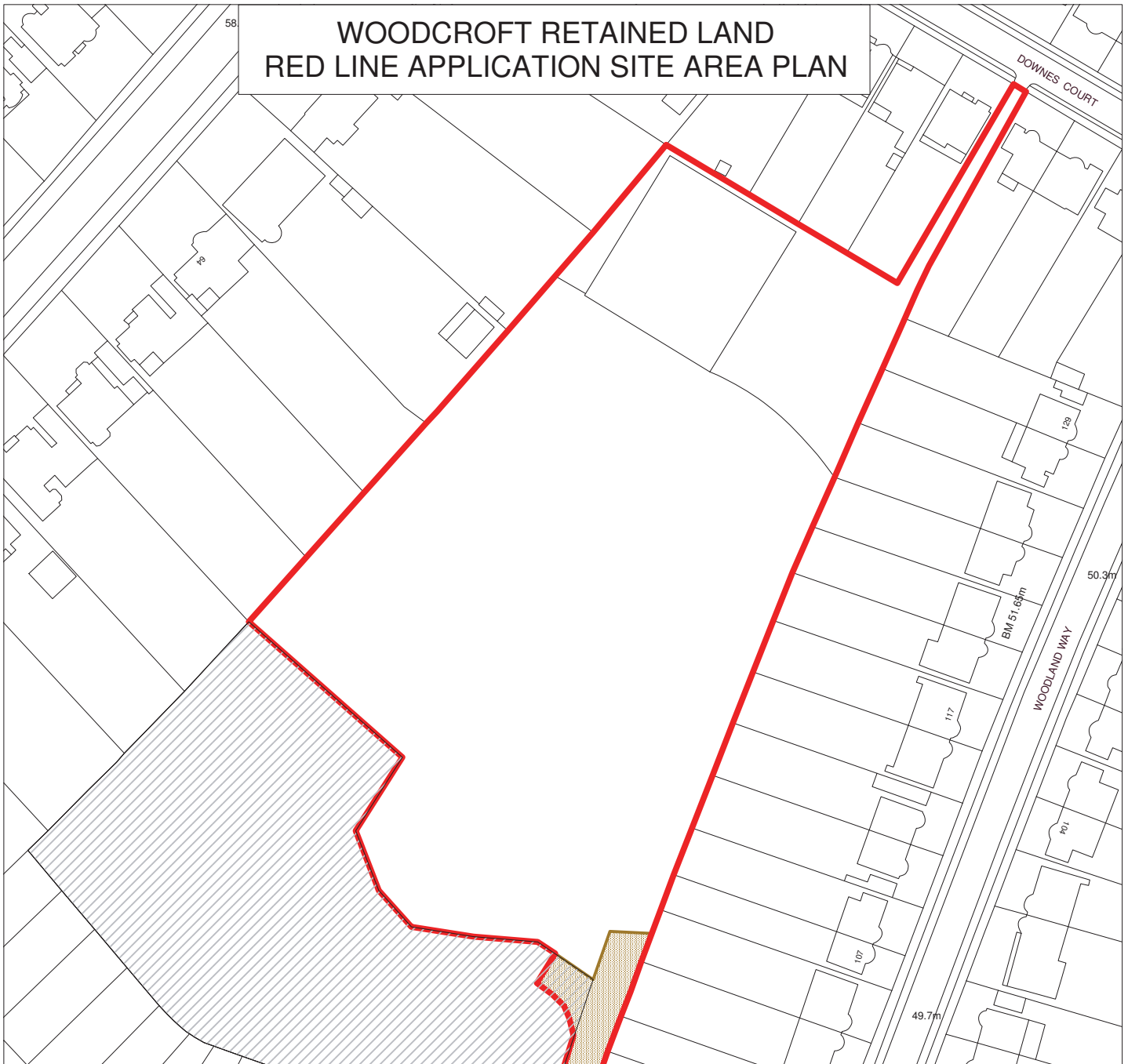
8.1 That planning permission be GRANTED subject to the conditions summarised below:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. C09 Details of Hard Surfacing
4. C11 Details of Enclosure
5. C17 Landscaping (including bat and bird boxes)
6. C4 Details of development – access




Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

11. Pedestrian pathway details
12. Trees: Site supervision requirements
13. External lighting – siting and position

WOODCROFT RETAINED LAND RED LINE APPLICATION SITE AREA PLAN

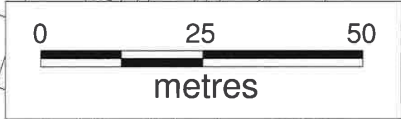
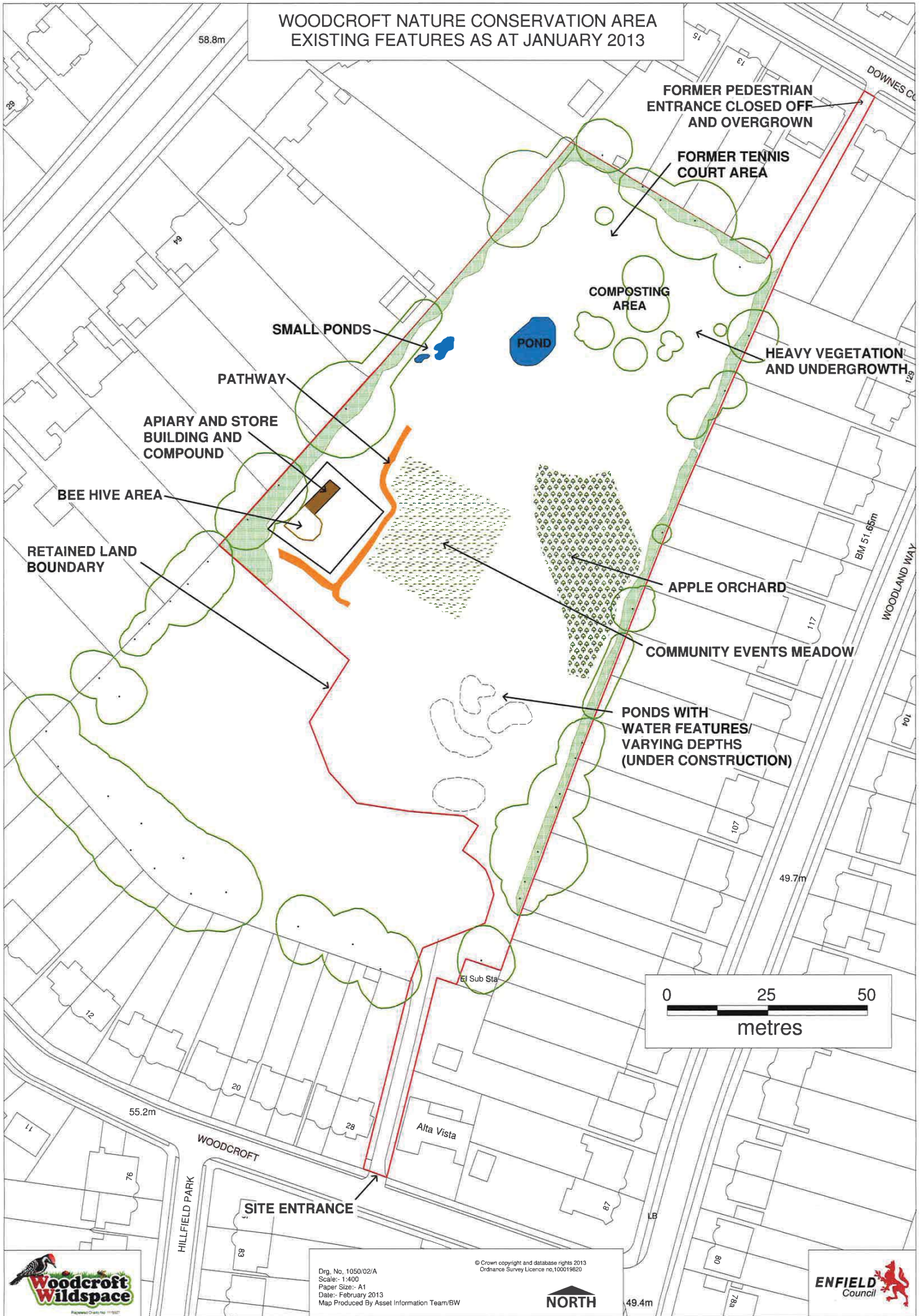


KEY

-  Planning application site area
-  Area owned by Wrenn Homes (separate application for detached homes)
-  Area for improved site access (also within Wrenn Homes application. Wrenn will be responsible for construction of the access to adoptable standards)



**WOODCROFT NATURE CONSERVATION AREA
EXISTING FEATURES AS AT JANUARY 2013**

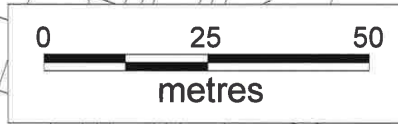
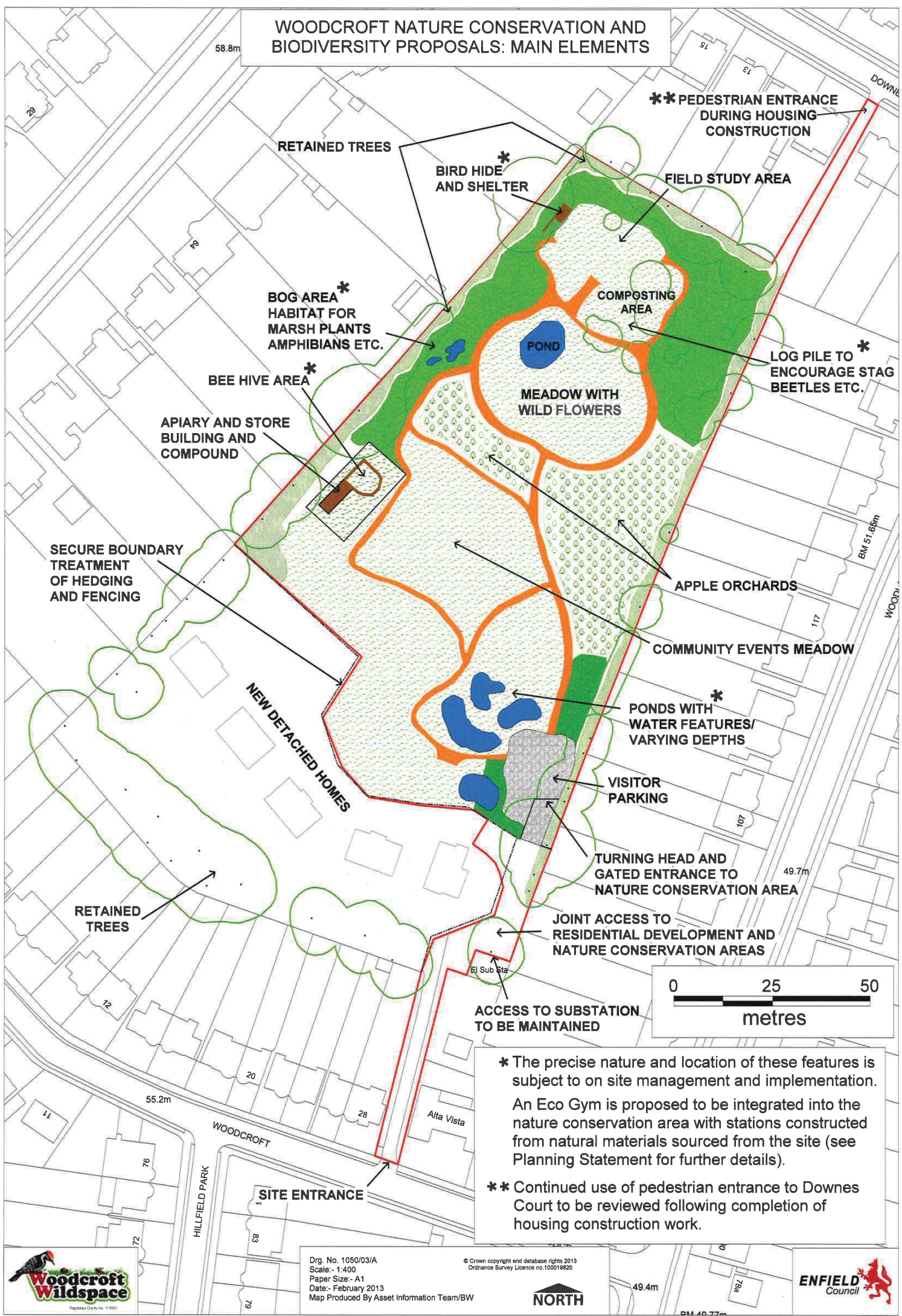


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Paper Size: A1
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WOODCROFT NATURE CONSERVATION AND BIODIVERSITY PROPOSALS: MAIN ELEMENTS



* The precise nature and location of these features is subject to on site management and implementation. An Eco Gym is proposed to be integrated into the nature conservation area with stations constructed from natural materials sourced from the site (see Planning Statement for further details).

** Continued use of pedestrian entrance to Downes Court to be reviewed following completion of housing construction work.



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