

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 21st July 2015

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
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Ward:

Bush Hill Park

Ref:15/01975/RE4

Category: LBE - Dev by LA

LOCATION: Nursery Land To South of Salmons Brook, Great Cambridge Road N9 9SH

PROPOSAL: Change of use of former nursery site involving excavation and re-contouring of land to create a public open space with wetlands and wildlife areas, woodlands walk, combined footpath / Cycle way.

Applicant Name & Address:

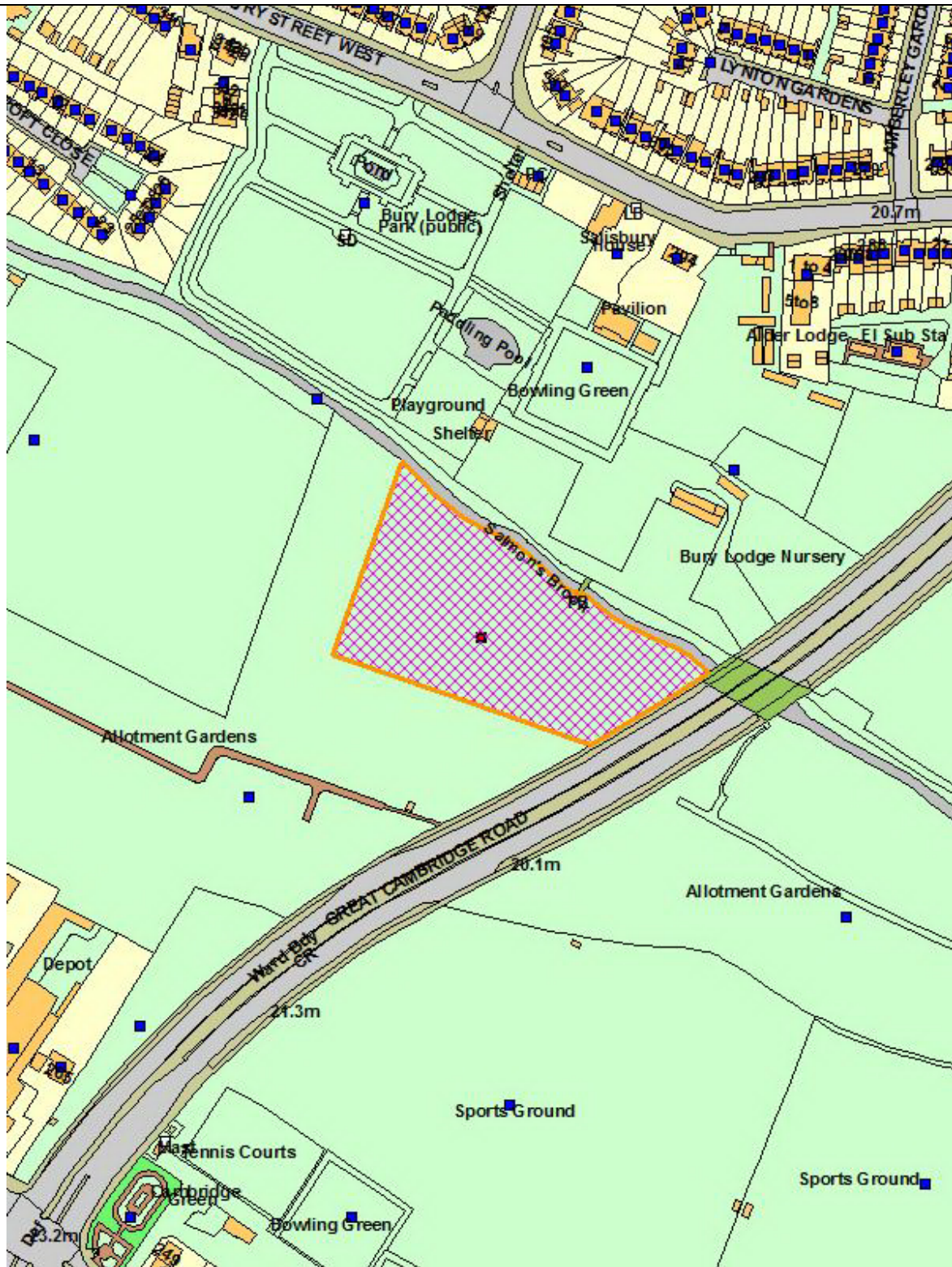
Mr Ian Russell
Civic Centre
Silver Street
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EN1 3XA

Agent Name & Address:

Enfield Council
Civic Centre
Silver Street
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RECOMMENDATION: That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions.

Ref: 15/01975/RE4 LOCATION: Nursery Land To The South Of , Salmons Brook , , N9 9SH



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Scale 1:2500

North



1.0 Site and Surroundings

- 1.1 The site is located on the south side of Salmons Brook and covers an area of approximately 0.8 hectares; it was previously used as a tree nursery linked to the operation of Bury Street Lodge depot. The nursery use ceased some ten years ago and the site is vacant and overgrown. The site is not currently open to the public. Directly to the west of the site is the A10 Great Cambridge Road. The site also adjoins Church Street allotments.
- 1.2 The site comprises a mosaic of dense scrub and scattered young trees and vegetation and open areas of grass. Salmons Brook also forms part of the site, at this location the “brook” is a modified, fast flowing stream with steep, partially treed banks with very little bankside or in stream vegetation.
- 1.3 The site is also designated as Metropolitan Open Land.

2.0 Proposal

- 2.1 The application proposes a series of ponds, water treatment basins and swales to create wetlands and other SuDS features. This will involve excavation and re contouring of the site through earthmoving works as well as landscaping and replanting of the site. The proposals also include the re-naturalisation of the banks of the Salmons Brook, new, wildlife friendly planting and other habitat enhancements.
- 2.2 A total of 5 wetland cells are proposed, Cell 1 (550m²) and Cell 2 (350m²) these are ground water wetlands and Cell 3 (200m²), Cell 4 (150m²) and Cell 5 (100m²) which are surface water wetlands. As part of the re-contouring of the land the maximum increase in some of the re-contoured areas is approx. 3.4m in height.
- 2.3 It is also proposed to provide a combined 3m wide footpath and cycle way (not segregated) along Salmons Brook that will improve access to the new open space which on completion would be open to the public. Street lighting would also be provided along the route of the cycle way/footway. The surface of the footpath/ cycle way would be primarily asphalt, granite setts and resin bound gravel will be used in some areas.
- 2.4 The proposed scheme would deliver the following benefits:
 - Enhanced biodiversity within the locality
 - Improved water quality to Salmons Brook
 - Reduced flood risk benefits to properties downstream in Edmonton
 - Improved amenity value and delivery of a new public open space
 - A combined footpath/cycleway along Salmons Brook to also improve access to the open space
 - Public open space area

3.0 Relevant Planning Decisions

- 3.1 None

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Thames Water

No objection raised in terms of sewerage infrastructure.

4.1.2 Environment Agency

They have been involved in the development of the scheme and are supportive of its objectives. They have no objections to this application. They note that there are limited details on some aspects of the plan. However, they are satisfied that these details can be confirmed during the Flood Defence Consent Stage. The supporting documents confirm that all pedestrian access will be set above the 100 year plus climate change level. A 20m span would also leave space for the abutments to meet their requirements. They consider that the application is compliant with the water framework directive and will help the waterbody move towards its objective. The scheme will also have wider environmental benefits.

4.1.3 Traffic and Transportation

No objection subject to a construction management plan to deal with the impact of any construction traffic and parking demand from contractors etc.

4.1.4 Tree Officer

No objections to the proposal.

4.1.5. Historic England

The site lies within an Archaeological priority area defined primarily for the presence of the Ermine Street Roman Road and associated settlement along it. Appraisal of the application using the Greater London Historic Environment Record and information submitted with the application indicates that the development would not cause sufficient harm to justify refusal provided a condition is applied to require strip, map and sampling investigation.

4.2. Public Response

4.2.1 270 letters were sent to surrounding residents. In addition 4 site notices were also displayed. A total of 4 letters of objection have been received raising the following points:

- Close to adjoining properties
- Increase traffic
- Loss of privacy, nuisance
- Not enough information in particular regarding cycle path & footpath details
- Potential contaminated land
- Safety and security issues
- No entrance exit details
- Lighting crucial
- Emergency services access
- Hours of operation

- Cycle path across A10 serious safety liability
- Increase pollution
- Increase traffic
- Out of keeping with character of area
- Would result in an area for schoolchildren to gather potential anti-social behaviour
- Large area of natural habitat destroyed affect wildlife
- Concerned about proximity of path to Edmonton County path would run alongside the outer edge of the entire northside of the grounds. This will transform the area from a private and relatively secure boundary in to one difficult to manage.
- Safety issue for school proximity of path
- Would need to construct large robust fencing to obstruct any views in/ out of school and this would spoil views
- Path will run within feet of primary school entrance

5.0 Relevant Policy

5.1 London Plan

- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.18 Construction, excavation and demolition waste
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 7.17 Metropolitan Open Land
- Policy 7.19 Biodiversity and access to nature

5.2 Core Strategy

- CP21 Delivering Sustainable Water Supply, Drainage & Sewerage Infrastructure
- CP25 Pedestrians & Cyclists
- CP28 Managing Flood Risk
- CP29 Flood Management Infrastructure
- CP30 Maintaining & improving the quality of the built and open environment
- CP31 Built Heritage Landscape
- CP34 Open space
- CP36 Biodiversity

5.3 DMD

- DMD 47 New roads, access and servicing
- DMD 59 Avoiding and reducing flood risk
- DMD 61 Managing Surface water
- DMD 62 Flood control and mitigation measures
- DMD 63 Protection and improvement of water courses and flood defences
- DMD 64 Pollution control
- DMD 70 Water quality
- DMD 71 Protection and enhancement of open space
- DMD76 Wildlife corridors
- DMD 77 Green Chains
- DMD 78 Nature Conservation

5.7 Other relevant policy/guidance

National Planning Policy Framework
National Planning Policy Guidance

6.0 **Analysis**

6.1 Principle

6.1.1 The site is designated as Metropolitan Open Land, policy DMD 71 states that essential facilities that would support the enjoyment of, and maintain the openness of open space will be acceptable subject to certain criteria. Core Policy 34 states that the Council will protect and enhance existing open space to improve the provision of good quality and accessible open space. London Plan Policy 7.17 Metropolitan Open Land is also relevant. It is considered that the proposal achieves the objectives of these planning policies, as discussed below.

6.2.2 The proposed wetland is to be situated on land that is currently overgrown and disused. The proposals which include two new ponds, a large wetland area, and landscaping and other wildlife enhancements would still retain the openness of the metropolitan land as well as delivering a number of significant ecological gains as well as providing public access.

6.2.3 Overall, it is considered that the site would be enhanced by the wetlands and would create a useable and multi-functioning area that is currently under-utilised and overgrown. The re contouring and landscaping of the site would also allow for the creation of an interesting and varied space with a number of different features, new types of habitat and an emphasis on an informal recreation area. The principle of the change of use of this former nursery site area to form a public open space is considered acceptable in terms of enhancing the area as well as improving accessibility and is supported.

6.2.4 The planned cycleway forms part of the Quietway link from Enfield Town to Edmonton Green and combines the rest of the Cycle Enfield network to encourage safe cycling across the borough. On the east side of Bury Lodge it is proposed to install a toucan crossing to provide safe access across the A10 Great Cambridge Road towards Edmonton. To the west, it is proposed that the cycleway will eventually continue along the river as far as Little Bury Street. Where planning permission is required, separate planning applications would be submitted for the additional works.

6.2 Impact on Character of Surrounding Area and Landscaping

6.2.1 It is not considered that the newly created landscape and wetland habitat would adversely impact on the character and appearance of the area. The openness of the Metropolitan Open Land would still be retained and preserved. In addition the proposals would also provide a significant enhancement to the area both visually and in biodiversity terms. A landscaping scheme has also been submitted which the council's tree officer is satisfied with.

6.3 Impact on Neighbouring Properties

6.3.1 It is not considered that the proposed works would adversely impact on the amenities of surrounding neighbours; there are no residential properties that directly adjoin the site. Whilst there would be disruption during the construction process, the impact of construction works would be managed through an appropriate construction method statement condition. It is not considered that the works including re-contouring of parts of the land would have any significant adverse impact on Church Street allotment site which also adjoins the site.

6.3.2 It is recognised that a number of objections have been received from local residents. However it is not considered that the issues raised are sufficient to justify refusal of the scheme.

6.4 Highway Safety and Construction

6.4.1 Traffic and Transportation have raised no objection to the scheme, subject to a condition relating to the submission of a construction method statement. The construction method statement would need to provide details of access and parking during construction. Details regarding the lighting and surfacing of the 3m combined footway/ cycleway can also be appropriately conditioned. The proposed cycle path will form part of the Enfield Quietways schemes and the section within the application site forms part of this application. The additional links beyond the application site would be subject to separate applications.

6.5 Biodiversity

6.5.1 With regards to biodiversity there are no significant ecological constraints to the proposed development. The site of the proposed Bury Street SuDS Park is currently an overgrown former council nursery of limited ecological value. The proposals, which include two ponds, a large wetland area, as well as new planting, will result in significant ecological gain. In addition it will help to deliver a number of objectives set out in the Borough's Biodiversity Action Plan and targets set in the London Biodiversity Action Plan and will also have a significant and positive impact on Salmons Brook.

6.6 Trees

6.6.1 The Tree Officer has raised no objection to the proposal. The development will seek to provide additional trees in the area surrounding the site which will improve the appearance of the area as well as enhancing biodiversity.

7.0 Conclusion

7.1 The development of the wetlands will provide significant enhanced biodiversity improvements within the locality, help improve water quality to Salmons Brook, reduce flood risk benefits to properties downstream in Edmonton as well as delivering a new area of public open space. This would be in accordance with adopted policies as well as help to deliver several of the objectives set out in Enfield's Biodiversity Action Plan as well as targets set in the London Biodiversity Action Plan. Approval of the application is accordingly recommended subject to appropriate conditions.











8.0 Recommendation

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

1. C60 Approved Plans
2. Archaeological condition
3. Construction Management Plan
4. Details of Lighting
5. Details of Surfacing of footpath/ Cycle way
6. C51A- Time Limit

NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
4. ALL LEVELS ARE IN METRES AND RELATE TO THE DATUM LEVEL UNLESS NOTED OTHERWISE.
5. THIS DRAWING IS TO BE REPRODUCED IN DRAWINGS IN THE SAME SERIES.

-  Groundwater Wetlands
-  Surface Water Wetlands
-  Raised areas
-  Footpath/cycleway
-  Tree To Be Planted
-  Tree To Be Removed
-  Existing Ground Levels
-  Proposed Ground Levels
-  Existing Contours
-  Proposed Contours



<p>Rev: Revision details</p> <p>DATE: 15/05/2015</p>	
<p>STATUS</p>	
<p>CLIENT</p> <p>LONDON BOROUGH OF ENFIELD</p>	
<p>JOB TITLE</p> <p>BURY LODGE WETLANDS</p>	
<p>DRAWING TITLE</p> <p>PLAN AND SECTIONS</p>	
<p>HIGHWAYS AND TRANSPORTATION</p> <p>Structures & Watercourses</p>	
<p>DATE: MAY 2015</p>	<p>BY: IR</p>
<p>NO: 1280</p>	<p>CHECKED: IJ</p>
<p>DRAWING NO. LBE194-101</p>	<p>SCALE: A</p>



0 10 20 30 40 50 60 70 80m NATURAL SCALE

A1