

# 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  
Ray Reilly 020 8379 5237

**Ward:**

Bush Hill Park

Ref: 15/02095/RE4

Category: LBE - Dev by LA

**LOCATION:** Firs Farm Playing Fields, Firs Lane, London, N21 2PJ

**PROPOSAL:** Creation of wetland area (1.2 ha), construction of combined footpath, cycleway and flood storage area within public park land, excavation works to create wetland basins, flow control chamber to existing culvert, vehicular access ramp to east and landscaping.

**Applicant Name & Address:**

Mr Ian Russell  
Civic Centre  
Silver Street  
Enfield  
London  
EN1 3XA

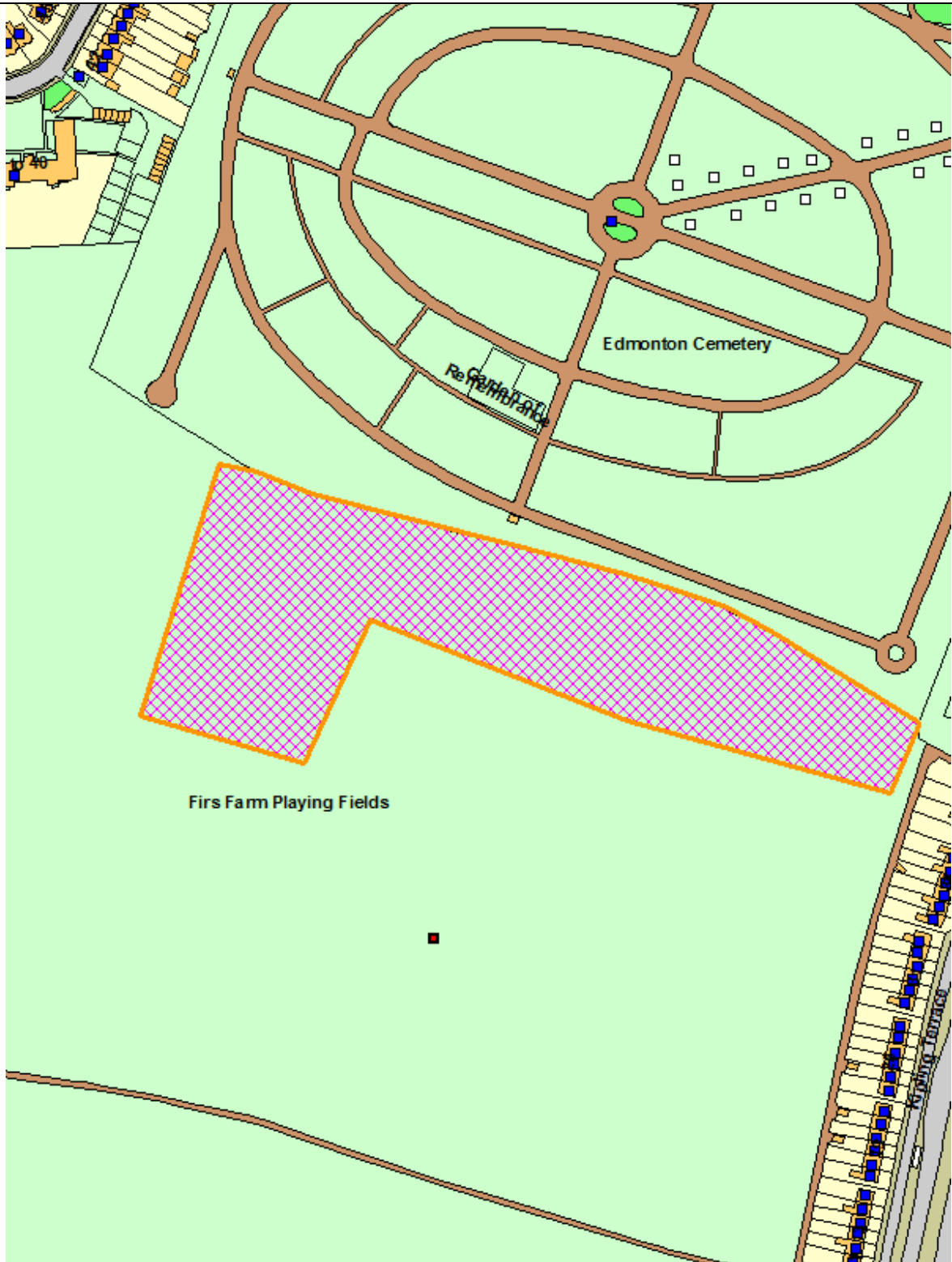
**Agent Name & Address:**

Enfield Council  
Civic Centre  
Silver Street  
Enfield  
London  
EN1 3XA

**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: 15/02095/RE4 LOCATION: Firs Farm Playing Fields, Firs Lane, London, N21 2PJ



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Scale 1:2500

North



## **1.0 Site and Surroundings**

- 1.1 Firs Farm Playing Fields is a public park situated within the Bush Hill Park Ward. It is a relatively large park that is bound by the residential houses on Hyde Park Avenue to the north, Edmonton Cemetery to the north east, the A10 to the east, residential streets to the south and Firs Lane to the west
- 1.2 The area is a predominantly flat grassed area to the north end of the park, south of Hyde Park Avenue and situated in between Firs Lane, Edmonton Cemetery and the A10.
- 1.3 The site is designated as Metropolitan Open Land and is adjacent to a small wooded section of the park designated as a site of Local Importance for Nature Conservation.

## **2.0 Proposal**

- 2.1 The application proposes engineering works in order to create a multi-functioning wetland area. This wetland is proposed to introduce a water feature to the park to enhance the visual amenity of the area and re-invigorate a part of the park that is currently underused. It is also proposed to restore a culverted watercourse- Moore Brook..
- 2.2 This application proposes a 4<sup>th</sup> Cell in addition to the three cells further west on the playing fields that were approved under application 15/01218/RE4 at 21<sup>st</sup> April Planning Committee This is a result of additional grant funding and this fourth cell as proposed would be 50m x 25m wide and 2 m deep, it would be located to the west of the original approved 3 cells. The soil from this excavation would then be re-positioned to the immediate west of the wetland ponds where a new raised landscaped area is to be created with sloping gradients 1.4m above existing ground level.
- 2.3 The original proposed wetlands itself was broken into 3 separate cells 1200m<sup>2</sup>, 800m<sup>2</sup> and 1500m<sup>2</sup> respectively. This 4<sup>th</sup> cell would be approximately 1000m<sup>2</sup>. There would be new pathways created between each cell in Breendon gravel that would link into new paths created in easterly and westerly directions away from the park. The application also proposes a new cycle link across Firs Farm Playing Fields linking Firs Lane to the A10.

## **3.0 Relevant Planning Decisions**

- 3.1 15/01218/RE4: Creation of a wetland area (approximately 4,000 sq.m.) to the north of existing sports pitches involving restoration of culverted watercourse, Moore Brook, excavation and landscaping and creation of footpaths and cycle ways. Granted with Conditions

## **4.0 Consultations**

### **4.1 Statutory and non-statutory consultees**

#### **4.1.1 Environmental Health**

No objection raised as there would be no negative environmental impact in regards to human health. In particular there are no concerns regarding air quality, noise, or contaminated land.

#### **4.1.2 Environment Agency**

No objection raised.

#### **4.1.3 Traffic and Transportation**

No objection raised. The Construction Management Plan is also considered acceptable and the work will link into the existing approved scheme for the other element of the project already approved.

#### **4.1.4 Tree Officer**

No objection. The information submitted in relation to the trees is acceptable

## **4.2 Public response**

4.2.1 Letters were sent to 42 adjoining and nearby residents. In addition 5 site notices have been displayed outside the site. Two letters of objection have been received and a petition signed by 11 residents of Hyde Park Avenue that back onto the playing fields.

The petition and the 2 letters of objection raise some or all of the following issues summarised as follows:

- No neighbouring residents have been consulted regards this proposal. A discussion needs to be held with the local residents who are directly affected by these plans and in particular the residents in the even numbered properties from 2 through to 24 Hyde Park Avenue.
- Too much interference with the natural environment.
- If it comes into being, trees would have to be kept low, as the view of the fields would be obstructed from those local to them and it would impact on security.
- Trees falling into neighbouring gardens is also a problem for residents.
- Wetlands would create stagnant and polluted water, which would be unpleasant for walkers, runners cyclists and other users of the area.
- Proposed works will deprive dog walkers from enjoying this area of the park.
- The proposal will cause additional traffic and parking issues and will be an added feature to bring people to the site.
- No details have been provided as to how the area will be secured.
- An open waterway so close to our property will leave us open to increased insurance premiums as the insurance companies will place us in a higher risk category. This could also have an effect on future sales of any property so close to an open waterway.

- The field is currently a vast open green field and residents who live in the area, cannot see any reason why it should be dug up, part flooded with the associated health risks and become 24/7 security hotspot.

## **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 7.19 Biodiversity and access to nature

### **5.2 Core Strategy**

- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP28 Flooding
- CP29 Flooding
- CP30 Maintaining and improving the quality of the built and open environment
- CP34 Open space
- CP36 Biodiversity

### **5.3 DMD**

- DMD 47 New roads, access and servicing
- DMD 59 Avoiding and reducing flood risk
- DMD 62 Flood control and mitigation measures
- DMD63 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
- DMD 78 to 81 Green Infrastructure

### **5.4 Other relevant policy/guidance**

- NPPF
- NPPG

## **6.0 Analysis**

### **6.1 Principle**

- 6.1.1 Firs Farm Playing Fields is an open space on the boundary between Edmonton and Winchmore Hill. The site is dominated by sports pitches (12 football and 1 rugby pitch); however, there are substantial areas around the sports facilities that offer opportunities to create more natural open spaces. Planning permission has already been granted for the first phase of this development. It is proposed to re-landscape these areas to restore a culverted watercourse (Moore Brook, which is 'lost' tributary of Pymmes Brook), create a wetlands area, and enhance woodlands and grasslands. The area of wetlands to be created is approximately 4,500m<sup>2</sup> in total .

- 6.1.2 It has been agreed with Enfield's Park Department, that the excavated material to create the wetland is to be reused within Firs Farm Park, to create a new landscaped area to the immediate west of the wetland area. This is an area that has been identified as requiring improvement. This proposed scheme, and the use of the excavated materials, form part of the strategic improvements to Firs Farm Playing Fields.
- 6.1.3 Firs Farm playing fields 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. It is considered that the proposal achieves the objectives of these planning policies, as discussed below.
- 6.1.4 The proposed wetland is to be situated on land that is currently grassed with trees around its periphery. This area within the park has no playgrounds on it, no pitches and no formal paths through it. Thus currently, it is an under-utilised section of the park. However, the proposed wetland is to include paths running through it in strategic locations, linking it to the wider park and outlying area. It is therefore considered that the proposed development would support the enjoyment of the park. Furthermore, it is considered that the proposal would not compromise the openness of the park and existing greenery will be enhanced through additional native planting within the wetland area. Similar to the original approved application it is considered this 4<sup>th</sup> Cell would further enhance the appearance of the park.
- 6.1.5 Overall, it is considered that the existing park would be enhanced by the wetland as it would create a useable and multi-functioning area that is currently under-utilised. The proposal would benefit the park and its users in regards to recreational function and visual amenity, as well the environmental and biodiversity enhancements it creates.

## 6.2 Impact on Character of Surrounding Area and Landscaping

- 6.2.1 Similar to the determination of 15/01218/RE4, this proposed 4<sup>th</sup> wetland cell and the associated works would be in keeping with the park, which is characterised by trees, grass and shrubs. The footpaths are to be surfaced in Breedon Gravel.
- 6.2.3 There has also been a landscaping plan submitted that has been deemed acceptable by the council's tree officer.

## 6.3 Impact on Neighbouring Properties

- 6.3.1 The proposal would not impact neighbouring residents in regards to outlook, and privacy. Whilst the residential properties on Hyde Park Avenue and Firs Lane are relatively close to the site, the nature of the proposals will not impact upon those properties. There would be obvious disruption during the construction process, however the project should only take approximately 6-8 weeks to complete. The impact of construction works would be managed through a construction management plan.

6.3.2 It is recognised that a number of objections have been received from residents particularly those adjoining from Hyde Park Avenue, however taking into account the benefits proposed it is not considered the scheme warrants refusal. In addition the majority of the scheme already has planning approval, under 15/01218/RE4. This scheme is proposing a 4<sup>th</sup> cell to the south of the cemetery which is relatively far removed from the nearest house on Hyde Park Avenue.

6.3.3 All factors considered the planning application would not have a detrimental impact upon neighbouring occupiers.

#### 6.4 Highway Safety and Construction

6.4.1 Traffic and Transportation have raised no objection to the scheme and they have confirmed that the construction management plan that has been submitted is acceptable.

#### 6.5 Biodiversity

6.5.1 There are no ecological constraints to the proposed development. Whilst the site is located near an area of the park designated as Local Nature Conservation (wooded area to the west and south), it would not impact upon these areas. Overall the scheme is encouraged from a biodiversity perspective and will help to re-introduce new species to the area.

#### 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 park as a whole which is encouraged.

### **7.0 Conclusion**

7.1 The proposal seeks to introduce a wetland area into the park to improve the appearance of the park, the visual amenity and attractiveness of this area along with the restoration of an old watercourse- Moore Brook. This will also bring an added biodiversity benefit which is to be welcomed. The proposal is therefore supported. In addition the proposed path way and cycle path will improve access through the park.

### **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. C51A – Three year time limit
2. C60 Approved Plans

The use and development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

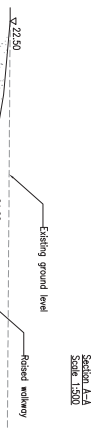
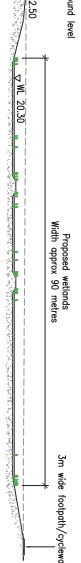
Reason: For the avoidance of doubt and in the interests of proper planning.



- NOTES**
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  4. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
  5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER REFERENCES TO DRAWING NO. LBEB07-003 FOR SECTIONS AND DETAILS.

**KEY**

	Water
	Reeds
	Raised areas
	Informal Grass
	Exclosure
	Tree
	Tree To Be Removed
	Tree To Be Planted
	Proposed Ground Levels
	Existing Ground Levels
	Proposed Contours
	Existing Contours



10m METRE SCALE

<b>ENFIELD Council</b>	
London Borough of Enfield	
200 Waterside Way, Enfield, London N4 3DQ	
Tel: 020 8261 2000 Fax: 020 8261 2001	
www.enfield.gov.uk	
<b>DATE:</b>	<b>DATE:</b>
15/05/2015	15/05/2015
<b>DESIGNED BY:</b>	<b>CHECKED BY:</b>
IR	IR
<b>SCALE:</b>	<b>SCALE:</b>
1:500	1:500
<b>DRAWING NO.:</b>	<b>PROJECT NO.:</b>
LBEB07-011	151

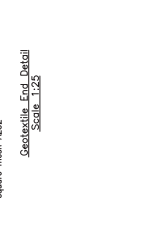
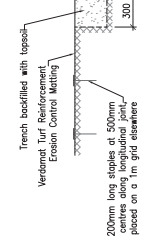
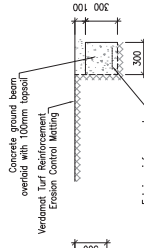
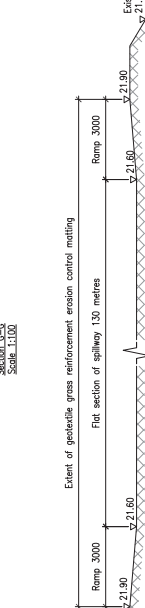
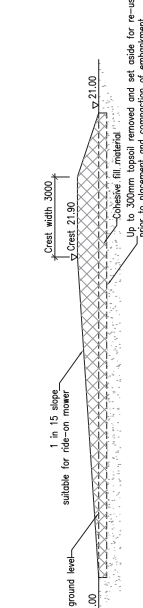
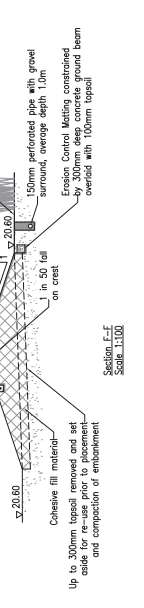
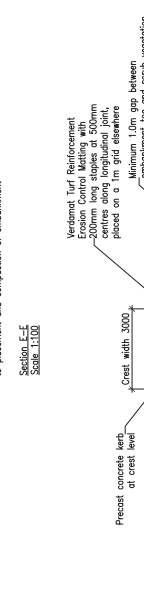
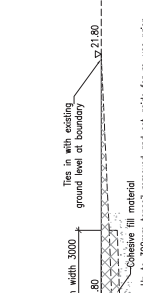
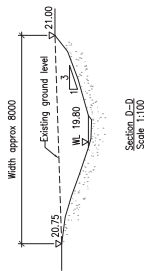
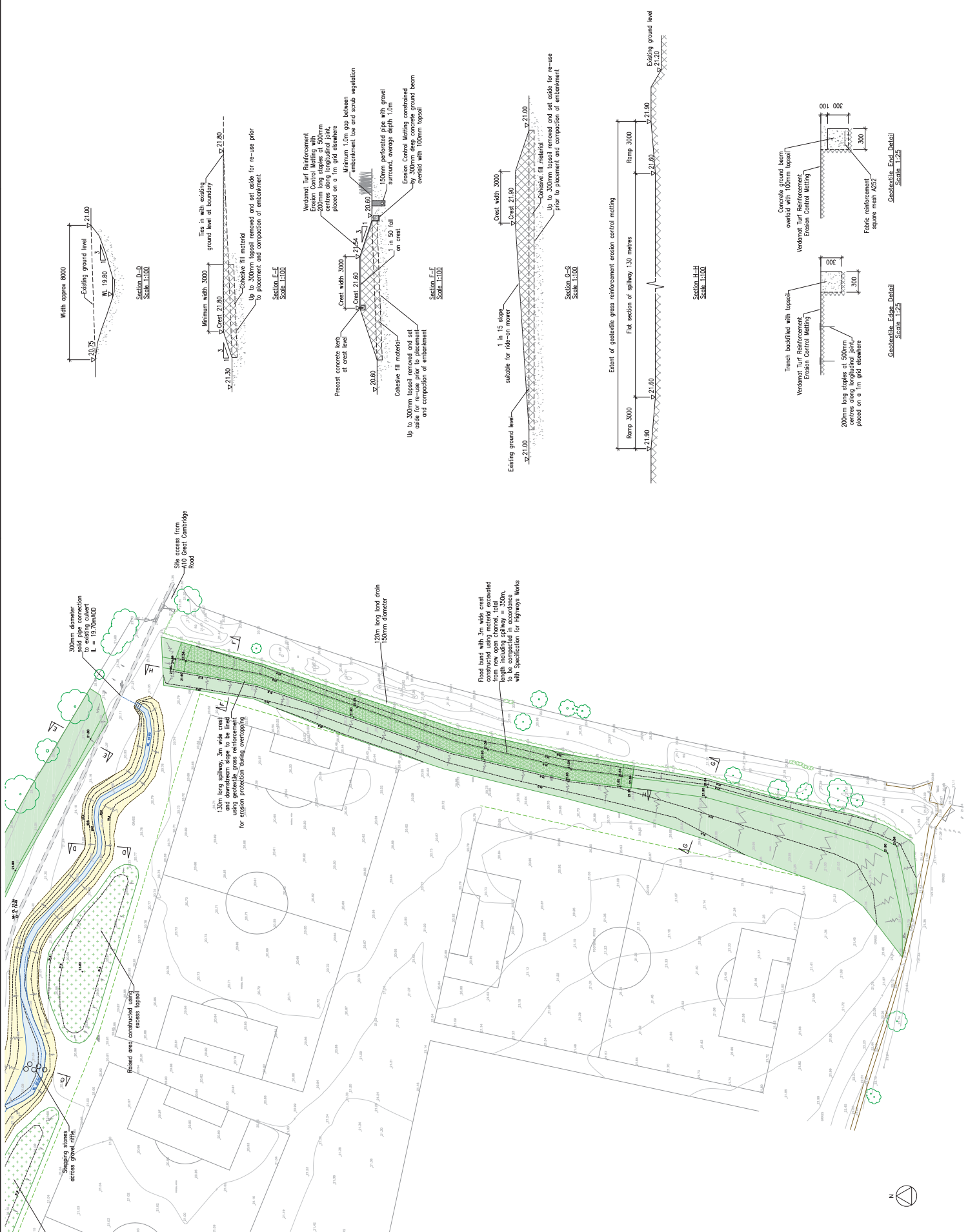


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KEY

- Culvert
  - Embankment (flood defence)
  - Geotextile grass reinforcement
  - Excess spoil
  - Excavation
  - New watercourse
  - Tree
- 50.81 Proposed Ground Levels  
50.81 Existing Ground Levels  
Proposed Contours  
Existing Contours





Section C-C  
Scale: 1:200

10 20 30 40 50 100m METRE SCALE

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**KEY**

- Water
- Reedbeds
- Footpath—gullyway
- Raised areas
- Informal Grass
- Elevation
- Tree
- Tree To Be Removed
- Tree To Be Planted
- Proposed Ground Levels
- Existing Ground Levels
- Proposed Contours
- Existing Contours

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<p><b>DRAWING TITLE</b></p> <p>PLAN AND SECTIONS (EAST)</p>																			
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