

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 17th December 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Mr Richard Laws

Ward:
Bush Hill Park

Ref: 15/02472/RE4

Category: LBE - Dev by LA

LOCATION: Land Along Salmons Brook , From Little Bury Street To, Bury Lodge Park, London

PROPOSAL: Change of use of land to public open space.

Applicant Name & Address:

Mr Graham Campbell
B-Block North
Civic Centre
Silver Street
Enfield
London
EN1 3XA
United Kingdom

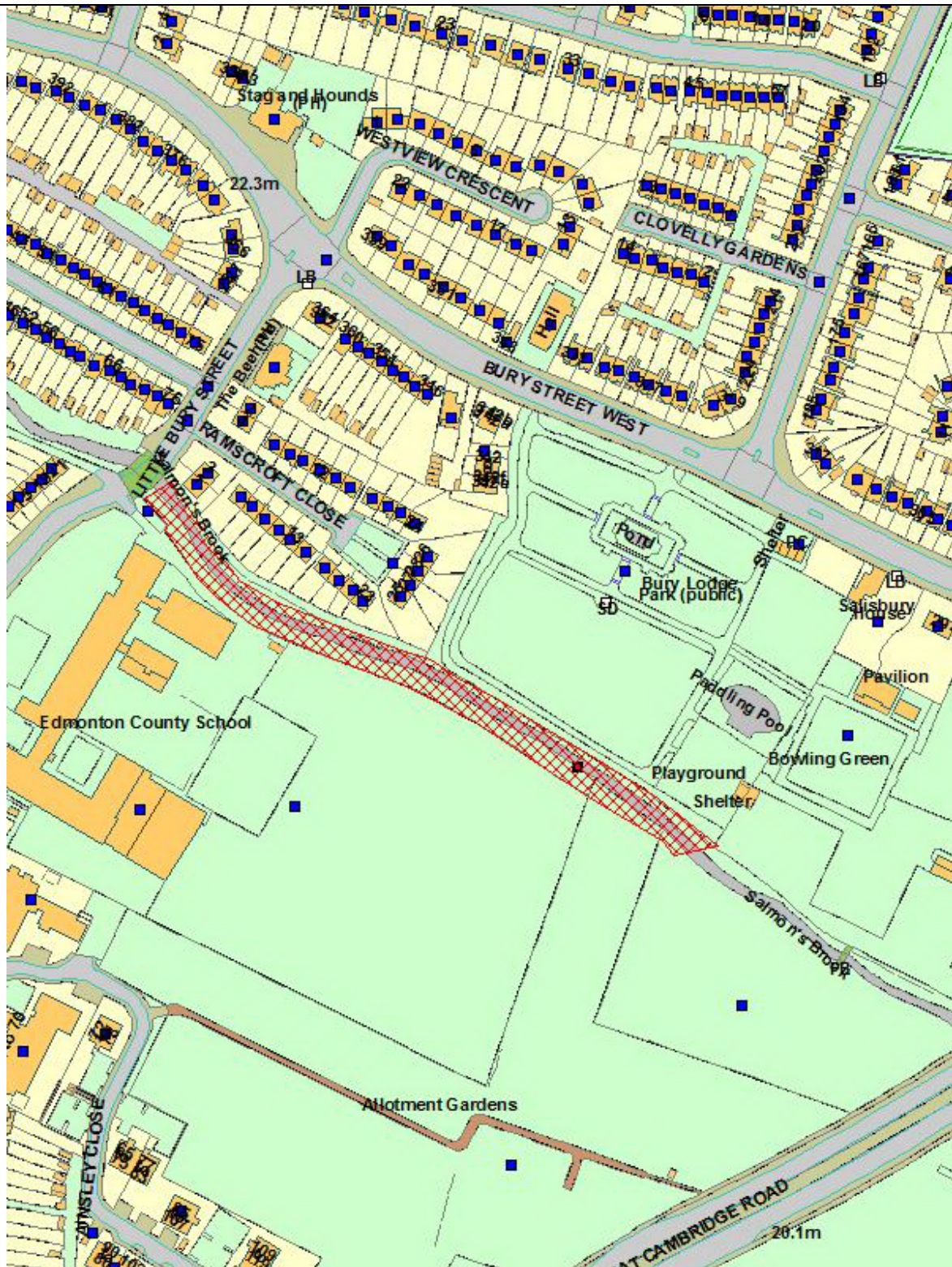
Agent Name & Address:

Mr Graham Campbell
B-Block North
Civic Centre
Silver Street
Enfield
London
EN1 3XA
United Kingdom

RECOMMENDATION:

That Planning Permission be deemed **GRANTED** in accordance with Regulation 3 of the Town and Country Planning Regulations 1992 subject to conditions.

Ref: 15/02472/RE4 LOCATION: Land Along Salmons Brook , From Little Bury Street To, Bury



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Scale 1:2500

North



1. Site and Surroundings

- 1.1 The site is a strip of land at the south of Salmons Brook running between Bury Lodge Park and Little Bury Street. The application site also adjoins the boundary site of Edmonton County School and its playing fields. The site is currently inaccessible to the public.
- 1.2 The site is also designated as Metropolitan Open Land.

2. Proposal

- 2.1 The proposal involves a change of use of a strip of land at the south of Salmons Brook running between Bury Lodge Park and Little Bury Street for use as public open space. The length of the area under consideration for the change of use is 262m in length with a width of approximately 3m. The Council proposes to construct a Cycle Enfield/Quiet way path along the southern bank of Salmons Brook as part of a wider scheme of cycle route construction across the borough under the Cycle Enfield programme.
- 2.2 The area of land is not currently open to the public, on completion of the footpath cycle way it would be opened for access to the public.

3. Relevant Planning Decisions

- 3.1 15/0975/RE4 - change of use of former nursery site involving excavation and re-contouring of land to create a public open space with wetlands and wildlife area, woodland walk, combined footpath/cycle way (Nursery Land to South of Salmons Brook, Great Cambridge Road).

4. Consultations

4.1 Statutory and non-statutory consultees

Traffic and Transportation

- 4.1.1 No objections subject to appropriate conditions.

Environment Agency

- 4.1.2 No objection to the proposed change of use of the land only and no wider works.

English Heritage (Archaeological)

- 4.1.3 The site lies within an Archaeological Priority area. The proposals are unlikely to result in an extensive impact however in order to safeguard the potential archaeological significance of the site a watching brief should be carried out during all ground works. An appropriate archaeological condition should be attached.

4.2 Public response

- 4.2.1 A total of 28 surrounding properties were consulted in addition site notices were displayed. Two letters of objection were received raising the following points:

- Affect local ecology
- Close to adjoining properties
- Conflict with local plan
- General dislike of proposal
- Not enough information given on application
- Potentially contaminated land
- Safety and security a major concern
- No mention of lighting
- No mention of drainage
- School very concerned about proximity of proposed public open space to school
- Edmonton County School concerned that path would run alongside the outer edge of the entire north side of grounds. This will change the area from a private and relatively secure boundary to one that is open and places children at risk. The school field is used as a teaching and recreational space and it will be very difficult for staff to ensure that children are always safe from passing members of the public. Having a public path alongside the school will compromise the schools ability to prevent any unwanted contact.

4.2.2 One Letter of support received:

- Welcome the opening up of this land as a right of way, also welcome opening up of land to south for sustainable drainage and public access. Only small concerns regarding will path be regularly litter picked, no mature trees lost and also what is to deter users from accessing north side of salmons brook

5. Relevant Policy

5.1 The London Plan (Consolidated With Alterations Since 2011) March 2015

5.2 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 over the next 20–25 years. Since the 2011 plan was published in July of that year, revised early minor alterations (REMA) were made to ensure it reflected the National Planning Policy Framework and the Government's approach to affordable housing. These were formally published on 11th October 2013. Draft further alterations to the London Plan (FALP) were published for public consultation in January 2014 to reflect Mayoral priorities set out in his *2020 Vision: The Greatest City on Earth – Ambitions for London*, particularly the need to plan for the housing and economic capacity, needed for London's sustainable development against the background of the growth trends revealed by the 2011 Census. These have now been incorporated, along with the changes made by the REMA, into the consolidated London Plan which was published in March 2015.

5.3 The following policies are considered pertinent to the assessment of this application:

5.4 London Plan

Policy 5.13 Sustainable Drainage

Policy 6.9 Cycling
Policy 6.10 Walking
Policy 7.17 Metropolitan Open Land
Policy 7.19 Biodiversity and access to nature

5.5 Local Plan – Core Strategy

CP25 Pedestrians and cyclists
CP28 Managing Flood Risk
CP30 Maintaining & improving the quality of the built and open environment
CP31 Built Heritage Landscape
CP34 Open Space
CP36 Biodiversity

5.6 Development Management Document (DMD) adopted Nov 2014

DMD 59 Avoiding and reducing Flood Risk
DMD 61 Managing Surface water
DMD 71 Protection and enhancement of open space
DMD 76 Wildlife Corridors
DMD 77 Green Chains
DMD 78 Nature Conservation

5.7 Other Relevant Considerations

National Planning Policy Framework
National Planning Policy Guidance

6.0 Analysis

6.1 Principle of development

- 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, reflecting the aims of the above mentioned Council policies. It is considered that the proposal achieves the objectives of these planning policies as discussed below.
- 6.1.2 The principle of the change of use of use of this stretch of land to form public open space is considered acceptable in terms of enhancing the area as well as improving accessibility and connectivity is supported.
- 6.1.3 The planned cycleway forms part of the Quietway link from 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. Where planning permission is required, separate planning applications would be submitted for additional works. Planning permission for change of use of former nursery site involving excavation and re-contouring of land to create a public open space with wetlands and wildlife area, woodland walk, combined footpath/cycle way, (Nursery Land to South of

Salmons Brook, Great Cambridge Road) was recently granted under planning ref: 15/01975/RE4.

6.2 Impact on Character of Surrounding Area and Landscaping

6.2.1 It is not considered that the change of use of the land to public open space would adversely impact on the character and appearance of the area. The openness of the Metropolitan Open Land would be maintained and preserved. In addition the proposal would open up this area for public access and help improve connectivity. Where possible modifications to the bank along the river will seek to make improvements to the biodiversity by using methods and materials which will improve habitat creation, this will be done through a separate flood defence consent with the Environment Agency.

6.3 Impact on Neighbouring Properties

6.3.1 It is not considered that the proposed change of use of the land to public open space would adversely impact on the amenities, privacy or security of immediate adjoining neighbours in particular Edmonton County school who's boundary adjoins the site.

6.3.2 Whilst it is recognised that objections have been received in particular from Edmonton County School to the application set out in the public consultation section of the report. It is not considered that the issues raised are sufficient to justify refusal of the scheme for the change of use to public open space.

6.4 Highway Safety

6.4.1 Traffic and Transportation have not raised objection to the scheme subject to appropriate conditions. Details regarding lighting and surfacing of the combined footway/cycle way can be appropriately conditioned. The cycle path/walk way will form part of Enfield Quiet ways Schemes, the additional links beyond the application site would be subject to separate applications.

6.5 Biodiversity/Trees

6.5.1 With regards to biodiversity there are no significant ecological constraints regarding the proposed change of use to open space. No trees of significance would be adversely impacted upon as a result of the change of use.

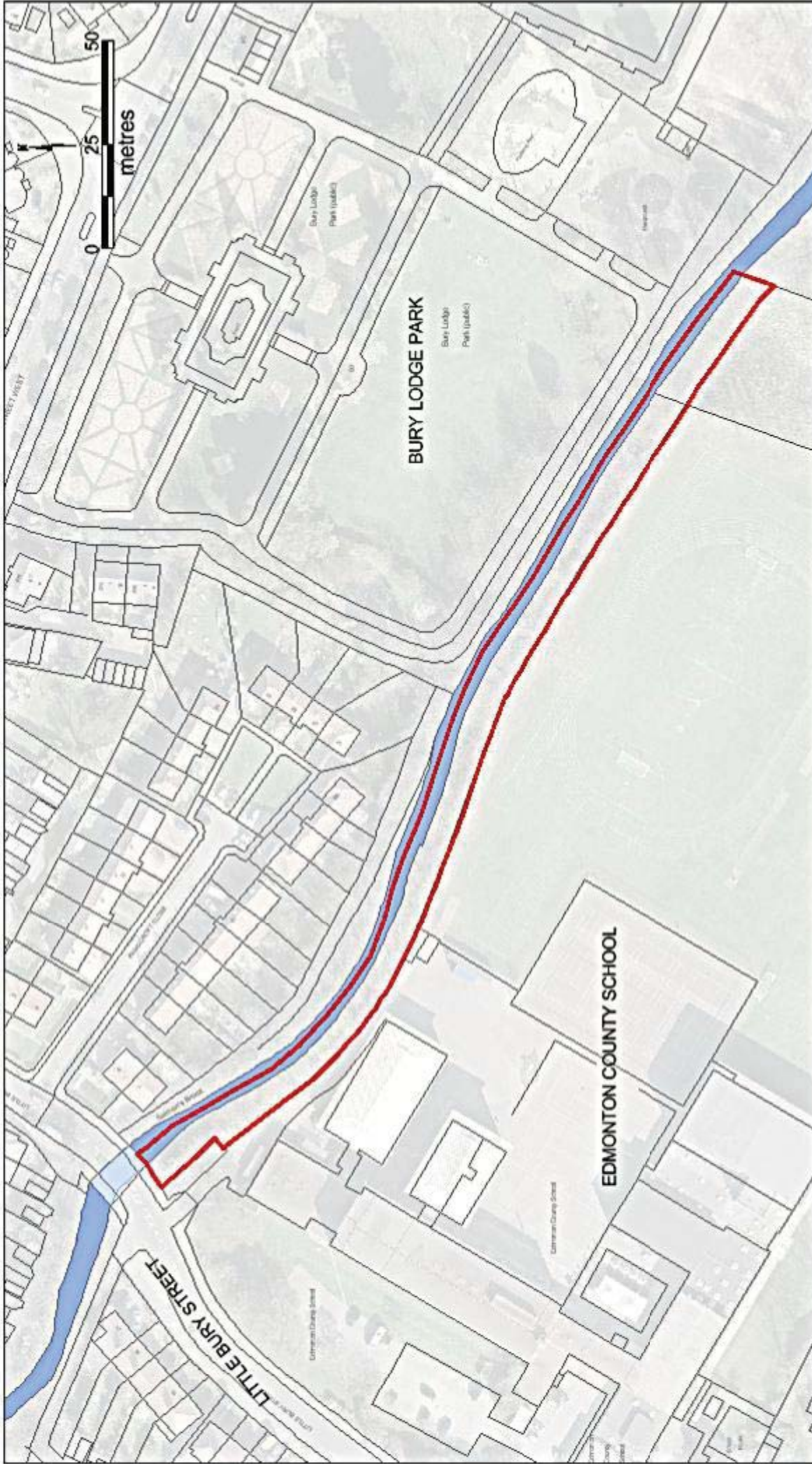
7.0 **Conclusion**

7.1 The proposed change of use of this stretch of land to public open space will help improve connectivity links and enhance open space provision. The proposal would not adversely impact on the openness of the metropolitan land. Approval of the application is accordingly recommended subject to conditions.

8.0 **Recommendation**

8.1 That Planning Permission be deemed GRANTED in accordance with Regulation 3 of the Town and Country Planning Regulations 1992 subject to conditions:

1. C60-Approved Plans
2. Archaeological condition
3. Details of surfacing footpath/ cycle way
4. Details of Lighting
5. Construction management Plan
6. C51 a- Time Limit



Cycle Enfield

Shared Surface Works (Link 08)

A10 to Little Bury Street

Planning Outline

2014 / 373 / 202

Legend

 **Planning Outline**

 **Open Watercourse - Salmons Brook**

 **Culverted Watercourse - Salmons Brook**

Map Centre: 533154 , 194492

Red Line Area: 0.224 Ha



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Council

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