

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 17th December 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Kevin Tohill
Ray Reilly

Ward:
Bush Hill Park

Ref: 15/04844/RE4

Category: LBE - Dev by LA

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

PROPOSAL: Construction of watercourse through the wooded area to the south of the recently constructed wetlands area involving excavation works to create the new watercourse and retention of resultant spoil on site for landscaping surrounding areas (0.5 ha).

Applicant Name & Address:

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

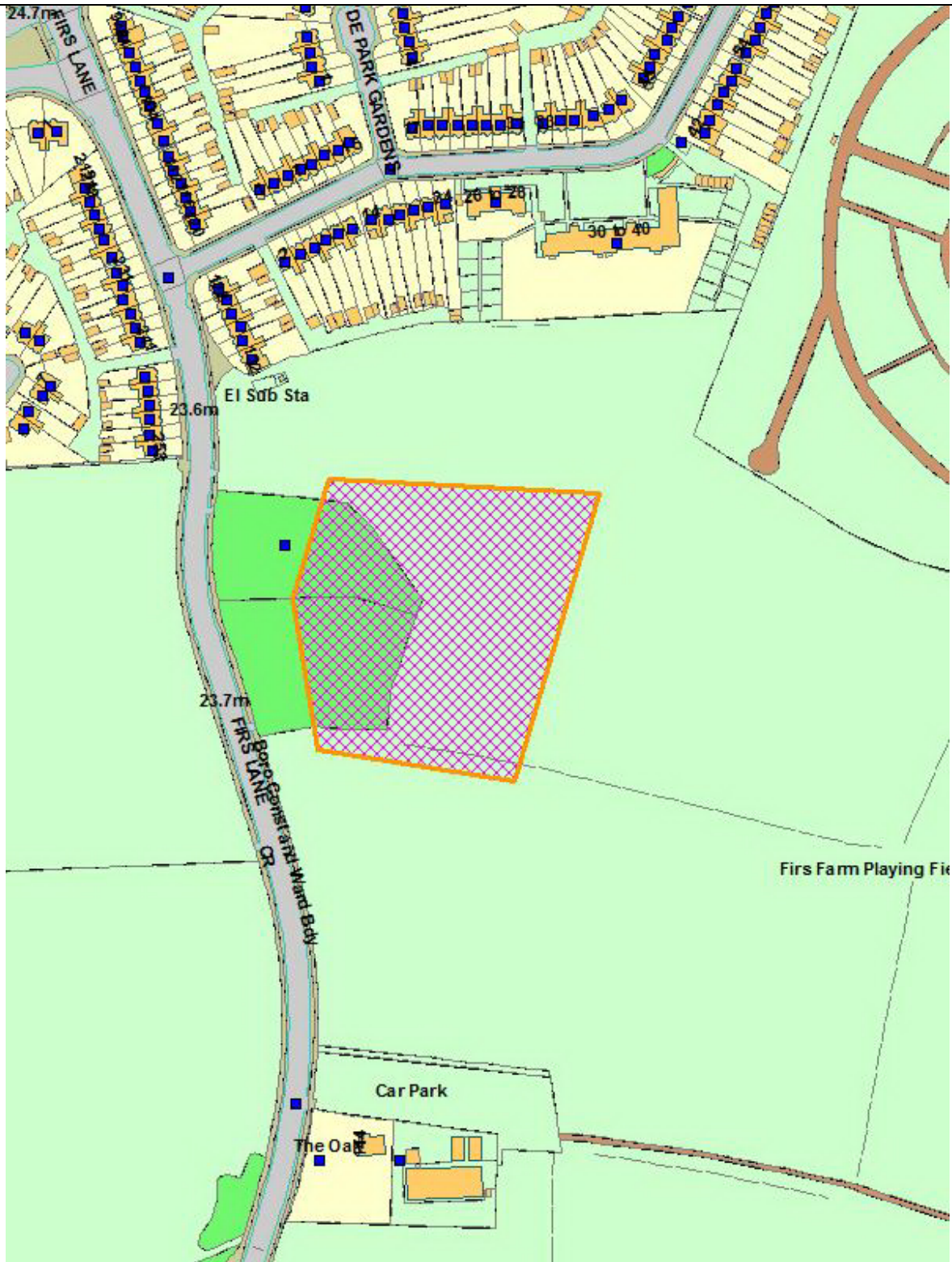
Agent Name & Address:

Enfield Council
Civic Centre
Silver Street
Enfield
London
EN1 3XA

RECOMMENDATION:

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

Ref: 15/04844/RE4 LOCATION: Firs Farm Playing Fields, Firs Lane, London, N21 2PJ



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Scale 1:1250

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 section of the park subject to the planning application totals 4,000 sqm. The area is a predominantly grassed flat area to the north end of the park south of Hyde Park Avenue and situated in between Firs Lane and Edmonton Cemetery and the wooded area to the left of the park.
- 1.3 The site is situated 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 There has already been a planning approval on the site in 2015 under ref: 15/02095/RE4 for the creation of the Firs Farms Wetlands Phases 3 and 4 which essentially allowed for the creation of the 4 wetland cells and the associated earthworks and paving around the site.
- 2.2 This application proposes a fifth phase which involves the creation of a watercourse from the wooded area to the south west of the site to the Wetlands Cells. The applicant has advised that there is need to extend the watercourse to connect the wetlands to the southern branch of Moore Brook (an historic culverted watercourse that runs through the site). This has been identified prior to submission of the previous planning application; however it was determined that further public consultation and tree survey work was required before the route of the woodland watercourse could be finalised. This is why the proposal was not included on previous planning applications.

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
- 3.2 15/01465/SO: Environmental Impact Assessment Screening Opinion Request under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, as amended 2015, for 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, together with construction of a woodland watercourse, pond and margins east of the wetlands. Screening Opinion not Required.
- 3.3 15/02095/RE4: 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. Granted with Conditions

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environmental Health

No objection raised. This is because 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 method statement is sufficient.

4.1.4 Tree Officer

No objection. The Tree Officer has stated there are no objections raised subject to conditions in relation to landscaping and tree protection.

4.2 Public response

4.2.1 Letters were sent to 43 adjoining and nearby residents. In addition 1 site notice have been displayed outside the site. At the time the report was produced 1 letters was received. The comments provided have been summarised below as follows:

Letter of Support:

The proposed wetland will improve the visual amenity and attractiveness of an area of the park that is very underutilised. The proposals are welcomed.

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

5.7 Other relevant policy/guidance

NPPF
NPPG

6.0 Analysis

6.1 Principle of Development

- 6.1.1 Similar to previous consents in relation to the wetlands there are no objections to the principle of this development. The proposal will further expand on the wetland development proposals for the Firs Farm Playing fields and extend the watercourse to connect the wetlands to the southern branch of Moore Brook (an historic culverted watercourse that runs through the site).
- 6.1.2 It has been agreed with Enfield's Park Department, that the excavated material from the works to create this additional watercourse is to be reused within Firs Farm Park immediately to the direct east of the existing wooded area.
- 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.
- 6.1.4 Overall, similar to the previous approvals it is considered that the existing park would be enhanced by the wetland watercourse 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 This fifth phase to provide a watercourse from the wooded area to the existing wetland cells to the north would have limited to no impact on the character and appearance of the park and the surroundings.

6.3 Impact on Neighbouring Properties

6.3.1 Whilst it is recognised that objections were raised to earlier elements of the wetland development, there have been no objections raised by neighbours to this element of the proposals. This element of the application proposes a small watercourse that is actually south of the existing wetland cells previously approved; therefore it is considered it would have a limited impact to the adjoining neighbours. The nearest houses on Firs Lane and Hyde Park Avenue are considered to be sufficiently removed from this fifth phase of the wetland development to not be affected.

6.4 Highway Safety and Construction

6.4.1 Traffic and Transportation have raised no objection to the scheme and the Construction Method Statement is considered satisfactory, therefore there is no need for this to be dealt with via a planning condition.

6.5 Biodiversity

6.5.1 There are no ecological constraints identified to the proposed development. Whilst the proposals are in area of the park designated as Local Nature Conservation (wooded area to the west and south), the proposal would not impact upon these areas. This has been clarified by a Biodiversity Consultant appointed by the council who has advised that if the trees are not damaged the proposed watercourse will actually enhance the ecological value of this area of the site. 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. In addition it has been confirmed that the proposed works would have a relatively limited impact to the existing trees within this wooded area of the park.

7.0 Conclusion

7.1 In addition to the previous approved wetland area this proposal seeks to introduce another watercourse that will provide a further link to the southern section of the Moores Brook. This will benefit the appearance and overall biodiversity of the area whilst creating minimal impact to adjoining neighbours. The proposal is therefore supported.

8.0 Recommendation

8.1 That planning permission be subject to the following 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.

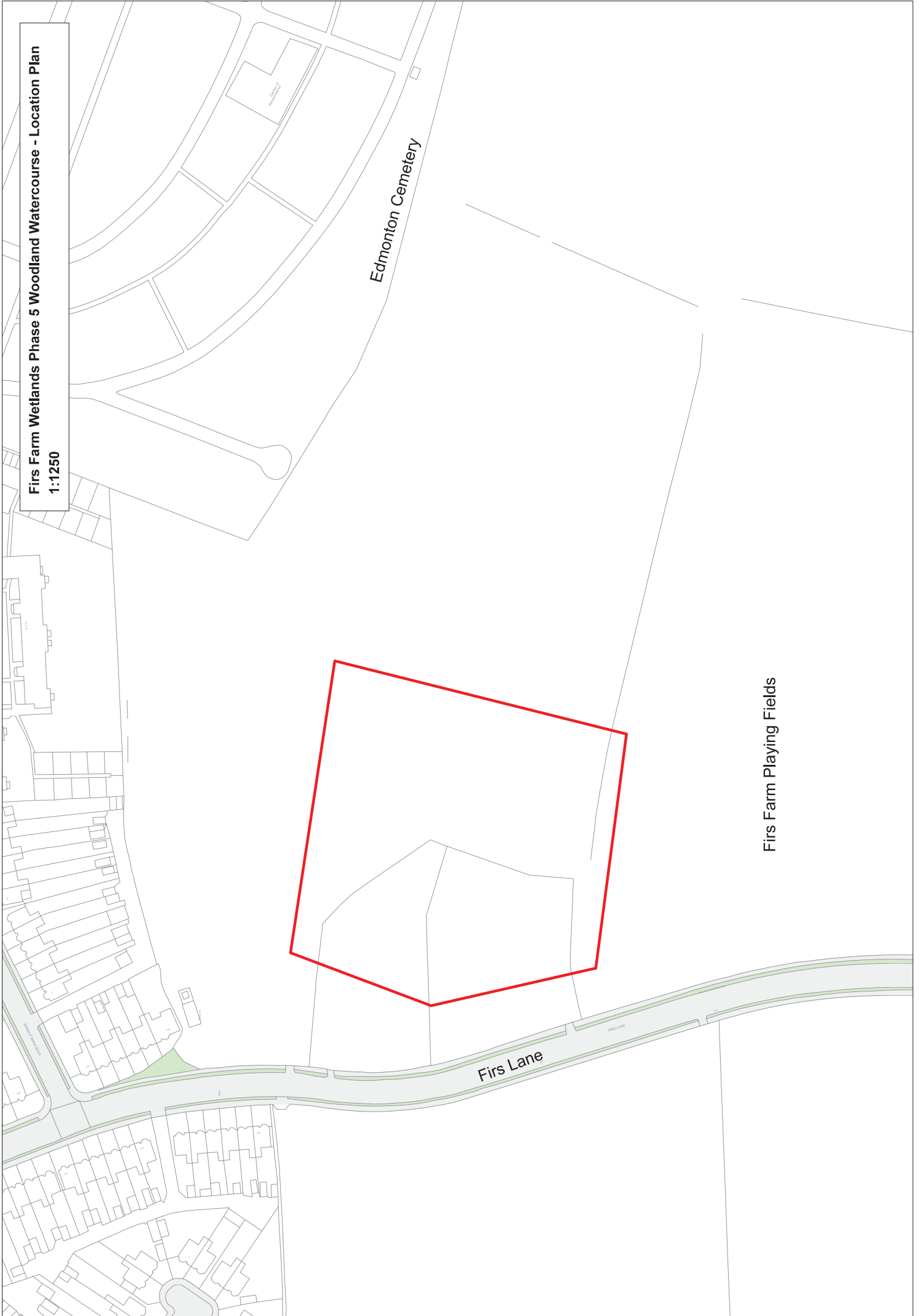
Reason: For the avoidance of doubt and in the interests of proper planning.

3. Tree Protection

The scheme shall be carried out in accordance with the Arboriculture Method Statement and Tree Protection plan submitted with the application.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.













Firs Farm Wetlands Phase 5 Woodland Watercourse - Location Plan
1:1250



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 ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. REFER TO DRAWING NO. LBE127-003 FOR SECTIONS AND DETAILS.

KEY

-  Existing Water Features
-  Proposed Woodland Watercourse
-  Reedbeds
-  Footpath-cyewey (existing)
-  Raised areas
-  Excavation
-  Tree
-  Tree To Be Removed
-  Proposed Ground Levels
-  Existing Ground Levels
-  Proposed Contours
-  Existing Contours


Rev	Revision details	Date

STATUS: **PLANNING**

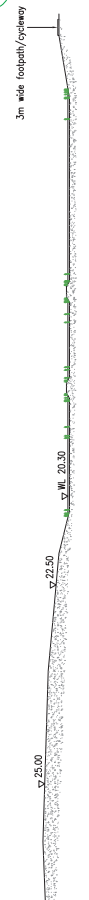
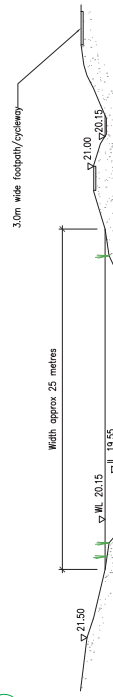
CLIENT: **LONDON BOROUGH OF ENFIELD**

JOB TITLE: **FIRS FARM WETLANDS WOODLAND WATERCOURSE**

DRAWING TITLE: **PLAN AND SECTIONS**



DATE:	OCT 2015
ISSUED BY:	1511
PROJECT NO.:	15000
DRAWING NO.:	LBE087-013



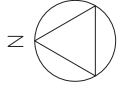
100mm NATURAL SCALE

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KEY

- Areas to be seeded with native wildflower meadow mix, @ 3g per m² in situ.
- Areas to be planted with native shrub woodland understorey mix, to include Hawthorn, Holly and Blackthorn. Bare root & 2l pots @ 3l per m².
- Water channel planted with native marginal to include flowering rush and carex sp., plug and 2l pots @ 50m sit, where shown
- Native Tree of Oak or Beech
Size - Extra Heavy Standard



Rev	Revision details	Date

STATUS
FEASIBILITY

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
Firs Farm Woodland Watercourse

DRAWING TITLE
PLANTING PLAN



DESIGNED BY	MRJ	DATE	Oct 2015
CHECKED BY		SCALE	1:1
DRAWING NO.			

