

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE	Date :	1 st March 2018	
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Report of Assistant Director, Regeneration & Planning	Contact Officer: Andy Higham Sharon Davidson Adam Squires Tel No: 0208-379-4018	Ward: Grange
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Ref: 17/04993/RE4	Category: LBE - Dev by LA
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LOCATION: Town Park , Cecil Road, Enfield, EN2 6LE

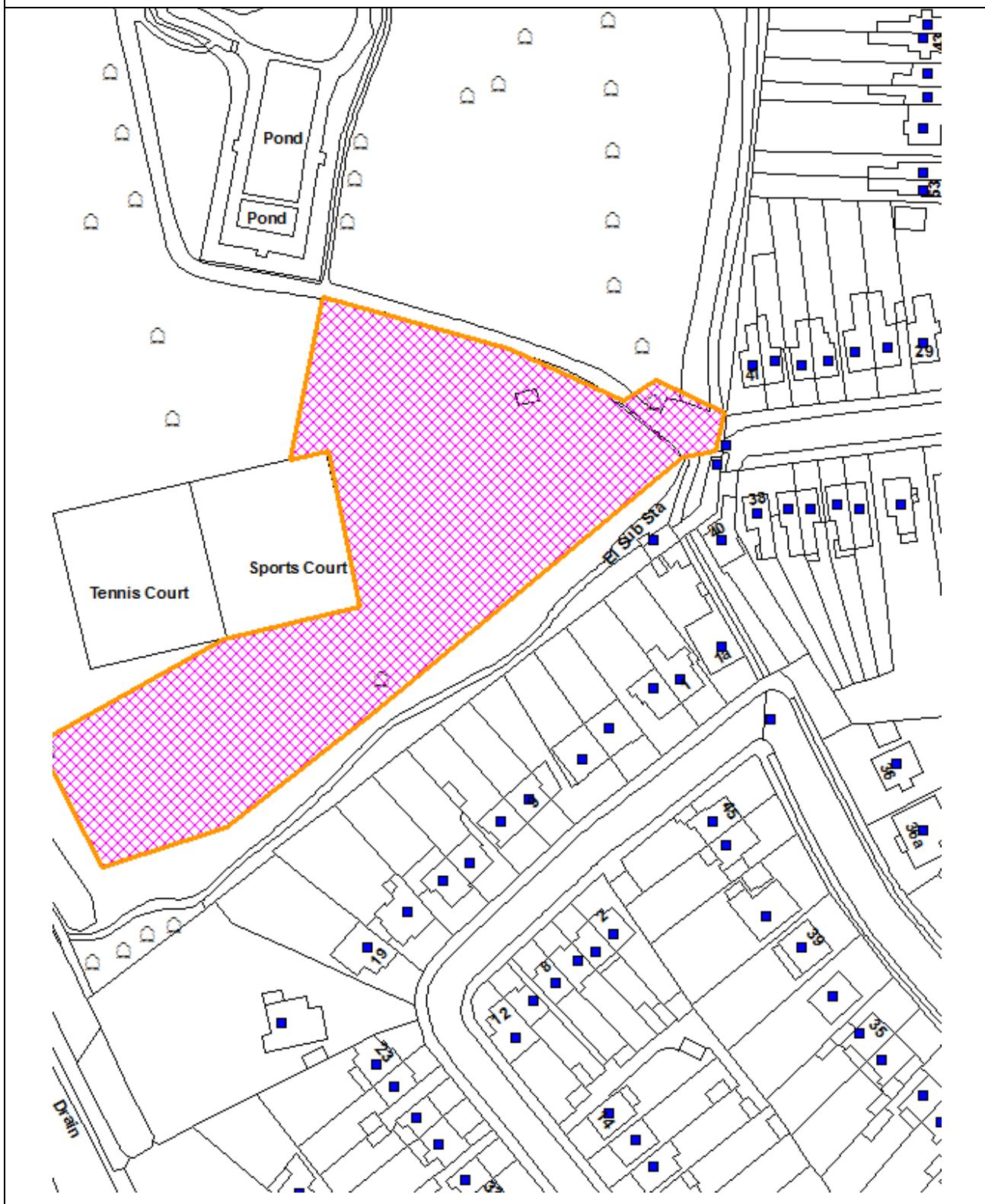
PROPOSAL: Construction of a wetlands area, involving excavation works to create wetland basins, a flood defence bund and landscaping of surrounding areas (0.6ha).

Applicant Name & Address: Mr Michael Shorey B Block North Civic Centre Silver Street ENFIELD EN1 3ES	Agent Name & Address:
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RECOMMENDATION: That the application be **APPROVED** subject to conditions

Note for Members:

Ref: 17/04993/RE4 LOCATION: Town Park , Cecil Road, Enfield, EN2 6LE



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Scale 1:1250



- 1. Site and Surroundings**
 - 1.1 The subject site is located within Enfield Town Park. Town Park is a public park situated within the Enfield Township between Old Park Avenue to the west and Raleigh Road to the east. New River runs through the park in a roughly north-south direction
 - 1.2 The site is not located within a conservation area and does not contain a listed building.
- 2. Proposal**
 - 2.1 The application seeks planning permission for the construction of a wetlands area involving excavation works to create the wetlands basin, a flood defence bund and landscaping of the surrounding areas.
 - 2.2 The proposed wetland would be located at the southern end of Town Park, directly opposite where the park meets Essex Road and immediately adjacent the tennis court and basketball court areas.
 - 2.3 The proposed floor bunding would be constructed along the southern boundary of the park to provide floor protection to the properties to the south of the park.
- 3. Relevant planning decisions**
 - 3.1 There are no known relevant planning decisions relating to this section of Town Park.
- 4. Consultations**
 - 4.1 Statutory and non-statutory consultees**

Environmental Health

 - 4.1.1 No objections raised, subject to the inclusion of conditions with any approval

Tree Control

 - 4.1.2 Following the supply of the revised information relating to tree protections and landscaping, no objection raised with the scheme. A condition in regards to tree protection, treatment of retained trees, site supervision and prohibited activities are required to be imposed to ensure that all retained trees on the site which are to be retained are not unduly harmed.
 - 4.2 Public response**
 - 4.2.1 Letters were sent to twenty-seven (27) adjoining and surrounding properties. One (1) **objection** was received with the points of objection being;
 - Impact to ongoing maintenance of park

- Delay to other scheduled works such as re-surfacing of footpaths and maintenance of bridges
- Lack of clearing of weeds
- Flood protections not needed
- Possibility to result in increased flood risk

One neutral comment was also received which requested that any works not result in increased flood risk to neighbouring properties.

5. Relevant Policies

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 7.8 | Archaeology |
| Policy 7.19 | Biodiversity and access to nature |

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 |
| CP31 | Heritage/archaeology |
| CP34 | Open space |
| CP36 | Biodiversity |

Submission Version 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 |

Other relevant policy/guidance

- | |
|------|
| NPPF |
| NPPG |

Analysis

6. Background

- 6.1 Town Park and the surrounding areas have been identified as having historical flooding concerns due to the proximity to New River and the general topography of the area. The proposed wetland seeks to address this concern by the provision of additional flood protection for both the park and the surrounding residential properties. The implementation of the wetland has been determined to be the most effective and most sustainable method of achieving this by Enfield Council's Engineers in implementing the Town Park Flood Alleviation Scheme in Enfield Town. To re-iterate, the consequence of the wetland is that when the water flow enters the lake, it will be cleansed first through the wetland system.
- 6.2 The proposal is to create a combined flood storage and wetland area within Town Park as part of the Enfield Town Flood Alleviation Scheme. Spoil excavated from the wetland features will be used to construct a low, natural earth embankment which will retain flood water within Town Park during extreme rainfall events, and help to protect properties downstream. The wetlands will receive water from surface water sewers, and the existing swale within the park. The wetland area to be created is approximately 1000m².
- 6.3 The scheme has been identified as resulting in additional benefits to local residents and the environment through the creation of enhanced amenity features, increased biodiversity and improved water quality of Sadlers Mill Stream through the creation of wetland treatment cells.
- 6.4 As part of the scheme, the excavated material will be used to create a flood bunding to the south and additional landscaping for the site to improve the setting of park. This proposed scheme, and the use of the excavated materials, form part of the strategic improvements to Town Park.
- 6.5 There are two reasons why this scheme has been submitted as a planning application. The first reason being there is to be excavation at the site, and this is defined as an 'engineering works'. The second reason is that the proposal is for the change of use of the land to a wetland. Both the excavation and change of use to a wetland require planning permission by virtue of the Planning Regulations.

7. Principle

- 7.1 Town Park is designated as both local open space and Metropolitan Open Land within the Core Strategy. Within the setting of the DMD, such open spaces are afforded the same protections as Green Belt land in that any development which reduces the openness would be refused. DMD 71 of the Development Management Document 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.

- 7.2 The proposed wetland is to be situated on land that is currently grassed with light tree cover within Town Park. This area of the park has not been formally developed, although it adjoins existing playing surfaces which have been developed to the west of the development. Thus currently, it is considered an underutilised section of the park, which is acknowledged as currently having poor drainage. The proposed wetland would have paths placed through it in strategic locations linking it to the wider park and bunding which could be utilised as a seating area or similar. It is therefore considered that the proposed development would support the enjoyment of the park. Further, it is considered the openness of the park is to be maintained as the existing level of greenery is to be enhanced through additional native planting within the wetland area.
- 7.3 Overall, it is considered that the existing park would be enhanced by the wetland as it would create a useable and multi-functioning area, in addition to the above mentioned drainage benefits. Although there would be a change of use in the land, there would be no loss in the park as the wetland would create a multi-functioning use. Thus, the proposal would benefit the park and its users in regards to recreational function, as well the environmental and drainage benefits.

8. Impact on Character of Surrounding Area and Landscaping

- 8.1 The site is located within the Enfield Town Conservation Area, and accordingly, due weight is given to the potential impacts towards the setting of the wider Conservation Area. In line with DMD and NPPF guidance, in situations where a development would result in substantial harm to the setting of a Conservation Area or listed building, such applications will be refused.
- 8.2 The wetland has been split into 3 different areas, annotated on the plan as "cells". These cells vary in width and depth. The proposed wet land will reach a maximum width of 30m. The depth of the wet land is to reach a maximum of 1.1m below ground level. There is to be approximately 300mm of water in the wet land, however, this can change depending on the weather and water table. Along the southern edge of the space, adjacent the bunding, the bunding height would be 2.1m above the level of the wetland. It is noted that the proposed bunding would have a height 300mm above the existing bunding in this area.
- 8.3 The wetland would look in keeping with the park, which is characterised by trees, grass and shrubs. This is because the wetland is to be planted with trees, shrubs and grass. These species have been detailed within the plant specification document submitted with the application. This has been reviewed by Council's Tree Officer who has determined that the varieties of species proposed would be suitable for the proposed locations so as to provide a high quality form of vegetation and landscaping.
- 8.4 The wet land would have the form of a large landscaped area with pedestrian footpaths through it promoting connectivity through the park. The footpaths are to be made of asphalt. In the context of the setting of the Enfield Town

Conservation Area, it is considered that the form and appearance of the development would not appear overly different to the existing form and appearance of the area. The development would maintain the open and spacious nature which characterises this area of the Conservation Area and to this end, the proposed change in use and wetland development is not seen as resulting in substantive harm to the setting of the Conservation Area.

- 8.5 A condition is suggested to requiring compliance with the submitted landscaping plan so as to ensure that the ongoing planting and management of the area is in accordance with the submitted documents

9. **Impact on Neighbouring Properties**

- 9.1 The proposal would not give rise to impacts upon residents in regards to outlook, sunlight, daylight and privacy. If there are issues in regards to the construction of the wetland, this would fall within the remit of the Environmental Health Regulations.

10. **Highway Safety and Construction**

- 10.1 Traffic & Transportation raised no objection to the scheme. The development has supplied a construction method statement which is considered acceptable, in the event of approval, compliance with this would be secured by way of condition.

11. **Biodiversity**

- 11.1 There are no identified ecological constraints of the site as relates to the proposed development. The scheme has been designed in order to improve the drainage of the surrounding area and the creation of a wetland would significantly benefit the biodiversity value of the park through the introduction of new habitats for wildlife species. This is a welcomed addition to the park and biodiversity within the vicinity of the site. To encourage further development of biodiversity on the site, it is suggested that a condition relating to bird nesting and biological enhancements is imposed.

12. **Trees**

- 12.1 There are three trees within the development site which will be retained. Council's Tree Officer has reviewed the arboricultural information supplied with the scheme and has considered this satisfactory with regard to the retention of the trees. This aspect of the scheme is considered acceptable.

13.

14. **Recommendation**

- 14.1 Having regard to the above assessment, it is recommended that the application is **approved** subject to the following conditions:

1. C51 Time Limited Permission

2. Approved Plans

Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

TP-PA-004 Rev A	Layout Plan
TP-PA-005 Rev A	Planting Plan
TP-PA-001 Rev A	Highway Improvements
TP-PA-002 Rev A	Site Location Plan
TP-PA-003 Rev A	Tree Constraints Plan
TP-PA-006 Rev A	Tree Protection Barrier Layout Plan

Tree Report and Arboricultural Method Statement	20/10/2017
Construction Method Statement	
Supporting Planning Statement	November 2017
Preliminary Ecological Appraisal	ECO1568
Wetland Plantings- Species Scheme	
Heritage Statement	60252 16/01/2018

Reason: To ensure the development proceeds in accordance with the approved plans.

3. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. construction access
- iii. arrangements for vehicle servicing and turning areas
- iv. loading and unloading of plant and materials
- v. storage of plant and materials used in constructing the development
- vi. wheel washing facilities
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the implementation of the development does not prejudice highway safety or the free-flow of traffic on adjoining highways, and to minimise disruption to neighbouring properties.

4. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the

bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

5. Prior to the 'switching on' of the water pump in line with the purpose of the proposed development; 2 bat boxes and 2 bird boxes shall be installed on surrounding trees in the area following guidance from a suitably qualified ecologist. A brief letter report confirming that the boxes have been installed, including a simple plan showing the location and type of boxes, is to be submitted to the Council.

Reason: To further enhance the biodiversity value of the site post development in line with CP36 of the Core Strategy.

6. All works undertaken on the site shall be in accordance with the submitted landscaping details. The proposed development shall preserve all identified planting to be retained and trees and any shrubs and grass to be planted and shall be planted within the first applicable planting season. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To enhance the ecological value of the site in accordance with DMD 79

7. Retained Trees

In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars and any recommendations therein; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the (occupation of the building/commencement of use of the approved development) for its permitted use.

- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS 3998:2010.

- b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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.

8. Tree Protection

All works or development shall be undertaken in accordance with the supplied arboricultural information, Tree Protection Plan and Arboricultural Method Statement has unless otherwise approved in writing by the Local Planning Authority.

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.

9. Prohibited Activities

The following activities must not be carried out under any circumstances:

- a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- b) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
- c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d) No mixing of cement or use of other materials or substances shall take place within Root Protection Areas, or close enough to a Root Protection Area that seepage or displacement of those materials or substances could cause them to enter a Root Protection Area
- e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

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.

Informative

1. Waste comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

2. Water comments

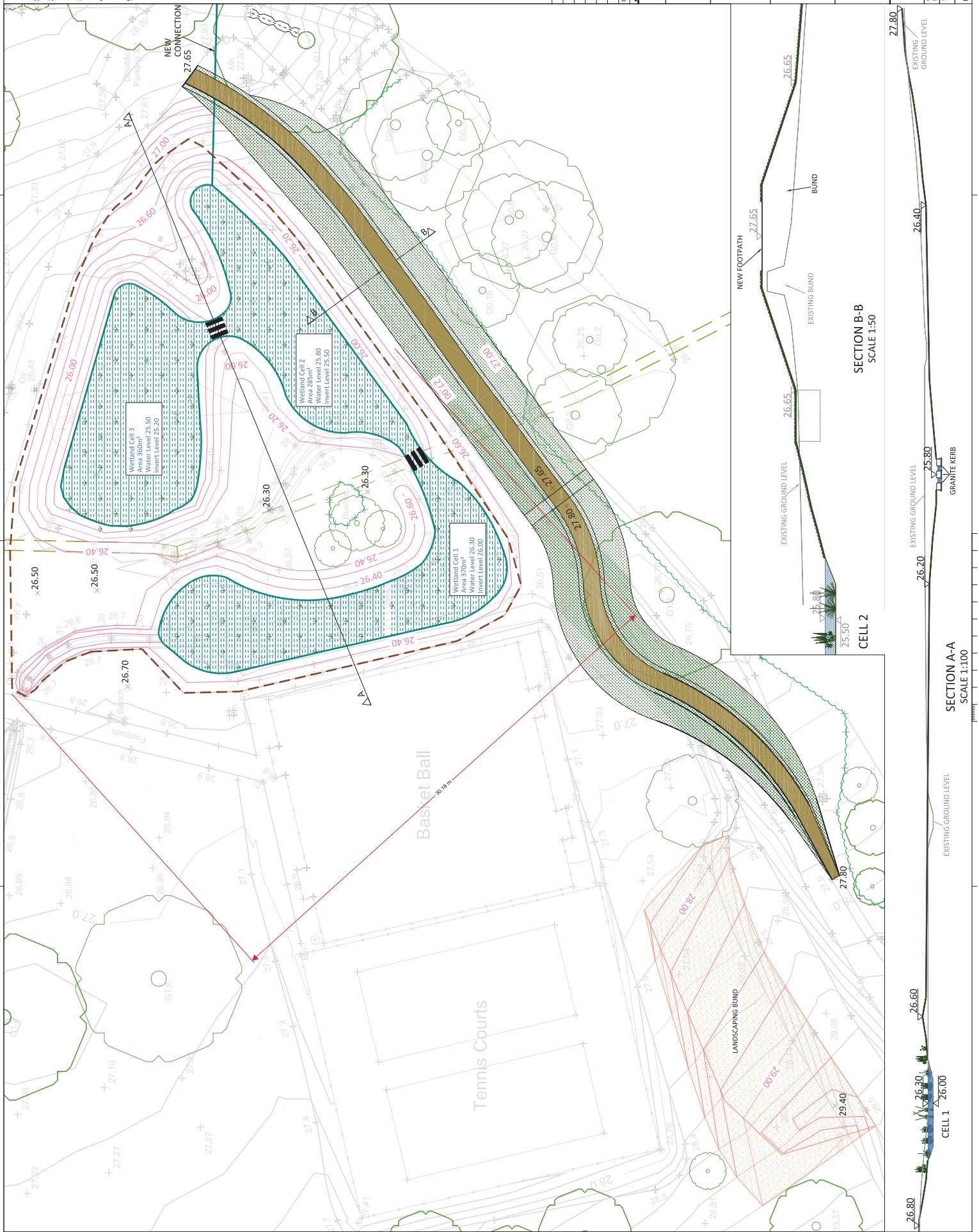
Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

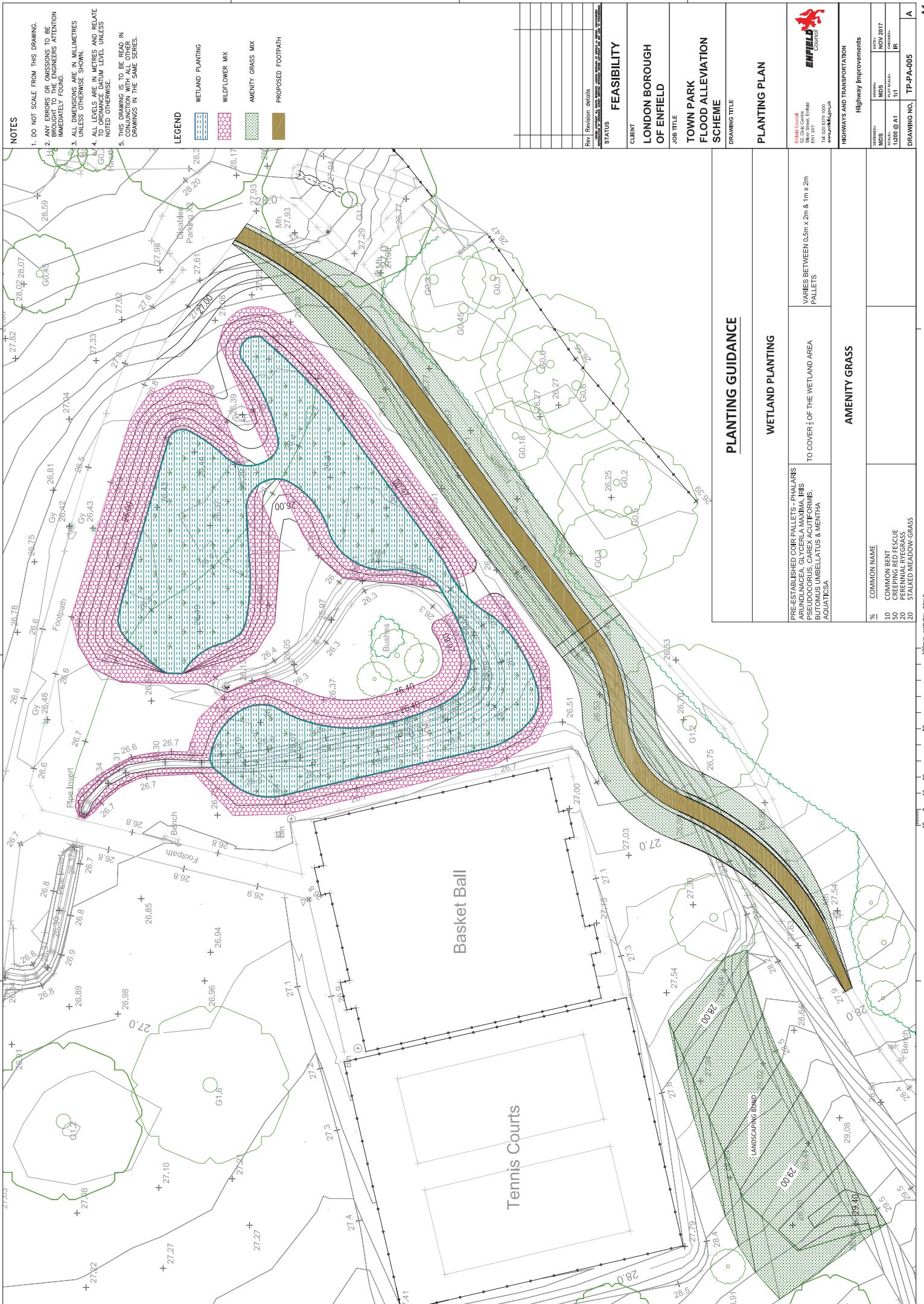
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LEGEND

SECTION II

LONDON BOROUGH OF HAMPSHIRE

OF EN
JOB TITLE

TOWN PARK
FLOOD ALLEVIATION
SCHEME

DRAWING FILE

TREE CONSTRAINTS PLAN



ENFIELD Council

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HIGHWAYS AND TRANSPORTATION

Highway Improvements

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