

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 6th November 2019

Report of
Head of Planning

Contact Officer:
Andy Higham
David Gittens
James Clark

Ward:
Chase

Ref: 18/04863/OUT

Category: Outline Planning Application
(Outstanding Matters reserved)

LOCATION: Capel Manor College, Bullsmoor Lane, Enfield, EN1 4RQ

PROPOSAL: Outline planning application to determine the Principle, Landscaping, layout and scale of development on site (outstanding matters reserved).

Applicant Name & Address:

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RECOMMENDATION: That the Head of Development Management /the Planning Decisions Manager be authorised to **GRANT Outline planning permission (outstanding matters reserved) subject planning conditions.**

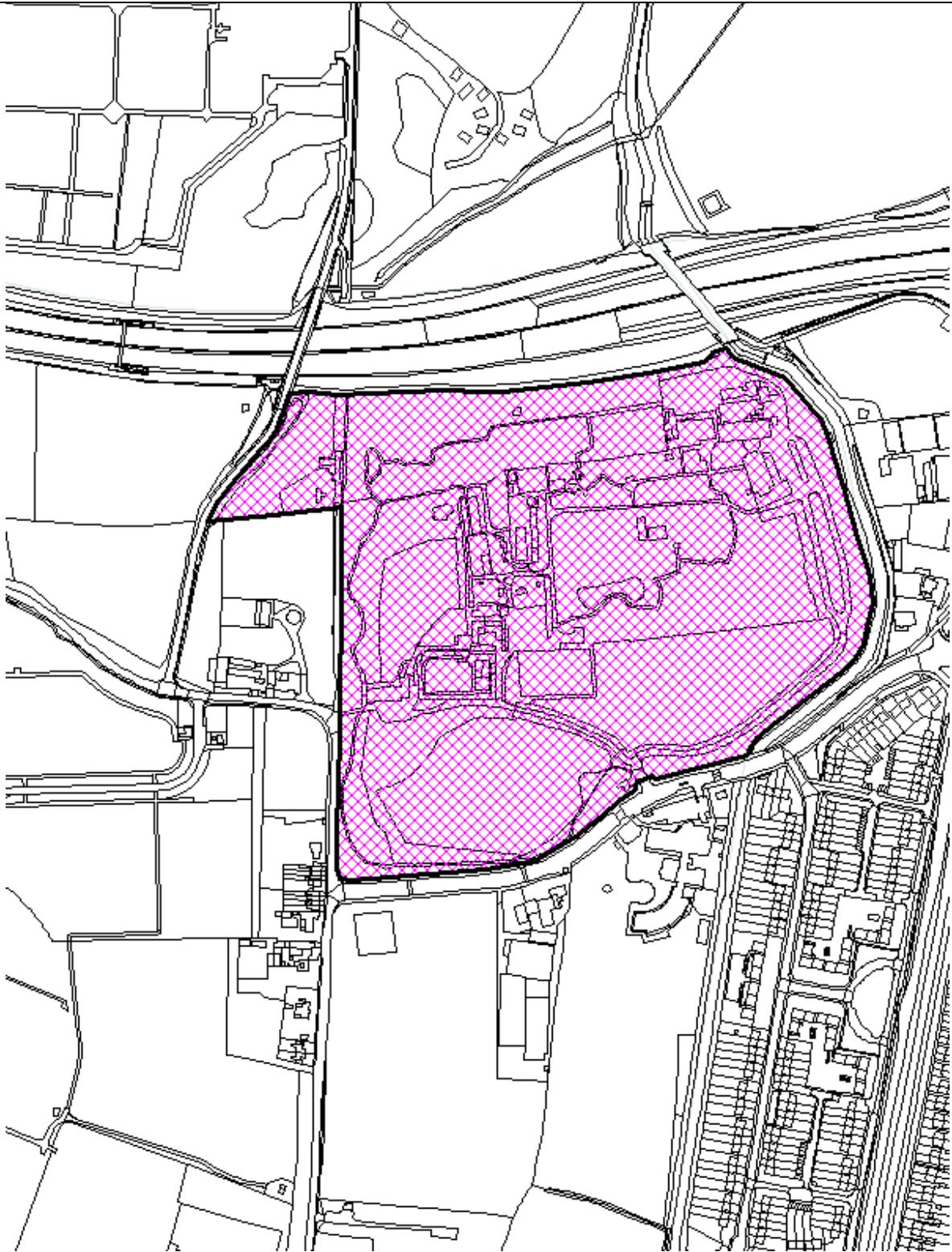
Note for Members:

The application has been brought to the Planning Committee because development meets the limitations of Enfield's delegated powers schedule. In this instance the planning application meets exception criteria (4), Outline applications for the erection of non-residential development with a site area of more than 1 hectare.

1.0 Recommendation:

- 1.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT Outline planning permission (outstanding matters reserved) subject to the following planning conditions.**

Ref: 18/04863/OUT LOCATION: Capel Manor College , Bullsmoor Lane, Enfield, EN1 4RQ



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Scale 1:5000

North



Standard conditions

1. A subsequent application for the approval of any reserved matters (all matters reserved) must be made to the Local Planning Authority not later than (a) the expiration of three years beginning with the date of this decision notice and (b) the development to which this permission relates must be begun not later than the expiration of two years from the final approval of the last reserved matter to be approved.
2. Phasing of development
3. Accordance with plans

Design

4. Design of Buildings – Design
5. Details of development – Visitor centre
6. Details of development – External Appearance (materials)
7. Details of development – Enclosure
8. Details of development – Levels (ground)
9. Standard of accommodation
10. Buildings meet Part M(2) of Building control Regulations
11. Secure by design

Transport

12. Details of Development - Access
13. Details of Development – Hardstanding
14. Parking retained for such
15. Detail of development – Refuse storage
16. Details of development - *Construction Site Waste Management*
17. Details of Development – Cycling storage
18. Construction management plan
19. Electric charging points
20. Transport Report
21. Details of Development - Parking plan and turning facilities

Landscaping conditions

- 22. Details of Development - Landscaping
- 23. Biodiversity improvements
- 24. Details of Tree protection plan
- 25. Compliant with AIA report
- 26. Replacement tree

Drainage/Water/Contamination conditions

- 27. Drainage scheme
- 28. SUDs Verification
- 29. Water consumption
- 30. No pilling
- 31. Land contamination

Energy conditions

- 32. BREEAM
- 33. Details of the location and use of photovoltaics on buildings
- 34. Energy report
- 35. Energy Zero Carbon Technologies

Use related conditions

- 36. Residential buildings to remain ancillary to D1 use
- 37. Use of buildings
- 38. Commercial A Class uses shall remain ancillary to the D1 use of the site
- 39. Community use

Other conditions

- 40. Archaeology
- 41. Noise report
- 42. CCTV

2.0 Executive Summary:

- 2.1 This report recommends the grant of outline planning permission for additional development on the site of Capel Manor, a specialist horticulture college located in the North-east of the borough. The outline planning application seeks approval for the principle of development, together with the scale and layout of the proposed buildings and structures on site with all other matters (appearance//means of access//landscaping) reserved.

- 2.2 The college is one of a handful of specialist horticultural centres in the country and provides specialist training in areas such as husbandry and garden creation. The college gardens include dedicated gardens open to the public and form part of a local tourist attraction. The site is located within the metropolitan Greenbelt, designated Forty Hill Conservation Area and bordered to the east by the New River and the M25 to the north.
- 2.3 The officers have considered the scope of the proposed development and historic intermittent development of the college site to date against relevant national, regional and local planning policy context. The outline planning application satisfies a number of key concerns against overarching planning policy. While the principle, massing and siting of the outline development is considered acceptable, robust planning conditions shall be applied to secure acceptable future development pertaining but not limited to access, design, appearance and detailed landscaping details.
- 2.4 The principal reasons for recommending approval are
- i) The continued operation and expansion of the specialist courses provided at Capel Manor horticulture college and continued feasibility of preserving its publicly assessable gardens are considered to partial meet the assessment of “very special circumstances” as outlined in Para 144 of the NPPF (Adopted February 2019). Officers acknowledge that whilst the principle and paramount use of the site is as a D1 college, which in isolation is not part of the exceptions list provided in para 145 of the NPPF (February 2019), elements of the development are considered to warrant characteristics that are within the realms of the exception list;
 - ii) Improvements to the visitor centre and providing a fit for purpose Visitor Centre on the site providing improved access for visitors and future growth;
 - iii) The provision of additional ancillary key worker residential accommodation for college operations in close proximity to the zoo providing 24-hour cover for animal welfare and improved on-site security. Typically, animal care, gardening and conservation jobs are low paid and recruiting to these posts in London, without associated accommodation is challenging;
 - iv) Provision of a foundation centre for students with special needs;

- v) Provision of on site green recycling waste centre reducing off-site transport costs and improving self-sufficiency and sustainability on site;
- vi) Replacement of aging buildings with new fit for purpose modern buildings that are not materially greater in scale inclusive of sustainable and energy efficient improvements; and,
- vii) The development would not harm the special character or setting of the Forty Hill conservation area and listed buildings on site respectively.

3.0 Site and Surroundings:

- 3.1 Capel Manor College is located to the far north of the borough with the boundary with Broxbourne located to the north, the New River to the east, Bullsmoor Lane to the southern boundary and Gilmour Close and Bulls Cross to the west. The site is occupied by Capel Manor College which also operates as a visitor attractive providing high quality gardens open to the public. The site covers 12.4 hectares. The site includes three Listed Buildings formed of Bulls Cross Lodge (listing TQ3428399857), Capel House (listing TQ3445099780), the stables and former coach house (TQ3442599744) and Garden Walls to East of Capel House Bullsmoor Lane.
- 3.2 The entire site is located within the designated Metropolitan Greenbelt and the majority of the site with only the extreme north-west of the site (creating a buffer to the M25) all within the designated Forty Hill conservation area. The site has a large portion of high quality trees including A and B Category on the boundaries and within the site. In addition to the above the college is within designated Open space, a wildlife corridor and the site forms part of a designated Archaeological significant area.
- 3.3 Beyond the listed buildings and gardens on site, the college is formed of a mix of recent and older teaching and operational buildings predominantly clustered to the north-east corner and a ribbon of development in the centre of the site. The recent buildings on site, primarily in the north-east, were part of previous outline planning applications approved in 2011 and are largely located outside the designated conservation area. Other incremental additions to the existing ribbon of development in the centre of the college have been delivered in a seemingly intermittent fashion. The centre of the site is largely given over to publicly assessible gardens and low level polytunnels. The main entrance to the site off

Bullsmoor Lane opens directly onto grazing fields with traditional low level timber fencing.

- 3.4 Existing vehicle parking is located on the eastern side of the site along the boundary with the New River and within the centre of the site adjacent the listed Stable building. The extreme north-west is formed of the Bulls Cross listed building, a newly erected polytunnel and an unregulated storage area. The polytunnel and storage of green waste appears to have commenced without planning approval.
- 3.5 The site operates as a D1 college but includes ancillary D2, C3, A1, B1a and sui generis (Agricultural uses) uses all considered to facilitate the primary use of the site as a D1 college. The site in addition to the categorised uses includes a sui generis Zoo on site, albeit to a small scale. The site runs and operates 24/7 and includes on site security.

4.0 Proposal:

- 4.1 The outline planning application seeks planning permission for the **Principle** of development, together with the matters of the **Layout** and **Scale**. The remaining matters of **Appearance, Means of Access** and **Landscaping** shall form subsequent “reserved matters” applications. The matters considered under the outline planning permission shall be conditioned.
- 4.2 The proposed development includes a range and scope of development forms including structures, forms of enclosure and other development. The breakdown is provided below in table form.

Bld Ref	Description of building/development	Development form	Scale and layout
P01	Proposed New visitor centre. Such form the enhanced facilitates to increase access and use of the gardens on site.	Single storey with ad hoc structure projecting off southern elevation	Single storey, Footprint to form part of a reserved matters
P02	Proposed Foundation Building (Utilised for students with special	Single storey Building	Single storey, Footprint to form part of a reserved matters

	requirements/assistance		
P03	Proposed New Venlo Greenhouse – to replace the existing Venlo greenhouse	Single storey Like for like replacement	Like for like replacement
P04	Proposed Replacement Building to replace Horticultural shed.	8m x 14m and height of the building to be confirmed subject to conditions. Limited detail of its use	Single storey, Footprint to form part of a reserved matters
P05	Proposed Agricultural Barn and service Yard. Part of the north-west development site/area	12m x 9m, the height of the building to be confirmed subject to conditions. The building is significant in scale and as part of the plan has been moved.	The final appearance and height shall be required to be justified
P06	Transferred Polytunnel **unclear where it has been transferred from?	Single storey	Single storey, Footprint to form part of a reserved matters
P07 (NE)	Proposed New Staff Lodges to house “Keyworkers”	Two storey functional building	The ancillary residential unit shall represent the maximum footprint to meet acceptable accommodation conditions and make the least impact to the openness of the Green Belt.
P08	Proposed High Park security Gate	Final appearance conditioned	Further details are required inclusive of views from the Capel manor house and the entrance to the site
P09	Proposed new boundary park fence	Fencing - Final appearance conditioned	Details of the fencing scale and appearance to be confirm via a reserved matters application

P11	Proposed parkland and rail fencing	Final appearance conditioned	Details of the fencing scale and appearance to be confirm via a reserved matters application
P16	Proposed New Garden	Garden shall replace existing parking as part of improvements to the central visitor gardens.	The details of the garden landscaping shall be sought as part of a reserved matters application
P17	Proposed Menage Parking	Menage shall part of a future parking area	The hardstanding is a new development without permission – further tree coverage shall be requested
P19	Proposed new Garden service Yard	To facilitate the use of the Agricultural Barn and service Yard	No details provided to be a reserved matter via condition
P20	Proposed Gardens Green/Animal waste recycling bin area	No details provided	To be confirmed via reserved matters to confirm appearance
P21	Proposed new garden service yard	No details provided	To be confirmed via reserved matters to confirm appearance

4.3 The proposed development can be subdivided into buildings/structures, bespoke changes to landscape and facilities considered as constituting development. In this regard the primary considerations are the impact of any additional buildings on the site and the impact of any increase in the expanse of hardstanding. On account of the significant scope of conditions and reserved planning matters, the proposed development is judged against the impact of the scale and siting in relation to, but not limited to the openness of the greenbelt and the character and heritage of the conservation area.

4.4 In addition to the aforementioned scope of the outline planning application, as part of the development eight (8) trees on-site shall be felled (removed) as part of the development to allow the visitor centre and car parking to serve the north-east cluster. The designation of the majority of the site as conservation area thereby renders those trees within the conservation area to fall within the BS5837:2012 “Trees in relation to design, demolition and construction”.

5.0 Relevant Planning History:

- 5.1 Reference - TP/95/0107
Description of development - Erection of a single storey aboricultural workshop.
Decision level – Delegated
Decision Date – 07/04/1995
- 5.2 Reference - TP/06/1247
Description of development - Extension to existing building involving single storey infill, south and east extension to provide staff room, disabled facilities and IT classroom.
Decision Level – Delegated
Decision Date – 21/08/2006
- 5.3 Reference - TP/07/0113
Development Description – Erection of detached building to provide staff office and IT suite with associated facilities together with extension link between existing floristry block. (Revised scheme)
Decision level – Delegated
Decision Date – 26/03/2007
- 5.4 Reference - TP/11/0830
Development Description – Masterplan for development of the north east corner of the site to provide replacement and additional accommodation for Horticulture, Animal care and Arboriculture centres (OUTLINE - access, layout and scale).
Decision level – Planning Committee
Decision Date – 07/09/2011
- 5.5 Reference – 14/03473/VAR
Development description - Variation of condition (1) of planning permission TP/11/0830 to allow replacement drawings to provide for the re-siting of the animal care centre.
Decision level – Delegated
Decision Date – 13/11/2014
- 5.6 Reference - 14/04522/RM
Development description - Reserved matters of approval under TP/11/0830 in respect of appearance and landscaping pursuant to condition 32 for the outline approval of the masterplan for development of the north east corner of the site to

provide replacement and additional accommodation for Horticulture and animal care in a 2-storey block with rooms in roof, and rear and associated plant and air condenser units to side and rear.

Decision Level – Delegated

Decision Date – 20/11/2015

- 5.7 Reference - 14/04521/RM
Development description - Reserved matters approved under TP/11/0830 in respect of appearance and landscaping pursuant to condition 32 for outline approval for the erection of a 2-storey arboricultural centre.
Decision Level – Delegated
Decision Date – 20/11/2015

Enforcement History

- 5.8 No planning enforcement history exists on site.

6.0 Consultation:

Public Response

- 6.1 Consultation letters were sent to 57 neighbouring properties (21 days expired 20th January 2019) and a press advert was placed in the local newspaper (23/01/2019).
- 6.2 Following submission of statutory reports, updated information and revised plans constituting a material change in the development, a re-notification consultation was undertaken. Letter were sent to 57 neighbouring properties on the 29/08/2019, (21 days expired 19th September 2019). At the time of writing the report no responses were received by the Planning Department.

Statutory and Non-Statutory Consultees:

6.3 Internal Consultations:

- 6.3.1 Transportation & Transport – Suitable conditions shall be applied to the development. Detailed information is provided in the transport section of the committee report but the development would require a robust transport report.

- 6.3.2 Sustainable Drainage – No details of suitable drainage have been provided as part of the outline planning application and therefore objections are raised. Full details of the sustainable drainage on site would be expected as part of a reserved matters application.
- 6.3.3 Conservation officer – The impact of the fencing and enclosure of the site remains a concern as does the final appearance of the visitor centre. The outline nature of the planning applications permits a robust assessment of the final appearance of the site to maintain a policy compliant appearance.
- 6.3.4 Education department – No comments received
- 6.3.5 Commercial/property department – Enfield Council has no land interest in the site but the college does lease farms in the borough from the Local Authority.
- 6.3.6 Tree officer – The loss of eight (8) category B and C trees is not ideal but acceptable considering the quantity, quality and siting of trees on site to be retained as part of the development. Additional trees shall be planted to counter the loss of trees. (Please see the tree section of the report for more details).
- 6.3.7 Urban design – No comments received
- 6.3.8 Environmental Health – The outline application provides a desktop contamination investigation; having read the document it is clear that there are no historical sources of contamination at the site other than fuel storage. Given that there is unlikely to be ground contamination and that the future site users are unlikely to come into contact with any contamination that may be on site the report conclusions are accepted and a site investigation will not be required.
- 6.4 External Consultees
- 6.4.1 MET Police – The applicant has not consulted the MET police to seek details on how the site can be secured via secure by design methods. (Recommended planning conditions shall be applied to the site).
- 6.4.2 GLASS (archaeology) – A two stage pre-commencement condition shall be applied including a Written Scheme of Investigation (WSI).
- 6.4.3 Thames Water – No response

- 6.4.4 Forty Hill (Conservation Group – receive in February 2019) – The Group object to the lack of justification of development in the green belt, poor design of the buildings, negative impact to the conservation area and heritage assets.
- 6.4.5 Environment Agency – The New River watercourse is listed as an ‘ordinary watercourse’ this is something your internal watercourse/SuD’s team will likely want to comment on. The submitted Land contamination report clarifies there is no historic contamination on site and no pathway to ground water contamination appears present. (Recommend the use of planning conditions to prevent contamination if found).
- 6.4.6 Historic England – On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.

6.5 Officer comments

The initial consultation responses received in January and February 2019, were negative and highlighted the inadequate submission of information to justify the principle or scope of development. Following revised and updated planning reports and drawings the re-consultation responses in September/October 2019 have been more favourable however significant concerns have been raised by the statutory consultees. The nature of the outline planning application is such, whereby many of the concerns received can be captured and developed via reserved matters and pre-commencement planning conditions.

7.0 Relevant Policies

7.1 NPPF (Adopted February 2019)

- Section 8 – Promoting Healthy and safe communities, Para 94 & 99
- Section 9 – Promoting sustainable transport, Para 102-111
- Section 12 – Achieving well-designed places, Para 124-132
- Section 13 – Protecting Green Belt Land, Para 133-134 & 143–147
- Section 15 – Conserving and enhancing the natural environment,
Para 174-183
- Section 16 – Conserving and enhancing the historic environment,
Para 184-202

7.2 London Plan (2016)

Policy 3.1	Ensuring equal life chances for all
Policy 3.18	Education facilities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralise energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 5.17	Waste Capacity
Policy 5.18	Construction, excavation and demolition waste
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.8	Coaches
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.2	An inclusive development
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.14	Improving air quality
Policy 7.15	Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
Policy 7.16	Green Belt
Policy 7.17	Metropolitan Open space
Policy 7.21	Trees and woodlands
Policy 8.3	Community infrastructure Levy

7.3 The London Plan – Draft

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The draft plan is a material consideration in determining applications but is likely to carry little or no weight until there is a response to consultation submissions or until after its examination.

7.4 Core Strategy

CP8	Education
CP9	Supporting community cohesion
CP11	Recreation, leisure, culture and Arts
CP12	Visitors and Tourism
CP20	Sustainable Energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22	Delivering Sustainable waste Management
CP24	The road network
CP25	Pedestrians and cyclists
CP30	Maintaining and improving the quality of the built and open environment
CP31	Built and Landscape Heritage
CP32	Pollution
CP33	Green Belt and Countryside
CP35	Waterways
CP36	Biodiversity

7.5 Development Management Document

DMD 37	Achieving high quality and design-led development
DMD 38	Design process
DMD 39	The design of business premises
DMD44	Conserving and Enhancing Heritage assets
DMD 45	Parking standards and layout
DMD 46	Vehicle crossovers and dropped kerbs
DMD 47	Access, new roads and servicing
DMD 49	Sustainable Design and construction statements
DMD 48	Transport assessments
DMD 50	Environmental assessment methods
DMD 51	Energy efficiency standards
DMD 53	Low and zero carbon technology
DMD 55	Use of roof space/ vertical surfaces

DMD 56	Heating and cooling
DMD 57	Responsible sourcing of materials, waste minimisation and green procurement
DMD 58	Water efficiency
DMD 61	Managing surface water
DMD 64	Pollution control and assessment
DMD 65	Air quality
DMD 66	Land contamination and instability
DMD 68	Noise
DMD 75	Waterways
DMD 76	Wildlife Corridors
DMD 79	Ecological Enhancements
DMD 80	Trees on development sites
DMD 81	Landscaping
DMD 82	Protecting the Green Belt

7.6 Other Relevant Policy and Guidance

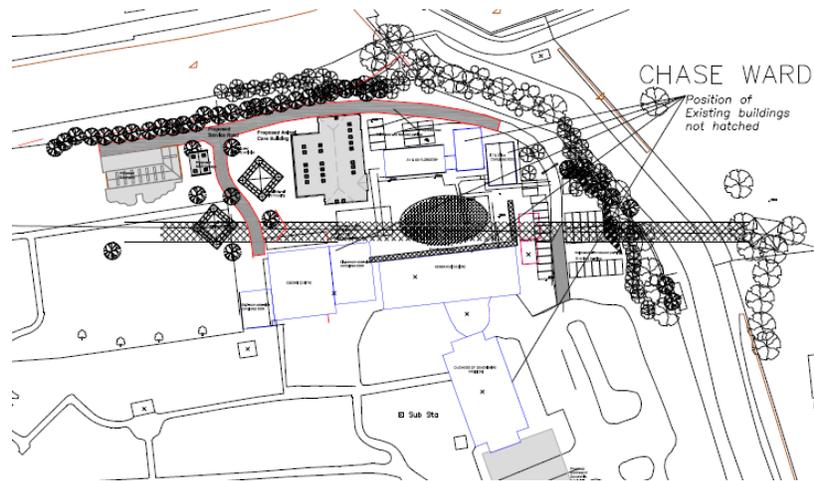
National Planning Practice Guidance (NPPG)
 Section 106 Supplementary Planning Document (2016)
 Historic England: The Setting of Heritage Assets: Historic Environment Good
 Practice Advice in Planning: 3
 Forty Hill Conservation Area Character Appraisal (adopted 2015)

8.0 **Assessment**

Background to Site and Development

8.1 The planning application was submitted in December 2018 but lacked crucial reports and inadequate plans to accurately assess the development. Following a site meeting with the applicant in March 2019, agreement was reached to submit appropriate planning reports and accurate drawings of the proposed development. In addition, the scope of the outline planning application was reduced via the removal of access, parking, elements of the scale and appearance from the material matters to be considered as part of the outline application assessment.

8.2 The site of Capel College has witnessed significant development on site since 2007 including an outlining planning application to development approved in 2011 to principally develop the north-east corner of the site. The plan of the outline 2011 permission is provided below. The site has been designated green belt since July 1948 and the rationale for the development to date shall be provided in the assessment within the delegated report.



The main considerations of the Outline development are the following,

- Principle of development in the Green Belt
- Impact of development upon the listed buildings
- Impact of development upon the Forty Hill Conservation area
- Principle of educational and ancillary uses on site
- Impact of landscaping & loss of trees
- Ground Contamination
- Other matters to be reserved

Principle of development in the Green Belt

8.3 The updated and adopted NPPF (February 2019) reaffirms the commitment to protect the green belt and prevent harmful development. Paragraphs 133 and 134 from the updated NPPF are outlined below,

Para 133. The Government attaches great importance to green belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para 134. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

8.4 Para 143 states, ***“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”***. Paragraph 145 states, **local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.**

Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
- not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 8.5 The London plan policy 7.16 (Green Belt) provides further weight to the protection of the green belt, stating the “The major strongly supports the current extent of the London’s green belt, its extension in appropriate circumstances and its protection from inappropriate development”. In regard to planning decisions the policy states, “the strongest protection should be given to London’s Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in National guidance”. The Enfield Core Strategy policy CP33 and Development Management Document Policy DMD 82 (Protecting the Green Belt) provides further weight to the overarching aim of protecting the openness of the Green Belt.

Development on Site to Date

- 8.6 Further development of the Capel Manor College must be considered in light of the to date development permitted under historic application and especially the 2011 (Ref TP/11/0830) planning approval. The principle of development in 2011 referred to Annex C of PPG2 guidance, whereby Higher and Further Education (HFE) Centres have greater scope of development in the Green Belt. While of pertinence in the decision making process at the time in 2011, the policy is now defunct under current planning policy, and has been largely replaced by the green belt section in the adopted NPPF 2019. Para 6.3.4 of the 2011 planning approval report stated
- “providing the tests at Annex C3 (Infilling) or C4 (Redevelopment) are met, the proposal need not be considered inappropriate. It should also be noted that the college is a specialist land based further education college, and PPG2 advises that a lack of an alternative site outside of the Green Belt should be taken into account”.

The 2011 approval concluded the assessment against infill and redevelopment would NOT meet the test of Annex C3 or C due to the scale of the redevelopment on site. Extract from para 6.3.5 of the planning approval...“this is because the development cannot be considered to be infilling or redevelopment due to the proposal having a greater impact on the purposes of including land in the Green Belt. In particular, the Animal Care Building will exceed the height of the existing buildings, and the development would occupy a larger area of the site than existing buildings”.

8.7 The loss of openness to the green belt via the increased building footprints, new buildings of multi-storey heights and additional hardstanding underlined in the 2011 planning approval was justified at the time against the very special circumstances of the continued expansion and particular merits of the specialist horticulture college on site. The principle of additional buildings outlined in planning approval 2011 (Ref TP/11/0830) “Masterplan” was justified on the following grounds:

- The appropriateness of a land based college in the Green Belt
- The enhancement of a nationally significant education establishment
- The improvement to community learning facilities
- The rationalisation of existing development

8.8 The 2011 planning approval concluded in para 6.3.15 the following,

“On balance, and with reference to the very special circumstances listed, it is considered that in this instance, the proposal will not detrimentally harm the open character of the Green Belt as the proposal will result in development being confined to one part of the estate, and will improve the central part of the estate through the removal of some existing structures.”

8.9 The current outline planning development differs significantly from the 2011 planning approval on account of its multi-site development in to otherwise undeveloped and open areas of the site. The development can be broadly subdivided into three primary areas, the **north-east site, north-west site, southern boundary** and area in the centre of the college to be referred to as the **“Central Belt” area**. The submitted planning statement (prepared by PDA associates) makes the similar grounds for the justification of “very special circumstances” in para 4.2.21

- The appropriateness of a land-based college in the green belt and educational need
- The enhancement of nationally significant education establishment
- The improvement to community learning facilities

The current planning application does not include the rationalisation of existing development and hi-lights the fact the proposed development would erect new buildings within the Green Belt outside of the criteria of exceptions stated in the NPPF. Thereby potentially representing inappropriate development in the green belt thereby by association harming the openness of the green belt.

- 8.10 As shown in the “proposal” section of the report a table is provided showing the referenced areas and point of development. For clarity the building references shall be grouped under the location heading areas within the site and summary of the buildings and justification from the applicant.

North-East site

- 8.11 The development in the north east corner site shall be formed of two buildings categorised as P02 and P07.

Bld Ref	Description of building/development	Development form	Scale and layout
P02	Proposed Foundation Building (Utilised for students with special requirements/assistance)	Single storey Building	Single storey, Footprint to form part of a reserved matters
P07 (NE)	Proposed New Staff Lodges to house “Keyworkers”	two storey functional building	The ancillary residential units shall from the maximum footprint to meet acceptable accommodation conditions and make the least impact to the openness of the Green Belt.

- 8.12 P02 would be known as the foundation building utilised for the teaching of children with special needs and would be completely new addition to the site neither replacing nor extending an existing building. P07 is an ancillary residential

building for key worker accommodation for an animal welfare technician and an estate/grounds key holder. Both buildings P02 and P07 would be single and two storey respectively and the justification provided for their exceptional circumstances, judged against the overriding green belt policy, are both represented by the infilling limited infilling and very special circumstances. Officers broadly agree with the justification for development, primarily on the ground the buildings add to an already developed area with a cluster of buildings developed under the 2011 permission. The impact of the additional buildings would be acceptable in this stance and would not harm the openness or special character of the Green Belt.

North-West Site

- 8.13 The development in the north west corner site shall be formed of two buildings categorised as P05 and P06 and two structures/equipment.

Bld Ref	Description of Building/development	Development form	Scale and layout
P05	Proposed Agricultural Barn and service Yard. Part of the north-west development site/area	12m x 9m, the height of the building to be confirmed subject to conditions. The building is significant in scale and as part of the plan has been moved.	The final appearance and ***height shall be required to be justified
P06	Transferred Polytunnel **unclear where it has been transferred from?	Single storey	Single storey, Footprint to form part of a reserved matters
P19	Proposed new Garden service Yard	To facilitate the use of the use of the Agricultural Barn and service Yard	No details provided to be a reserved matter via condition

- 8.14 The proposed development of the Agricultural Barn would take place on undeveloped and open land. The use of the building would be in direct use for ancillary agricultural uses and would be located to the far north-west of the site in close proximity to the M25. The justification of the building fails to meet the

exceptions a) – g) for new buildings that would otherwise be considered inappropriate. Nevertheless, it is considered that the building’s proximity to the M25, hidden from public views, provides a sustainable use on site and increases the scope of educational training as part of the very special circumstances of the college. It is acknowledged that the building would be a departure from planning policy but in the context of the above mentioned rationale, the building is considered acceptable in principle. The final appearance of the building is subject to condition, with an expectation that it would create as limited impact on the openness of the location as possible. The erection of a polytunnel would be relatively modest and is temporary in appearance and form. The openness of the greenbelt is not considered to be harmed by the erection of such a structure.

Southern Boundary

- 8.15 The proposed position of the fencing and security gates proposed on the southern boundary in isolation have limited impact on the openness of the green belt, however the height and design may have detrimental impacts on the appearance and openness of the green belt. Nevertheless, subject to final planning conditions the principle of buildings P08, P09 and P11 would be acceptable.

Bld Ref	Description of building/development	Development form	Scale and layout
P08	Proposed High Park security Gate	TBC – via condition	Further details are required inclusive of views from the Capel manor house and the entrance to the site
P09	Proposed new boundary park fence	TBC – via condition	Details of the fencing scale and appearance to be confirm via a reserved matters application
P11	Proposed parkland and rail fencing	TBC – via condition	Details of the fencing scale and appearance to be confirm via a reserved matters application

“Central Belt” Area

8.16 The development on the central belt encompasses all the remaining development. Development is formed of a new single storey visitor centre building in both the designated green belt and Forty Hill Conservation area. All buildings in the central belt area are categorised as P01, P03, P04, P16 and P17.

Bld Ref	Description of building/development	Development form	Scale and layout
P01	Proposed New visitor centre. Shall form the enhanced facilitates to increase access and use of the public gardens on site.	Single storey with ad hoc structure projecting off southern elevation	Single storey, Footprint to form part of a reserved matters
P03	Proposed New Venlo Greenhouse – to replace the existing Venlo greenhouse	Single storey Like for like replacement	Like for like replacement
P04	Proposed Replacement Building to replace Horticultural shed.	8m x 14m and 2.9m in height. The building is modestly larger than the existing. Limited detail of its use	Single storey, Footprint to form part of a reserved matters
P16	Proposed New Garden	Garden shall replace existing parking as part of improvements to the central visitor gardens.	The details of the garden landscaping shall be sought as part of a reserved matters application
P17	Proposed Menage Parking	Menage shall part of a future parking area	The hardstanding is a new development without permission

8.17 The proposed visitor centre (Ref P01) represents a significant addition to the site and warrant assessments against the exceptions criteria in the NPPF a) – g). The location of the visitor centre would be located directly south of the two storey Devonshire building and would be single storey in scale adjacent existing car parking to the east. Whilst it is acknowledged that the building would be located on a site with no previous development, it would partially meet part b) of the exception criteria of the Para 145 of the NPPF. The proposed erection of a

standalone visitor centre would provide an appropriate facility for outdoor recreation connected with the gardens, closely located to provide a focal point. The final scale of the building footprint and overall appearance of the visitor centre shall form a future reserved matters application and therefore in this instance the justification alongside the lesser weighted aspect linked to community aspects representing “very circumstances”, the principle in this example alone is acceptable.

- 8.18 The proposed Horticulture Shed would replace an existing shed with only a modest floorspace expansion considered to meet part d) of the para 145 and therefore acceptable and not harming the openness of the Green belt. The same aspect is true of P03 representing a replacement of a polytunnel on the site of existing polytunnel. The replacement of existing parking/hardstanding adjacent the gardens with a new garden is welcomed albeit the loss of the menage (recently addition) to dedicated on-site parking is not welcomed by the LPA.
- 8.19 The applicant considers the justification for the new visitor centre is based the operation needs of the college and the enhancement of the visitor experience in themselves to represent “Very special circumstances” or as stated in para 144 of the NPPF, provided below:

Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The three principle reasons for the very special circumstances as previous stated in Para 8.9 are:

- 1) the appropriateness of a land-based college in the greenbelt and educational need;
- 2) the enhancement of nationally significant education establishment; and,
- 3) the improvement to community learning facilities.

- 8.20 The LPA recognise the specialised educational nature of the college, however on balance the creation of a specialist standalone modest visitor centre providing an education facility for local schools, publicly assessable gardens for visitor and alongside the proximity of the Devonshire building are considered to be sufficient rationale for new buildings in the greenbelt that would otherwise be considered inappropriate.

- 8.21 The LPA would reiterate the subjects buildings in the greenbelt are subject to conditions and reserved matters pertaining to their final appearance. The continued development of the site is of significant concern. Future development is likely to bring the in to conflict with the green belt policy and conservation area setting and use.

Impact of Development Upon Listed Buildings

- 8.22 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. 'Preserving' in this context means doing no harm (as explained by the HL in *South Lakeland DC v S of S* [1992] 2 AC 141 at p.150).

Section 16 of the National Planning Policy Framework 2019 ("NPPF") (Conserving and enhancing the historic environment) advises LPAs in para 189 the following, "in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

- 8.23 Para 196 of section 16 goes on to state, "*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*".

- 8.24 The college site includes three listed building formed of Bulls Cross Lodge (listing TQ3428399857), Capel House (listing TQ3445099780) and the stables and former coach house (TQ3442599744). The Garden Walls to East of Capel House are also listed separately but do not form a defined building (albeit required to be protected).

Capel House, stables and former Coach House & Garden Wall

- 8.25 Capel house and the stables are of significance within the site and provides a focal point for the western half of the site. In close proximity to the stables and former coach house are the listed red brick garden walls of varying heights that enclose the gardens. The proposed development of new gardens (reference P19 on the Masterplan) would have a beneficial impact on the listed walls and Stables (which house the London leather and saddlery skills academy). The new garden is not in close proximity to Capel Manor house and therefore would have a neutral impact. The proposed site of the manege car parking area would have a neutral impact on the listed walls and Stable building. The manege site is currently used for ad hoc unauthorised car parking, nevertheless, the adequate separation distance of Capel House, the stable building and the Garden wall to the changes would have no harmful impacts on the setting of the listed buildings Capel Manor and the garden walls.

Bulls Cross Lodge

- 8.26 Bulls Cross lodge is a listed residential building located to the north-west of the site and sits in relative isolation to the wider site with only a polytunnel in close proximity. Following requested changes by the LPA including removal of proposed buildings in close proximity to the Lodge, re-siting and reduction in the siting and scale of proposed buildings respectively have reduced the impact on the setting of the listed building. Not only have buildings either been removed or repositioned near the listed building but the existing tree coverage that adds to the setting of the listed building shall be retained. Following the requested changes to the outline planning layout and scale, the LPA are content the setting of the Bulls Cross Lodge shall remain of high quality and accord with pertinent planning policy.

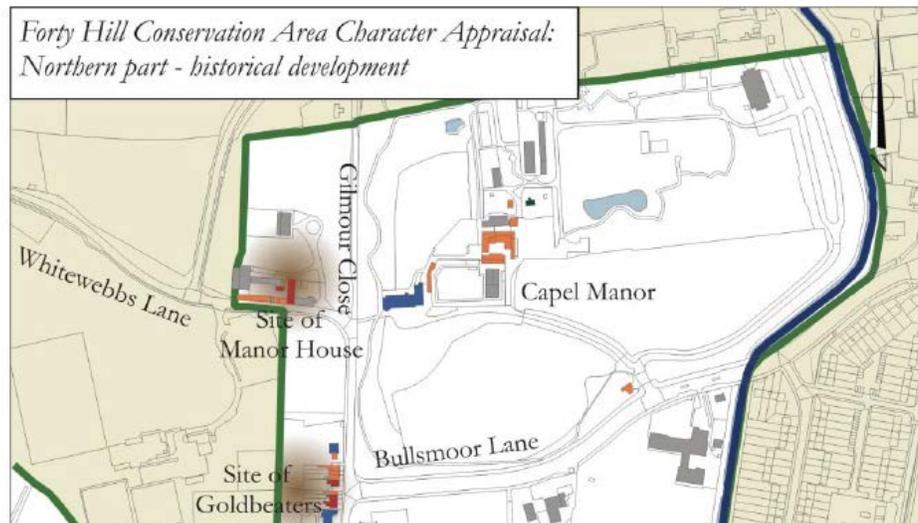
Impact of Development Upon the Forty Hill Conservation Area

- 8.27 The site is located within the Forty Hills conservation area and assessed under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act, requiring special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 8.28 Policy DMD 44 (Conserving and enhancing Heritage Assets) applied in conjunction with Policy CP31 of the Core Strategy (2010) expects the following two points to be addressed when considering development to a listed building or in close proximity thereby affecting the setting of the listed building.

(1). Applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused.

(2). The design, materials and detailing of development affecting heritage assets or their setting should preserve the asset in a manner appropriate to its significance.

- 8.29 In addition to the overriding policy context to development in conservation areas the Forty Hill Conservation Area Character Appraisal (adopted February 2015) provides an assessment of strengths and weakness of the conservation area and is a material consideration in the assessment of the development. The parameters of the conservation area are shown in the map below. As can be seen the majority of Capel Manor is within the designated Forty Hill Conservation Area with a modest strip to the north laying outside the designation.



- 8.30 Para 1.3.2 of the Forty Hill character appraisal Forty Hill was designated as a conservation area in 1968 and was extended in 1987 to include the eastern part of the Capel Manor estate and in 2008, to incorporate the western part of the historic Forty Hill Park. The Capel Manor college is located within Character C Area and the following analysis is provided,

Para 2.7.4 Car parking is tucked away in the north-eastern corner of the site and well landscaped to minimise its impact.

Para 2.7.6 In general, the potentially conflicting pressures involved in maintaining the setting of an historic country house and its ancillary buildings and the needs of an operational college and public gardens have been sensitively managed. The formal gardens around the house itself, and the parkland at the entrance, have been preserved and the necessary ancillary buildings, car parking and small plots of the show gardens are set well away from the house and screened with hedges

Para 2.7.7 This approach has tended to limit the damaging impact of new development, much of which, with the exception of the Duchess of Devonshire's Pavilion, has, in the past, been somewhat intermittent. As result, a proportion of the site has lost any special character that it may once have had. Further extension of the show gardens onto the parkland and closer to the house is likely to be detrimental to the character of the area...

- 8.31 These will be concentrated on the northern edge of the site, so as to avoid any further detrimental impact on the historic core, although none has yet been built. The main façade of the house is jeopardised by the proximity of parked cars and would be greatly improved by the relocation of the car park and re-landscaping of the then front garden.

Visitor Centre

- 8.32 The proposed development of a visitor centre (Categorised as P01) with a similar footprint to the size of the existing Devonshire building would be located both within the conservation area and encroach on the openness and views within the Forty Hill Conservation Area. A concern highlighted in the Forty Hill character appraisal was the continued loss of special character of the conservation and further extension of development into the parkland. The LPA acknowledge the Visitor centre would be directly south of the Devonshire centre and potentially could be viewed as continuing the existing development in an infill form, as debated in the Green Belt section of the report. The site of the visitor centre is not located within the most prominent location within the conservation area but would be apparent from views from the central garden area. The external appearance and materials to be used externally on the visitor shall be conditioned. The design and final scale shall be finalised at a reserved matters stage and any building would need to be of considerable high standard and relate to its context.

- 8.33 The LPA consider the site of the visitor centre could pending the final design and appearance, enhance and preserve the conservation area and provide definition to the central garden areas. In this regard the LPA to not object to the building in the location on heritage grounds but would withhold its full support until further details are provided to the LPA.

Replacement Horticulture Building

- 8.34 The proposed replacement horticulture shed shall maintain the same footprint as the existing dilapidated building to which it replaces. The proposed replacement building (Categorised as P04) while centrally located within the site and character C area of the Forty Hill Conservation Area would (subject the final appearance - conditioned) make no additional harmful impact to the conservation area or appear inappropriate.

Site of the existing Horticulture building



Fencing and boundary

- 8.35 The proposed fencing at the south and entrance to the site has the potential to result in increased enclosure of the conservation area and unsightly, out of keeping character impacts to the conservation area. The final appearance and scale shall be conditioned as part of the outline planning application however the LPA would expect “fencing” that either does not affect the views across the parkland or are indivisible from the natural landscape. The LPA does not accept

fencing and security structures that further enclose and harm the views across the parkland and to the listed buildings. The existing fencing is traditional and maintains the existing character of the Capel Manor grounds. A divergence from such a form of boundary treatment and fencing would likely be resisted however the location is not objected to under the scope of the outline planning application. The proposed location of the fencing/boundary treatment is categorised as P08, P09 and P11 on the master plan (Revision D)

Existing fencing on site (looking eastward from the Manor House)



Gardens and Manege

- 8.36 The conversion of the existing car park (categorised as P16) to a garden would enhance and preserve the Forty Hill Conservation Area in this part of Capel Manor. The proposed gardens provide an improved setting to the listed stables and add to the expanse of the central garden area.



- 8.37 The proposal to formally convert the existing ad hoc parking on the site of the manege area (categorised as P17 on the masterplan and shown in the photo below) to permanent parking has the potential to create a visually detrimental appearance to the Forty Hill conservation area, damaging and harming views from the entrance of the site across to the Grade II listed Capel Manor houses. The LPA acknowledge the manege site is currently utilised for ad hoc parking however this is has not formally authorised and appears to have developed over time without the consent of the LPA. Notwithstanding the concerns above, the manege area is currently well screened by natural vegetation and pending the retention and enhancement of the natural screening via increased on site planting (to form part of a reserved condition) the LPA would in this case accept parking in this location. In addition the LPA are mindful the existing formal adjacent parking along the northern boundary of the manege shall be converted to formal high grade garden area open to the public (designated P16 on the masterplan) and therefore providing a mitigating factor.



Conservation Summary

- 8.38 Overall the LPA consider the impact of the development in terms of layout and Principle to have either a neutral effect or improve the heritage value of the conservation area, therefore protecting the special character of the Forty Hill Conservation Area. Nevertheless, the LPA retain concerns at the impact of the final design and appearance of the buildings on the Forty Hill Conservation Area and therefore, robust conditions shall accompany the outline building permission.

Principle of Educational, Visitor and Ancillary Uses on Site

Educational Facilities

- 8.39 The adopted London Plan (2016) states in Policy 3.18 Educational Facilities FE (further educational) colleges provide a key role in skills development and life-long learning and will assist with Londoners' employment (Policy 4.12). They also provide valuable community facilities and services, and the Mayor will support the protection and enhancement of FE colleges and facilities.
- 8.40 As described in the green belt section of the report, the college is a hub and provides bespoke and specialist programs. Five (5) other satellite campuses located at Gunnersbury Park, Regent's Park, Crystal Palace, Barking and Dagenham College, and Edmonton Green. The satellite campuses specialise in certain aspects of the curriculum, as follows:

- Gunnersbury Park – Animal Care, Floristry, Arboriculture & Countryside, Garden Design
- Regents Park – Horticulture and Garden Design
- Crystal Palace - Animal Care, Floristry, Arboriculture & Countryside, Garden Design
- Barking and Dagenham College (Rush Green Campus) – Floristry and Balloon artistry
- Edmonton Green - Floristry

8.41 The LPA have no objection in principle to the expansion of specialist educational facilities however only on the basis the development would meet the relevant land use constraints on site and meet all other pertinent aspects of the adopted planning policies.

Tourism Facilities

8.42 The college provides access to the gardens within the grounds of the college to the public and as part of the outline planning application the college seeks to erect a single storey self-contained specialist visitor centre. Currently the Devonshire centre provides a dual purpose for both the college and those wishing to visit the grounds. London plan Policy 4.5 provides guidance surrounding existing visitor accommodation and the Enfield Core Strategy provides further context in Policy 11 (Recreation, leisure, culture and Arts). The college has provided limited information pertaining to the visitor, such as justification to why the proposed footprint is required, as hi-lighted in the Green belt section of the report. In conclusion the LPA acknowledge a separation of uses between a visitor centre and the college uses would be appropriate, enabling the College to provide a better student reception and student services area and the visitor centre enables them to provide a better customer experience. Considering the visitor centre is open to the public and as stated in para of the 3.4 of the planning statement welcomes around 40,000 people to the gardens each year and is used by schools, thereby providing a form of community use, in principle the formation of a self-contained specialist visitor is not objected to subject to the final appearance of the building via condition.

Ancillary Residential buildings

- 8.43 The outline planning application seek to erect an ancillary residential accommodation to house key worker teaching staff. In order to qualify the key workers would also be required to meet the following conditions:
- Be on a permanent/ fixed term contract of six months or more with the College (i.e. not on a zero hour contract or be an agency staff).
 - Have permanent leave to reside in the UK (a copy of your documents confirming this must be included with your application).
 - Have a total household income of less than £71,000 per year.
 - Do not already own a home or have sold a current home before purchase or rent.
 - Are unable to purchase a suitable home to meet their housing needs on the open market.
- 8.44 The site already contains three ancillary residential units, located at the gatehouse at the main entrance (two bedroom house -circa 93m²), Bulls Cross Lodge (two bedroom house circa 93m²) and Chapel Cottage located in the middle of the site, this is a four bedroom house circa 140m². The three existing ancillary residential units are occupied by an animal management staff member (responds to out of hours emergencies for the Zoo) the College Principal and a former caretaker. The college has stated the additional residential housing is required for teaching staff and to manage the college and the zoo.
- 8.45 Following changes to the plans at the behest of the LPA, the initial two separate ancillary residential units have now been combined into one building to be two storey and located in the north-east of the site adjacent already clustered buildings outside the conservation area. The site of the proposed ancillary residential house is located where waste is currently stored as per the photo below.



- 8.46 The LPA recognise finding suitable housing for such workers is difficult, however the LPA note no independent assessment of the availability of suitable and appropriate housing in the immediate location has been provided or the optimisation of the existing three ancillary residential units as a resource has been provided. Nevertheless, the LPA in principle have no objection to the establishment of ancillary residential units on site subject to robust criteria of those residing at the properties secured by pre-occupation planning conditions.

Impact of Landscaping & Loss of Trees

- 8.47 The special interest of the Capel Manor estate (Para 2.7.5) beyond the buildings are the high-quality formal and informal landscaping, providing an attractive setting for the key historic buildings. The landscaping and parkland setting are invisible from the setting and character of the buildings viewed throughout the formal gardens and parklands of the site. The proposed development of buildings and structures are therefore critical to the principle of the development on site.
- 8.48 The proposed Fencing and gates have the potential to create an increased level of enclosure to the site and therefore the final appearance shall need to provide a suitable and appropriate appearance within the estate. The location of the car parking and its subsequent impact on the landscaping and trees is a significant material consideration of the outline planning application.

- 8.49 The applicant has provided an arboricultural impact assessment (AIA) for the site, confirming the majority of trees shall retained on site with eight (8) trees being felled to permit the construction of the Visitor centre and to create gardens adjacent the listed clock tower and former stable building. The loss of seven (7) B category trees and one C category tree is regretful but as part of a landscape plan replacement trees of a good maturity shall be requested to be planted as part of a planning condition. Three (3) groups of hedgerows shall be removed at the location of the new designated garden area adjacent the listed former stable building. On balance the loss of the hedgerows and replacement with high quality gardens is acceptable. The LPA accepts while some trees shall be lost as part of the development the high-quality category A and B trees on site shall be retained and suitable locations shall be identified for replacement trees as part a pre-commencement planning condition. The impact to the trees and hedgerows on site is in compliance with Development Management Policy DMD 80 Trees on development sites

Ground Contamination

- 8.50 The applicant's submitted land contamination report (Ref 71582R1 Dated April 2019) prepared by Geosmart has been assessed by the Council's environmental health officer and the Environment agency. The assessment of the report has confirmed there is no historical sources of contamination at the site other than fuel storage. Given that there is unlikely to be ground contamination and that the future site users are unlikely to come into contact with any contamination that may be on site the report conclusions are accepted and a site investigation will not be required. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy

Outstanding Material matters

- 8.51 The Outline planning application seek to confirm the principle of development in regards to layout, scale and landscaping with all other outstanding matters reserved. The material matters yet to be fully assessed and agreed by the LPA and shall form part of reserved by planning conditions and include but not limited to matters of appearance, design parking, access, energy and sustainable drainage.

9.0 Planning Obligations

- 9.1 The outline planning application is not subject to a s106 legal agreement but would be likely to be subject to a Unilateral undertakings legal agreement with the Highways department as part of a reserved matters application. While the obligations are yet to be confirmed the requirements would entail (but not limited to) Traffic Regulation Orders, Lay-by construction, Travel Plan monitoring, Cycle Enfield project and strengthening of highways.

10.0 Community Infrastructure Levy (CIL)

Mayoral CIL

- 10.1 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought is for the scheme is calculated on the net increase of gross internal floor area multiplied by an Outer London weighting (increased to £60per sqm as of 1st April 2019). Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education

Enfield CIL

- 10.2 The Council introduced its own CIL on 1 April 2016. The money collected from the levy (Regulation 123 Infrastructure List) will fund rail and causeway infrastructure for Meridian Water. Enfield has identified three residential charging zones and the site falls within the highest charging rate zone (£120/sqm), however the scheme is not CIL liable.
- 10.3 The LPA recognise part of the scheme is to separate the college and visitor functions of the site and operation, therefore the visitor centre could be considered as requiring contribution to the CIL fund. However, on balance the location is mainly a education and college facility therefore not liable.

11.0 Conclusion

- 11.1 The increase in footprint, height and scale of buildings on the Capel College site will impact on the openness of the green belt however sufficient very special

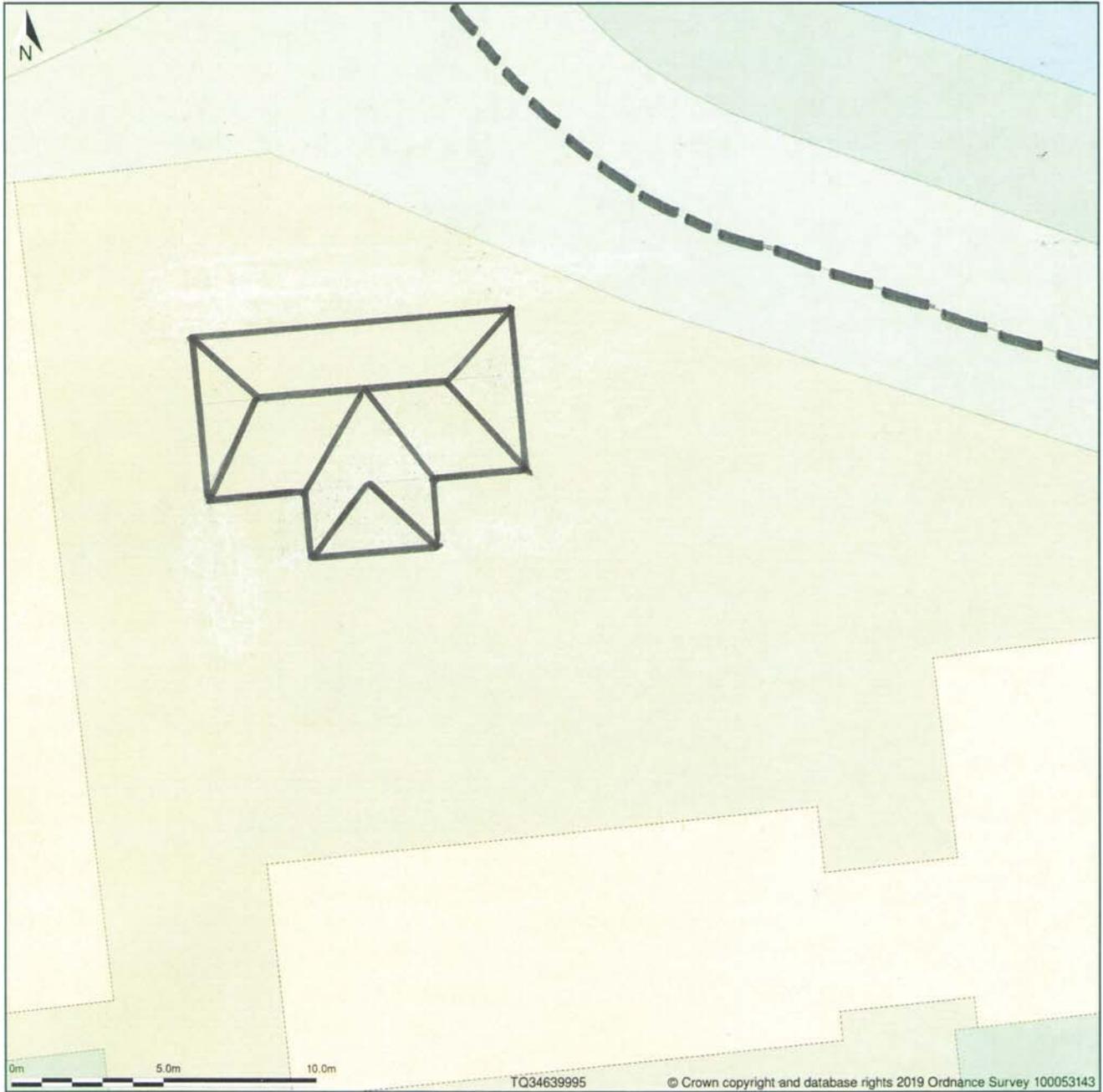
circumstances and criteria a) – g) of paragraph 145 of the NPPF have been met by development to be considered as appropriate development in the green belt outweighing the otherwise inappropriate development in the Green Belt.

- 11.2 The development has been assessed against listed building and conservation area legislation and relevant heritage related policies subject to reserved matters and pertinent planning conditions would have an acceptable impact on the special significance of both the setting of the listed buildings and the special significance of the Forty Hill conservation area.
- 11.3 Detailed material planning considerations outside of the stipulations of the outline planning permission shall be formally conditioned and form part of future reserved matters applications. Planning conditions pertaining to outstanding details of the development shall allow the council to secure policy compliant development on the site.

12.0 Recommendation

That, **OUTLINE PLANNING PERMISSION BE GRANTED** subject to planning conditions as set out in section 1.0 of this report

Capel Manor College, Bullsmoor Lane, Enfield, EN1 4RQ



Block Plan shows area bounded by: 534613.99, 199937.67 534649.99, 199973.67 (at a scale of 1:200), OSGridRef: TQ34639995. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**CAPEL MANOR COLLEGE
~ ENFIELD ~**

KEY TO BUILDING NUMBERS

- EXISTING -

- CAPEL MANOR HOUSE
- VICTORIAN STABLES
- ENTRANCE LODGE
- FLORISTRY WORKSHOP
- FLORISTRY SCHOOL
- DUCHESS OF DEVONSHIRE BUILDING
- TRINITY HALL BUILDING
- STUDENT PRACTICAL AREAS
- EXISTING AMENITIES
- THE PRINCESS ROYAL COLLEGE OF ANIMAL MANAGEMENT AND SADDLERY

- PROPOSED BUILDINGS WITH PLANNING APPROVAL -

- ◻ INFORMATION POINT
- ◻ THEME GARDENS
- ◻ PLANT WASTE WARE
- ◻ WALLED GARDEN
- ◻ LAKE, TEMPLE AND FOUNTAIN
- ◻ AMPHITHEATRE
- ◻ EXISTING WAREHOUSE
- ◻ ANIMAL STOCKYARD
- ◻ THE OLD MANOR HOUSE GARDEN

◻ EXTENSION TO DUCHESS OF DEVONSHIRE BUILDING

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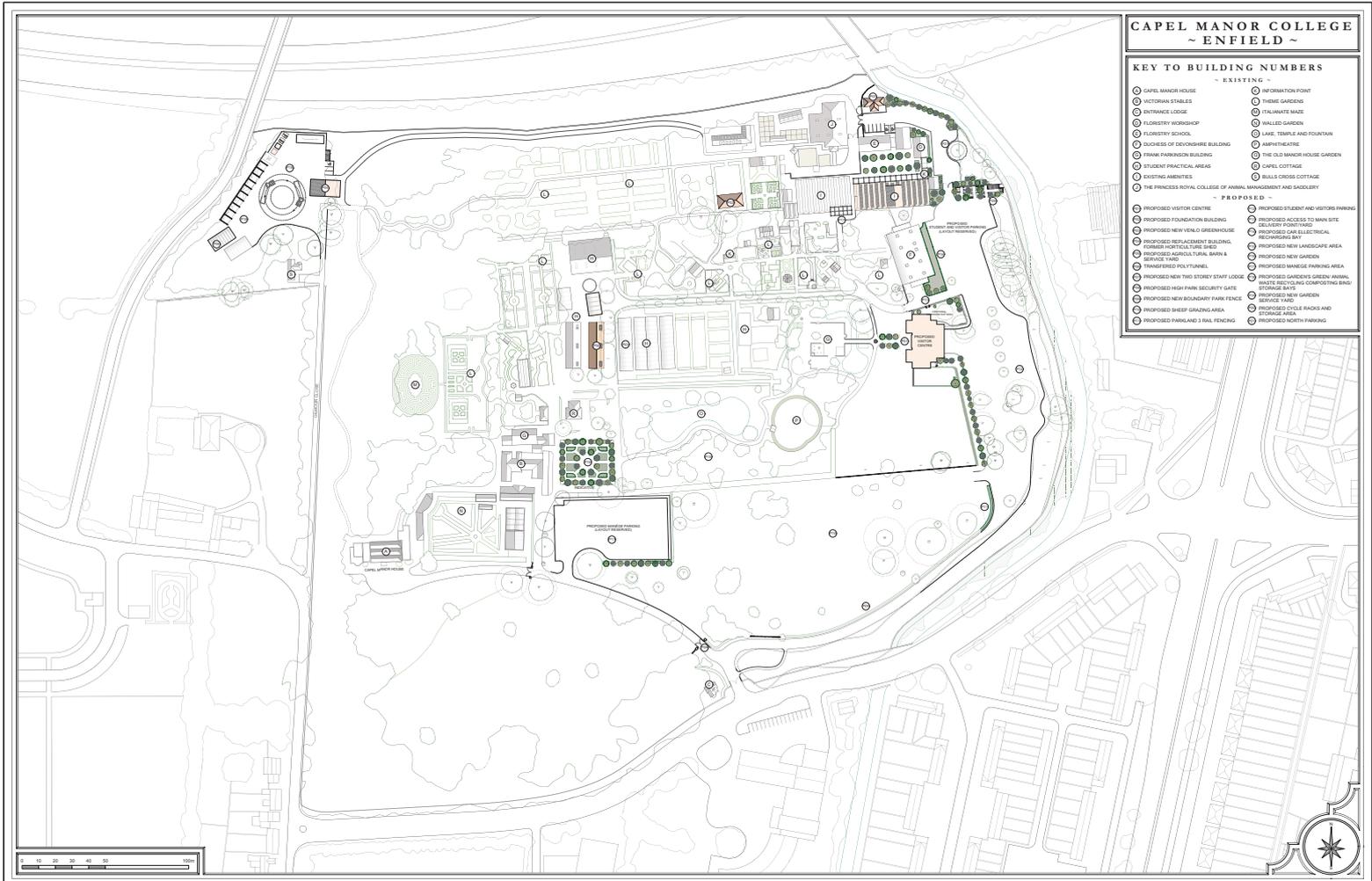
VISITOR CENTRE
CAPEL MANOR GARDENS
ENFIELD EN1 4RO

MASTERPLAN - EXISTING

DRWG No	ENF-PL-02
SCALE	1:2000 @ A1 1:5000 @ A3
DATE	DEC 2008



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**CAPEL MANOR COLLEGE
~ ENFIELD ~**

- KEY TO BUILDING NUMBERS**
- EXISTING**
- ① CAPEL MANOR HOUSE
 - ② VICTORIAN STABLES
 - ③ ENTRANCE LODGE
 - ④ FORESTRY WORKSHOP
 - ⑤ FORESTRY SCHOOL
 - ⑥ DIOCHES OF DEVONSHIRE BUILDING
 - ⑦ THORN HANGING BUILDING
 - ⑧ STUDENT PRACTICAL AREAS
 - ⑨ EXISTING AMENITIES
 - ⑩ THE PRINCESS ROYAL COLLEGE OF ANIMAL MANAGEMENT AND SACROLOGY
 - ⑪ INFORMATION POINT
 - ⑫ THEME GARDENS
 - ⑬ PLANK WASTE WARE
 - ⑭ WALLED GARDEN
 - ⑮ LAKE, TEMPLE AND FOUNTAIN
 - ⑯ AMPHITHEATRE
 - ⑰ THE OLD BRICK HOUSE GARDEN
 - ⑱ CAPEL COTTAGE
 - ⑲ BULLS CROSS COTTAGE
 - ⑳ THE PRINCESS ROYAL COLLEGE OF ANIMAL MANAGEMENT AND SACROLOGY
- PROPOSED**
- ⓪ PROPOSED VISITOR CENTRE
 - Ⓛ PROPOSED FOUNDATION BUILDING
 - Ⓜ PROPOSED NEW VENUE 0 GREENHOUSE
 - Ⓨ PROPOSED REPLACEMENT BUILDING FOR THE PRINCESS ROYAL COLLEGE OF ANIMAL MANAGEMENT AND SACROLOGY
 - Ⓩ PROPOSED AGRICULTURAL BARN & SERVICE YARD
 - ⓐ TRANSFERRED POLY TUNNELS
 - ⓑ PROPOSED NEW TWO STOREY STAFF LODGE
 - ⓓ PROPOSED NEW BOUNDARY PARK FENCE
 - ⓔ PROPOSED SHEEP GRADING AREA
 - ⓕ PROPOSED PAVILION & MAIL FENCING
 - ⓖ PROPOSED STUDENT AND VISITOR PARKING
 - ⓗ PROPOSED ACCESS TO MAIN SITE
 - ⓘ PROPOSED CHALET ELECTRICAL STORAGE BAY
 - ⓙ PROPOSED NEW LANDSCAPE AREA
 - ⓚ PROPOSED NEW GARDEN
 - ⓛ PROPOSED MANAGED PARKING AREA
 - ⓜ PROPOSED GARDENS GREEN ANIMAL STORAGE BAYS
 - ⓝ GATE ENTRY TO COMPOSTING BIN
 - ⓞ SERVICE YARD
 - ⓟ PROPOSED NEW GARDEN
 - ⓠ PROPOSED WALK PATHS AND STORAGE AREA
 - ⓡ PROPOSED NORTH PARKING

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VISITOR CENTRE
CAPEL MANOR GARDENS
ENFIELD EN1 4RO

MASTERPLAN - PROPOSED
GENERAL OVERVIEW

DRWG No	ENF-PL-031.D
SCALE	1:1000 @ A1 1:2000 @ A3
DATE	OCT 2019



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