



# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date:** 22 June 2021

**Report of**  
Head of Planning

**Contact Officer:**  
Andy Higham  
Claire Williams  
Eloise Kiernan - 020 8132 2130

**Ward:**  
Winchmore Hill

**Ref:** 20/03338/VAR

**Category:** Major Application

**LOCATION:** Woodcroft Sports Ground, Woodcroft, London N21 3QP

**PROPOSAL:** Variation of condition 7 of 14/04644/RE4 to allow continued use of the pedestrian access from Downes Court to provide access/egress to Woodcroft Wildspace.

**Applicant Name & Address:**

Mr Bob Ladell  
Woodcroft Wildspace  
40 Orpington Road  
London  
N21 3PG

**Agent Name & Address:**

**RECOMMENDATION:**

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

## **1. Note for Members**

- 1.1 In accordance with the scheme of delegation, the application is reported to Planning Committee for determination because it is categorised as a “major” development.

## **2. Executive Summary**

- 2.1 The application seeks approval to vary Condition 7 of planning permission ref. 14/04644/RE4 to allow continued use of the pedestrian access from Downes Court to provide access/egress to Woodcroft Wildspace.
- 2.2 The scheme is considered acceptable for the following reasons:
- i. The continued use of the pedestrian access from Downes Court would not be compromise highway safety.
  - ii. The increased use of the pedestrian pathway would allow improvements in regard to hard surfacing, landscaping/biodiversity and lighting;
  - iii. It would continue to support the use of an existing area of open space for educational purposes; and
  - iv. It would not be detrimental to residential amenities.

## **3. Recommendation/Conditions**

- 3.1 That, the Head of Development Management/Planning Decisions Manager, be authorised to GRANT planning permission subject to the following conditions:
1. Approved Plans
  2. Time (although work has already started on site)
  3. Details of Access
  4. Details of Hard Surfacing
  5. Details of Enclosure
  6. Details of Hard and Soft Landscaping (including bat and bird boxes)
  7. Pedestrian Access to Downes Court
  8. New Pedestrian Pathway
  9. Details of Scheme of Supervision for Arboricultural Protection Measures
  10. Details of External Lighting Scheme

## **4. Site and Surroundings**

- 4.1 The application site known as the Wildcroft Wildspace, occupies the northern and central section of the former Woodcroft Sports Ground. The site is bounded by residential properties along Broad Walk, Woodcroft, Woodland

Way and Downes Court. The site is currently accessed via a small access road between Nos. 28 and 30 Woodcroft.

- 4.2 The whole of the former Woodcroft Sports Ground is a locally designated wildlife site as identified within the Core Strategy.
- 4.3 The southern part of the site is subject to residential development approved under ref: 14/04651/FUL.

## **5. Proposal**

- 5.1 The application seeks a variation of condition 7 of planning permission ref. 14/04644/RE4 to allow continued use of the pedestrian access from Downes Court to provide access/egress to Woodcroft Wildspace.

- 5.2 Condition 7 of the permission states:

*The pedestrian access from Downes Court shall not be used to provide access/egress except during construction work on the approved residential scheme (ref. 14/04651/FUL) unless otherwise agreed in writing by the Local Planning Authority.*

*Reason - In the interests of residential amenity and the free flow and safety of vehicles using the adjoining highways.*

- 5.3 It is proposed to substitute this condition with the following:

*Revised Condition 7 - The pedestrian access from Downes Court shall only be used to provide pedestrian access/egress to the Woodcroft Wildspace.*

*Reason - In the interests of residential amenity and the free flow and safety of vehicles using the adjoining highways.*

## **6. Relevant planning history**

- 6.1 14/04651/FUL- Redevelopment of southern part of site by the erection of 5 x 5-bed 2-storey detached single dwellings with balconies at first floor front, front dormer windows, integral garage to plots 1 -4 and a detached double garage to plot 5 and shared access road with open gated access to Woodcroft entrance and shared driveway serving plots 1 – 5 – granted subject to S106 and conditions.
- 6.2 14/04644/RE4 - Use of part of land for nature conservation and biodiversity purposes with educational wildspace including habitat creation and enhancement, construction of water features, use of site sourced materials for exercise circuit (EcoGym), single storey timber building (apiary) for biodiversity management and education purposes and provision of informal surfaced car park with gated entrance from Woodcroft (PART RETROSPECTIVE) – granted with conditions.
- 6.3 18/01319/CND - Details submitted pursuant to planning application ref: 14/04651/FUL comprising of approved plans (1), time limited permission (2), details of materials (3), details of hard surfacing (4), means of enclosure (5), details of refuse storage & recycling (6), landscaping (7), details of development - access (8), cfsh (9), epc (10), energy statement (11), life time

homes (12), drainage (13), construction management condition (14), details of levels (15), pedestrian footpath (16), tree details (17), garages private vehicles only (18), lighting (19), permitted development (20) and construction and pedestrians (21) in respect of Redevelopment of southern part of site by the erection of 5 x 5-bed 2-storey detached single dwellings with balconies at first floor front, front dormer windows, integral garage to plots 1 -4 and a detached double garage to plot 5 and shared access road with open gated access to Woodcroft entrance and shared driveway serving plots 1 – 5 - refused

## **7. Consultation**

### 7.1 Statutory and non-statutory consultees

#### Internal

### 7.2 Traffic and Transportation

No objections following the receipt of additional information regarding number of trips and access

### 7.3 Environmental Health

No objections

#### External

### 7.4 None

#### Public

7.8 Consultation letters were sent to 85 adjacent and nearby properties. In addition, the application was advertised in the local paper and notice was also displayed at the site. No objections were received. Three representations were received in support of the development.

## **8. Relevant Planning Policies**

### 8.1 London Plan (2021)

- D4 Delivering Good Design
- D5 Inclusive Design
- D8 Public Realm
- D14 Noise
- S3 Education and Childcare Facilities
- S4 Play and Informal Recreation
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodlands
- T1 Strategic Approach to Transport
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling

## 8.2 Core Strategy

- CP24 The road network
- CP25 Pedestrian and cyclists
- CP30 Maintaining and enhancing the built environment
- CP31 Built and landscape heritage
- CP32 Pollution
- CP34 Park playing fields and other open space
- CP36 Biodiversity

## 8.3 Development Management Document

- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD68 Noise
- DMD 71 Protection and enhancement of open space
- DMD 72 Open space provision
- DMD 78 Nature conservation
- DMD 79 Ecological enhancements
- DND80 Trees
- DMD 81 Landscaping

## 8.4 Other Relevant Policy

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2019)
- Enfield Blue & Green Strategy (2021)

## 9. **Analysis**

9.1 The main issues for consideration regarding this application are as follows:

- Principle of Development;
- Highways; and
- Neighbouring Amenities

### 9.2 Principle of the Development

#### Background

9.2.1 Policy G6 of the London Plan, Policies CP34 and CP36 of the Core Strategy as well as DMD71 and DMD78 seek to improve and enhance existing open space and preserve nature conservation and biodiversity.

9.2.2 Adopted policy also seeks to opportunities to improve the provision of good quality and accessible open space in the Borough. This can be achieved by increasing the access to, the quantity and quality of publicly accessible open spaces and supporting the community use of non-public open spaces.

9.2.3 It is considered this proposal to vary Condition 7 and improve access as well as accessibility to Woodcroft Wildspace consistent with the objectives of these adopted policies.

### 9.3 Highways

- 9.3.1 This proposal seeks to vary Condition 7 of 14/04644/RE4 to retain the use of the pedestrian access from Downes Court to the north to provide access/egress to Woodcroft Wildspace.
- 9.3.2 This condition was originally imposed to limit the use of the access to pedestrians during the construction works associated with the granted residential scheme under ref. 14/04651/FUL. Based on the information available at the time, this was imposed in the interests of residential amenity and minimising vehicular activity on Downes Court associated with its use by Woodcroft Wildspace
- 9.3.3 The documents submitted with the application refer to the increasing footfall to the site and making it more accessible and attractive to use, especially for school groups. Three letters of support have also been received from local residents.

#### *Vehicular Access*

- 9.3.4 The main existing entrance into the site is located between 28 and 30 Woodcroft at the opposite end of the site and is shared between the Wildspace and newly erected dwellings to the south. No changes are proposed to this arrangement

#### *Pedestrian Access*

- 9.3.5 The pedestrian access to Downes Court is used as a secondary route and incorporates a pathway, which can also be utilised by disabled users.
- 9.3.6 The original planning permission ref. 14/04644/RE4 imposed conditions to secure details of hard surfacing, landscaping and external lighting. All these conditions will be reattached to ensure the necessary improvements to surfacing, lighting and landscaping are delivered in connection with the continued use of the pedestrian pathway. In particular, it should also be noted that if lights are approved along the access road, they would be required to be downlighters which would reduce the overall light glare that could occur.
- 9.3.6 The applicant has confirmed that the existing access arrangements would remain whereby school coaches are currently stopping, loading and unloading at the main entrance to the south off Woodcroft, which was originally granted with a visitor parking area alongside both pedestrian and vehicular access. The number of coaches received per day/week is minimal with a maximum of 4 trips within the last year. The school children generally travel to the site on foot and thus the proposals would not compromise the original planning permission or result in coaches using Downes Court.
- 9.3.7 It is therefore considered that the proposal to vary the condition is considered acceptable and would not harm the safe and free flow of vehicular and pedestrian movement.

### 9.4 Neighbouring Amenities

- 9.4.1 There are residential properties either side of the pedestrian access: Nos 7 & 9 Downes Court. The condition was originally imposed in part, to ensure the

amenities of these properties was preserved. Based on the information available regarding current levels of activity and times when this access could be used, it is considered the variation of the condition would not cause harm to the amenities of their neighbouring properties. In this, it is also noted, no objections have been received.

- 9.4.2 The proposed rewording of the condition to allow pedestrian access from Downes Court would not therefore have any further impacts on residential amenities. Additionally, the Environmental Health officer has no objections in regard to noise and disturbance, having regard to policies DMD68 of the DMD, CP32 of the Core Strategy and D14 of the London Plan. However, appropriate conditions could be reattached to improve the environment in regard to safety and surveillance.

9.5 CIL

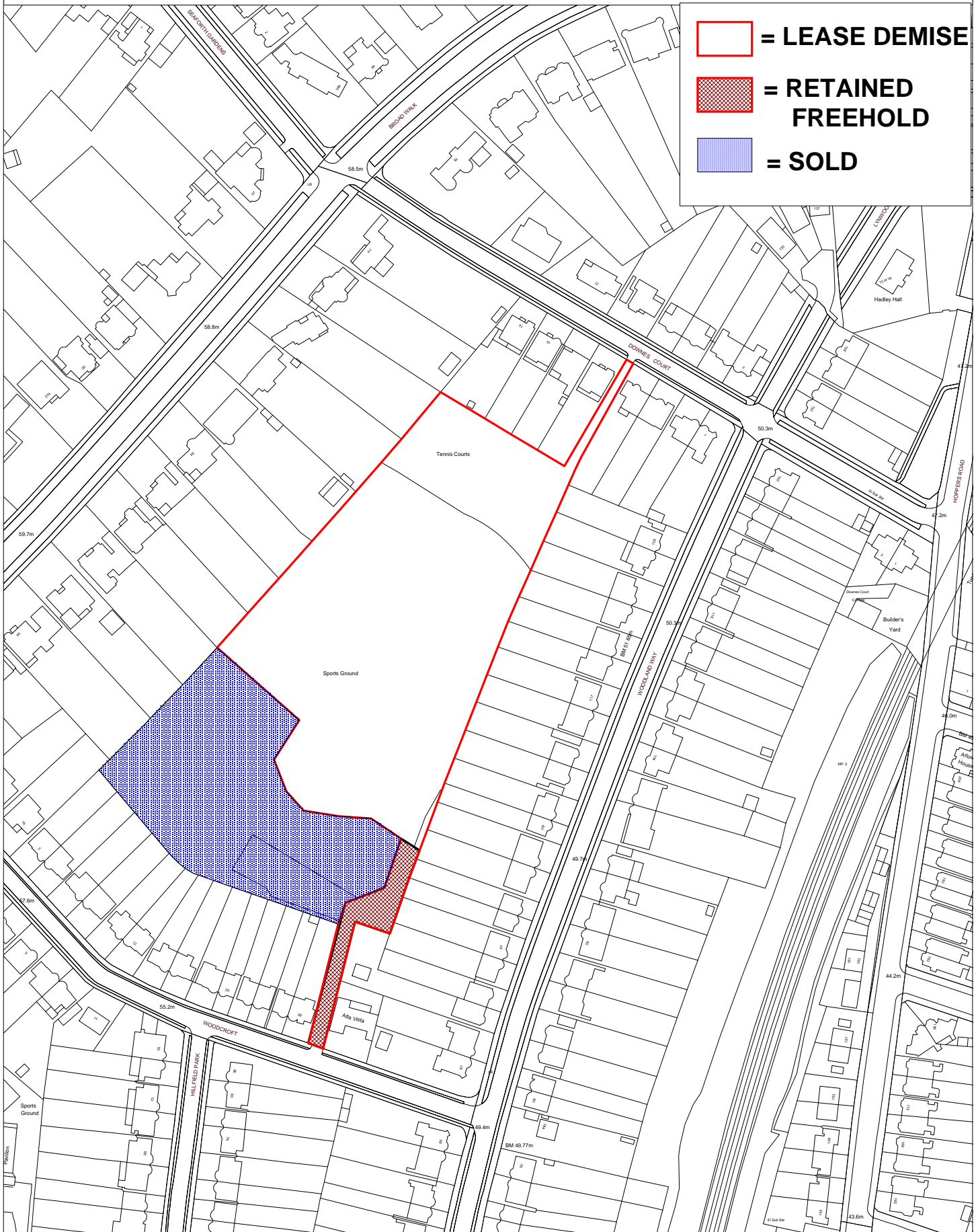
- 9.5.1 The development is not liable for Mayoral or Enfield CIL.

**10. Conclusion**

- 10.1 It is considered that the variation of the condition to allow continued use of the Downes Court pedestrian access would not give rise to conditions prejudicial to the free flow and safety of traffic or pedestrians on the adjoining highway, or be detrimental to residential amenities.
- 10.2 Additionally, the development would improve the local environment by delivering improved hard and soft landscaping, lighting and biodiversity improvements while also enhancing overall accessibility
- 10.3 The maintained pedestrian access would also provide support for educational facilities within the Borough as it is used by local schools.
- 10.4 It is therefore recommended that planning permission is granted subject to conditions.



# WOODCROFT



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