

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 2 November 2021

Report of
Head of Planning

Contact Officer:
Andy Higham
Allison Russell

Ward:
Southgate.

Ref: 21/02110/RE4

Category: Full Planning Application

LOCATION: Oakwood Park, Oakwood Park Road, London, N14 6QB

PROPOSAL: Construction of a wetlands area involving the diversion of surface water sewers into a series of wetland basins (3500m²), retention of resultant spoil on site and landscaping of surrounding areas (2.4Ha).

Applicant Name & Address:

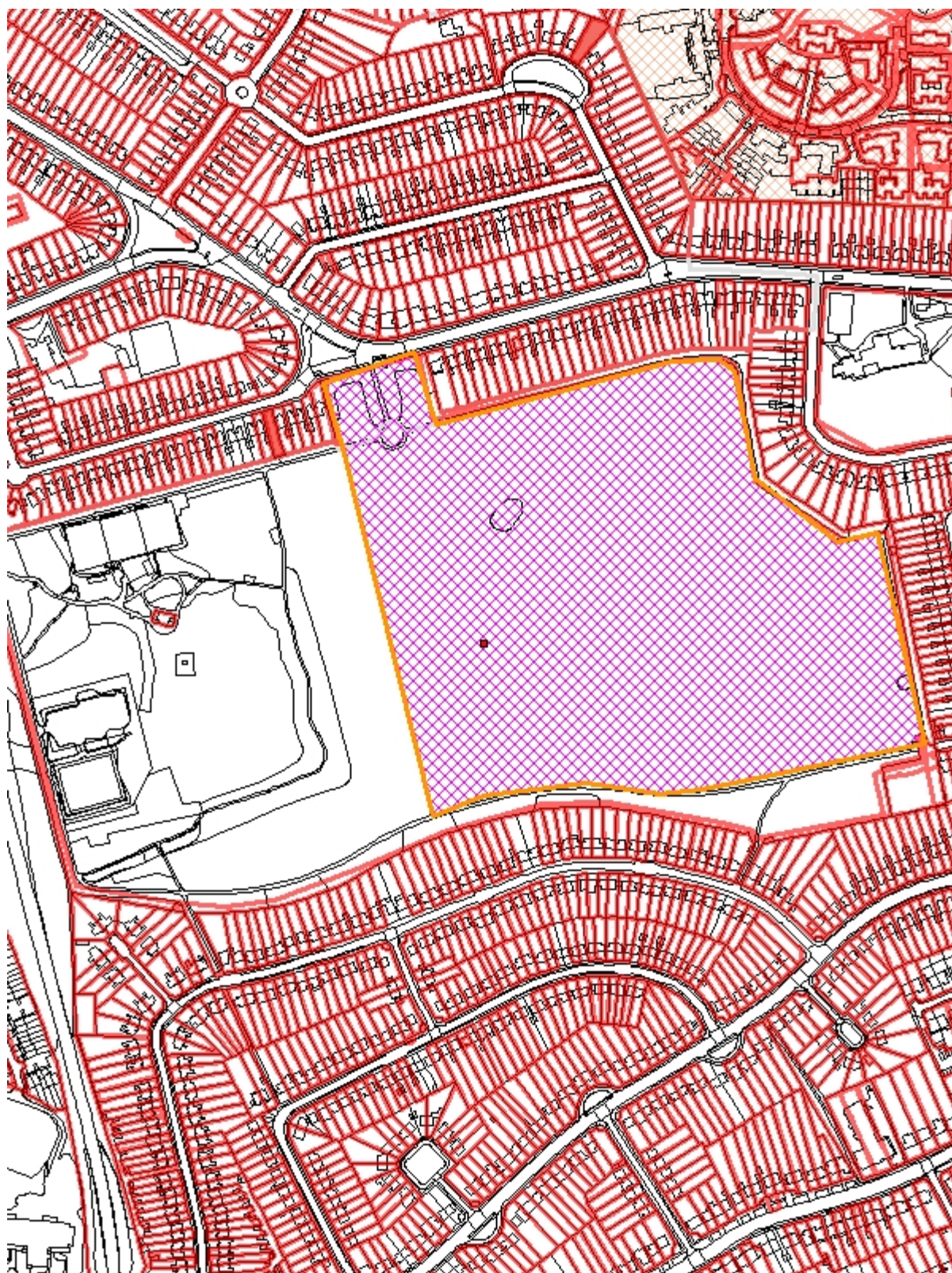
Miss Jamie Kukadia
Highway Services
B Block North
Enfield Civic Centre
Silver Street
EN1 3XA

Agent Name & Address:

Not applicable.

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed GRANTED subject to the following conditions.



1.0 Note for Members

- 1.1 The application is reported to the Planning Committee because the applicant for the development is the Council and in accordance with the scheme of delegation, is reported to the Planning Committee for determination.

2.0 Recommendation:

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed granted subject the following planning conditions.

1. Time Limit
2. Accordance with plans
3. Landscaping Plan/trees
4. Tree Protection
5. Phasing Plan

Prior to the commencement of works, an outline phasing plan that includes the location of each phase, timescales, temporary fencing arrangements, storage and delivery arrangements, and any footpath diversions shall be submitted and approved in writing by the Local Planning Authority. Details for each individual phase shall be submitted for written approval thereafter.

Reason: To ensure construction does not lead to damage of Oakwood Park and to minimise disruption to the users of the park.

6. Land contamination

3.0 Executive Summary:

- 3.1 The report seeks approval for a flood alleviation scheme involving 11.5 hectares parkland on the eastern side of Oakwood Park. The scheme includes flood storage areas and a revised landscape appearance.
- 3.2 The proposed flood alleviation scheme involving the diversion of surface water sewers into a series of wetland basins (3500m²), retention of resultant spoil on site and landscaping of surrounding areas (2.4Ha)
- 3.3 The principle reasons for recommending approval are,
- i) To prevent flash flooding via retaining of surface water runoff on site and prevent pollutants from entering Houndsden stream.

- ii) To deliver Improvements to the biodiversity and the landscaping of this area of Oakwood Park, through the planting of new trees, wildflower meadows and reedbeds.
- iii) Create an opportunity to store flood waters during extreme flood events and a space to apply natural flood management techniques. The aim of the project includes habitat and amenity enhancement for the park, whilst also addressing wider water quality and flood issues. This is in line with Enfield's Local Flood Risk Management Plan (2016) and the Blue-Green Infrastructure Strategy (2021).

4.0 Site and Surroundings:

- 4.1 Oakwood Park is located in the western area of borough, in the heart of a well-established residential area enveloping the park to the north, east and south. To the west of park is the Piccadilly underground railway line with Cockfosters station being the final station at the northern end of the line.
- 4.2 Prince George Avenue and Sheringham Avenue bound the park to the north. Oakwood Crescent bounds to the northern half of the eastern area with The Birches forming an edge at the southern eastern boundary. The Vale and Oakwood Park Road complete the residential boundary to the south. Houndsden Stream, which is culverted (enclosed water course) is to the rear of properties on The Birches.
- 4.3 This application relates solely to the eastern half of Oakwood Park which is characterised by open space comprised of grasslands and trees. The western area of the park has more formalised recreational arrangements with its tennis courts, pond, multi-purpose courts and children's playground. A café and toilet block provide refreshments and amenities for patrons of the park.
- 4.4 Below is an aerial image of Oakwood Park, outlined in blue and the area outlined in red is the application site:



- 4.5 There are entrances into the park from Saxon Way, Prince George Avenue, Willow Walk, and Oakwood Park Road.
- 4.6 Oakwood Park is a designated Metropolitan Open land, Site of Borough Importance for Nature Conservation, Local Open Space and has a local heritage asset on the western side, outside of the application site boundary, known as the Ice Well which was created in the days before refrigeration to store ice. In this case, it was created to store ice for the grand houses.
- 4.7 Oakwood Park is within Flood Zone 1, meaning the land is at low risk of fluvial flooding (river floods). The site does, however, sit within the Salmons Brook catchment, which poses high flood risk to properties downstream in Edmonton.
- 4.8 Aside from the Ice Well, there are no historical assets in Oakwood Park and there are none on the eastern side to which this application relates.
- 4.9 Highlands Conservation Area is located approximately 250 metres to the north east of the Oakwood Park.

5.0 Proposal:

- 5.1 Proposed is the construction of a wetlands area involving the diversion of surface water sewers into a series of wetland basins (3500m²), retention of resultant spoil on site and landscaping of surrounding areas (2.4Ha).

5.2 Subject to planning permission and contracts, works would commence in February 2022. Creation of the wetlands is expected to take between 4 to 6 months with some time afterwards to plant up.

5.3 Proposed works include:

- Diverting a Thames Water surface water sewer, which currently outfalls directly into the Houndsden Stream, from the north and east of the park into a constructed wetland.
- Creating a series of wetland and bio-retention basins to treat the runoff from the surface water sewer and to create flood storage for extreme events
- Creating a wide variety of features to maximise the opportunity to create more diverse/mosaic habitats such as dry wetland scrapes and swales - the proposals will create more than 3500m² of wetland habitat, and enhance 10,000m² of mosaic habitat.
- Creating raised areas using spoil from excavations.
- Enhancing the recreational value of the open space by providing amenity features.
- Providing opportunities for local people and visitors to re-connect with their open space, community wetlands and local rivers.

6.0 Relevant Planning History:

6.1 21/02072/SO: Environmental Impact Assessment Screening Opinion Request under Part 2, Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to a new SuDS wetland scheme. EIA not required on 15 October 2021.

7.0 Consultation:

Public Response

7.1 Consultation letters were sent to 399 neighbouring properties (21 days expired at midnight on 18 July 2021). A press advert was placed in the local newspaper on 23 June 2021. Several site notices were also displayed around the entire parameter of the site as well next to the café on 29 June 2021.

7.2 In response to the publicity four representations were received. The comments are summarised below:

- Broadly support the proposal

- Notable species of moths may be affected by the proposal
- Impact on local ecology
- Oakwood Park is a parkland and not a wetland
- Carbon absorption reduce by the removal of areas of grass lands
- Increase in flooding
- Reduction in area for dogs to run freely
- The cells would look bleak in the dry season
- Water features would encourage mosquitoes
- Concern regarding subsidence
- Location of construction traffic
- Pollution

Officer's comments: A full ecological assessment has been undertaken and has concluded that the proposal will enhance the ecological offering at the site. Concerns regarding mosquitoes have been raised by more than one person. In response to this, wetlands provide a habitat for insects such as dragonflies and mayflies which are natural predators to mosquitos.

In terms of flooding and pollution, the proposed works have come about to counter both these issues. The wetlands are designed to reduce the risk of flooding for properties downstream. They provide flood storage within the park, and intercept overland flow routes that are generated uphill for extreme events. This should reduce the likelihood of neighbouring properties of flooding. Furthermore, wetlands naturally break down surface water run off and any pollutants therein.

Overall, the comments made do not outweigh the justification for recommending approval.

Statutory and Non-Statutory Consultees:

7.3 Internal Consultations:

7.3.1 Transportation & Transport

No objection

7.3.2 Environmental Health

No objection

7.3.3 Parks

No response.

7.3.4 Trees

No objection to the loss of the following five trees due to their age and condition:

- T21 Oak: Small specimen with bifurcated stem, selected for removal during design stage.
- T60 Hawthorn: Small specimen with damaged stem, selected for removal during design stage.
- T70 Ash: Poor specimen with excessive deadwood, selected for removal during design stage.
- T79 Poplar: Young self-set specimen with bifurcated stem, selected for removal during design stage.
- T87 Oak: Young self-set specimen, selected for removal during design stage.

The planting of at least 40 heavy standard trees together with ecological benefits of the proposal are considered to justify the loss of the trees.

7.3.5 Conservation

No objection.

7.3.6 Highways Crossover Team

No response.

7.4 External Consultees

7.4.1 Environment Agency

No response.

7.4.2 Natural England,

No objection subject to hedgerows and woodland edges being retained.

7.4.3 Lee Valley Regional Park Authority

No response.

7.4.4 Historic England

No objection.

7.4.5 Thames Water

No response.

7.4.6 Enfield Disablement Association

No response.

7.4.7 Friends of Oakwood Park

No objection.

We believe this scheme will do good on every level. It is good for the local environment, improves water quality and reduces pollution. It is good for the park itself and the people that use it. We believe this scheme will attract more people of all ages to use the park, especially the many local schools that are located nearby.

The Friends Group helped to publicise the public consultation for this scheme. The results of which were overwhelmingly positive from the local community. There was a high turnout of participants. Anecdotally, we hear park users talking about the scheme all the time, looking forward to it happening.

We have seen during the covid lockdowns how the park has been used by increasing numbers of people who value the outdoors. The benefits of accessible green spaces for people's well-being is well documented. One of the great benefits of this scheme is that it opens up the park by providing better access to the spaces where the cells are located. Often the middle parts of the park are not widely used, especially in the autumn and winter when increment weather makes the areas beyond the perimeter of the park difficult to access. We believe the scheme will improve this and make access better all year round.

This scheme is a welcome major investment into the park, something that the park has not had for a very long time. We also believe that it will help attract further investment and improvements to the park in the long term.

With all of the above in mind, we fully support this application.

7.4.8 London Fire and Emergency Planning

No response.

7.4.9 Officer comments

No adverse comments were received from the consultees.

8.0 Relevant Policies

8.1 National Planning Policy Framework (2021)

Section 8 Promoting healthy and safe communities Para 96-101

- Section 14 Meeting the Challenge of Climate Change flooding and coastal Change, Para 155-163
- Section 15 Conserving and enhancing the natural environment, Para 174-177

8.2 London Plan (2021)

8.3 The following policies are considered particularly relevant:

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- D2 Infrastructure Requirements for Sustainable Densities
- D4 Delivering good Design
- D5 Inclusive Design
- D8 Public realm
- D11 Safety, security and resilience to emergency
- G3 Metropolitan Open Land
- G4 Open Space
- G6 Biodiversity and access to nature
- G7 Trees
- SI1 Improving air quality
- SI5 Water Infrastructure
- SI12 Flood Risk Management
- SI13 Sustainable Drainage

8.4 Core Strategy (2010)

- CP11 Recreation, leisure, culture and Arts
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP28 Managing Flood Risk through development
- CP29 Flood Management Infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP34 Parks, Playing fields and other open spaces
- CP35 Lee Valley Regional Park and Waterways
- CP36 Biodiversity

8.5 Development Management Document (2014)

- DMD 37 Achieving high quality and design-led development
- DMD 44 Conserving and Enhancing Heritage assets
- DMD 59 Avoiding and reducing Flood Risk
- DMD 60 Assessing Flood Risk
- DMD 61 Managing surface water
- DMD 62 Flood Control and Mitigation Measures
- DMD 63 Protection and improvement of watercourse and flood defences
- DMD 64 Pollution control and assessment
- DMD 66 Land Contamination and Instability

DMD 71	Protection and enhancement of Open space
DMD 72	Open Space provision
DMD 76	Wildlife Corridors
DMD 79	Ecological Enhancements
DMD 80	Trees on development sites
DMD 81	Landscaping

8.6 Other Relevant Policy and Guidance

National Planning Practice Guidance (NPPG)
 Enfield's Local Flood Risk Management Strategy (2016).
 Enfield's Blue and Green Strategy (2021-2031)
 Heritage Strategy SPD

9.0 **Assessment**

9.1 The main planning considerations of the development are the following:

- Principle of flood mitigation measures
- Impact on the character and landscape of Oakwood Park

Principle of Flood Mitigation Measures:

9.2 The adopted NPPF (February 2019) provides strategic guidance on the provision and need of flood defences especially in light of climate change. Paragraphs 149 of the NPPF states:

(Para 149) Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

9.3 Paragraphs 155 to 165 of the NPPF principally deal with new development and the implications to flood risk of the site. Development Plan Policies Policy SI 5 (London Plan), CP28 (Core Strategy) and Policies DMD 59 and DMD 60 (Development Management Document) provide defined guidance relating to retro-fit changes to a landscape to protect existing built development from flooding.

9.4 The location has been identified for wetland development on account of the highly urbanised nature of the catchment area and the suitability for wetland development. The site is already within a medium risk of surface water flooding and currently provides limited amenity value. The wetland would have multiple benefits of diverting surface water from the surface sewage system,

- preventing flash flooding within the location, providing enhanced biodiversity and creating a visually attractive setting for existing residents.
- 9.5 In addition, the wetlands would also provide an environment to deal naturally with pollutants from vehicles which build up on the roads and are washed into the surface water network. Wetlands filter runoff, breaking down pollutants and help to improve the quality of surface water discharging into rivers.
- 9.6 Policy G3 (Metropolitan Open Land) is the overarching policy relating to the principle of works within site. Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt. MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.
- 9.7 Policy G3 specifically states that: "Proposals to enhance access to MOL and to improve poorer quality areas such that they provide a wider range of benefits for Londoners that are appropriate within MOL will be encouraged. Examples include improved public access for all, inclusive design, recreation facilities, habitat creation, landscaping improvement and flood storage."
- 9.8 In summary, the proposed wetland scheme is small scale but would provide 3000m² of water capture capacity to reduce flooding and provide notable other benefits to the site as recognised by Policy G3 of the London Plan 2021 and would not impact on the open character of the MOL.

Impact on the Character and Landscape of Oakwood Park:

- 9.9 The site is located on the eastern side of Oakwood Park and is largely acid grasslands (low nutrient/acidic soils) with mature trees. This area of the park has a sense of openness in its character and with pedestrian routes criss-crossing the land.
- 9.10 As part of the project, 100 trees were inspected. Five trees would be lost as part of the proposed wetland development. A total of 40 heavy standard trees are to be planted as part of the overall works/improvements. Modest land reformation changes would be undertaken on site. These changes would comprise of four wetland cells and six wetland scrapes. The wetlands would introduce aquatic vegetation around the proposed cells and new areas of wildflower and native scrub planting.
- 9.11 In conclusion, the landscaping works to facilitate the wetlands scheme is supported as they will provide an attractive and visually interesting parkland area that would enhance and encourage a wider level of biodiversity on site. There is a good level of detail in the planning application including levels throughout the site.
- 9.12 The proposal would accord with the following relevant development plan policies relating to character: G3, CP30, DMD 37, DMD 71 and DMD81.

Amenity

- 9.13 It is considered the scheme would have no discernible impact on the amenities of surrounding residential properties or commercial and historic properties which lie within the site.
- 9.14 There are no proposals to enclose the wetland areas nor is there any need to, except during works to protect trees and undertake the necessary excavation work to create the wetland cells and scrapes. The impact of construction works would be managed through a construction management plan and phasing plan.
- 9.15 In conclusion, it is considered that the proposals would not be detrimental of the amenity of the site and its environs and therefore in accordance with Policies D14, CP30 and DMD 64 of the Development Plan.

Biodiversity

- 9.16 Accompanying the applicant is an ecological assessment (comprising an extended Phase 1 Habitat Protected Species Survey). Following a comprehensive assessment, it has been concluded that the site of the proposed new wetland comprises part of a species poor semi-improved grassland field within a local wildlife site. The grassland is not a "priority habitat" and the proposals will result in significant ecological improvements through the provision of new aquatic and marginal habitats.
- 9.17 In conclusion, it is considered that the proposal is in accordance with Policies G6, CP36, DMD 78 DMD 79 of the Development Plan.

Contamination

- 9.18 The wetland development would deposit excavated soil within the site area to create partially raised areas and undulating landscape. A site investigation report has been submitted and following review by the Council's Environmental Health Officers, no objection was raised nor were any conditions deemed to be necessary. It is therefore considered that the proposal is in accordance with Policies CP32 and DMD 66 of the Development Plan.

- 9.19 Miscellaneous

Construction Management

- 9.20 The applicant has submitted a construction management plan (CMP) to confirm how the wetlands would be serviced during construction. Key elements of the CMP for information are:

Access and Movement

- Public footpaths will remain accessible throughout the works where possible.
- Some informal grassed footpaths will be temporarily inaccessible during works, but formal footpaths will remain open throughout the works where possible.
- Where required, safe diversions will be in place, and temporary trackways will be installed to protect the cycleway and footpaths.

Construction and Delivery Hours

- The excavation of the wetlands will take approximately 4 – 6 months (depending on the ground conditions and access).
- The wetlands will then be planted, which will take a season (approximately 1 year) to establish.
- Site works shall take place between 08:00 - 18:00 Monday to Friday.
- Deliveries of materials to and from site will take place between 09:00 – 16:00 Monday to Friday.
- All loading and unloading of plant and materials will be carried out within the site boundary

Parking and Construction Vehicle Access

- The main area for parking of vehicles of site operatives and visitors is off street parking along Sheringham Avenue and Willow Walk.
- The construction works will be phased.
- For the construction of wetland cells 1 and 2, and raised areas 1 and 2, the vehicular access will be via the main park entrance from Sheringham Avenue/Prince George Avenue.
- Vehicular access to the site will be via Willow Walk entrance for the construction of wetland cells 3 and 4 and raised area 3.

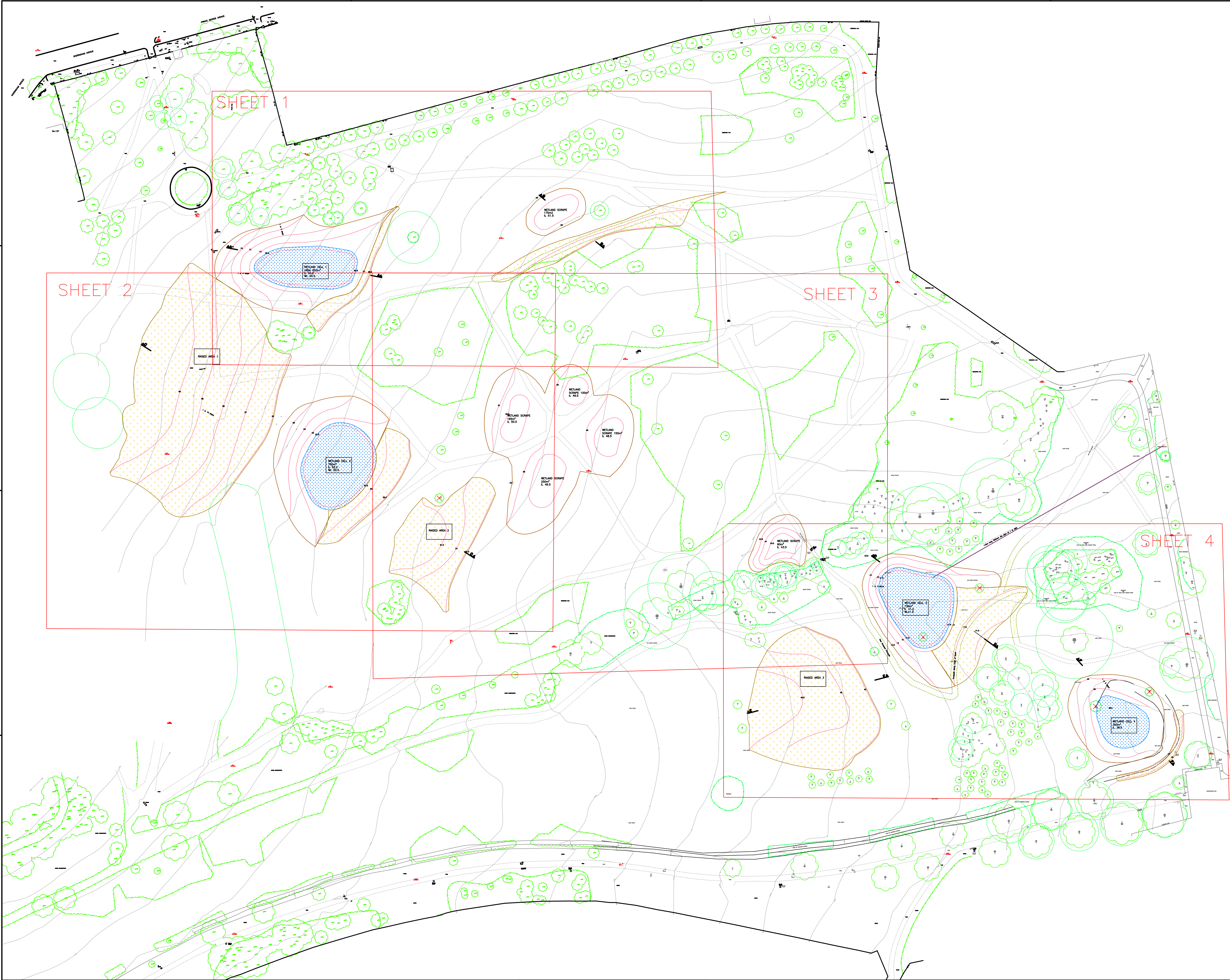
Environmental Considerations

- If site clearance activities occur within bird nesting season (March-August) then surveys for nesting birds must be carried out prior to any clearance by an ecologist.
- No stockpiling or storage of plant and materials within tree root protection areas in line with the Arboricultural Impact Assessment (AiA) and Arboricultural Method Statement (AMS).
- Tree Protection fences should be implemented during construction in line with the AiA and AMS.
- Some activities may include the transplanting of grass species and young trees. These will adhere to the methodologies highlighted in the Arboricultural Method Statement and will be overseen by a Landscape Architect.

- 9.21 It recommended that a condition requiring specific details for each phase be submitted. Details such as timescales and the extent of fencing for each phase would help to ensure minimum disruption.
- 9.22 Having regard to Policies SI 1, CP32, DMD 64, DMD 65, DMD 66 and DMD 68 of the Development Plan the proposal does not conflict with the Council's objectives for ensuring considerate construction practices which both protect residents and the natural environment.

10.0 Conclusion

- 10.1 The merits and special significance of the development to prevent future flooding of residential properties and subsequently provide a rich biodiversity environment open to the local community have been considered and the proposal is considered to be acceptable having regard to the development plan. The proposal is therefore recommended for approval subject to planning conditions.



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Existing Contours

Existing Levels

Proposed Contours

52 Proposed Levels

Excavation Area

Raised Areas

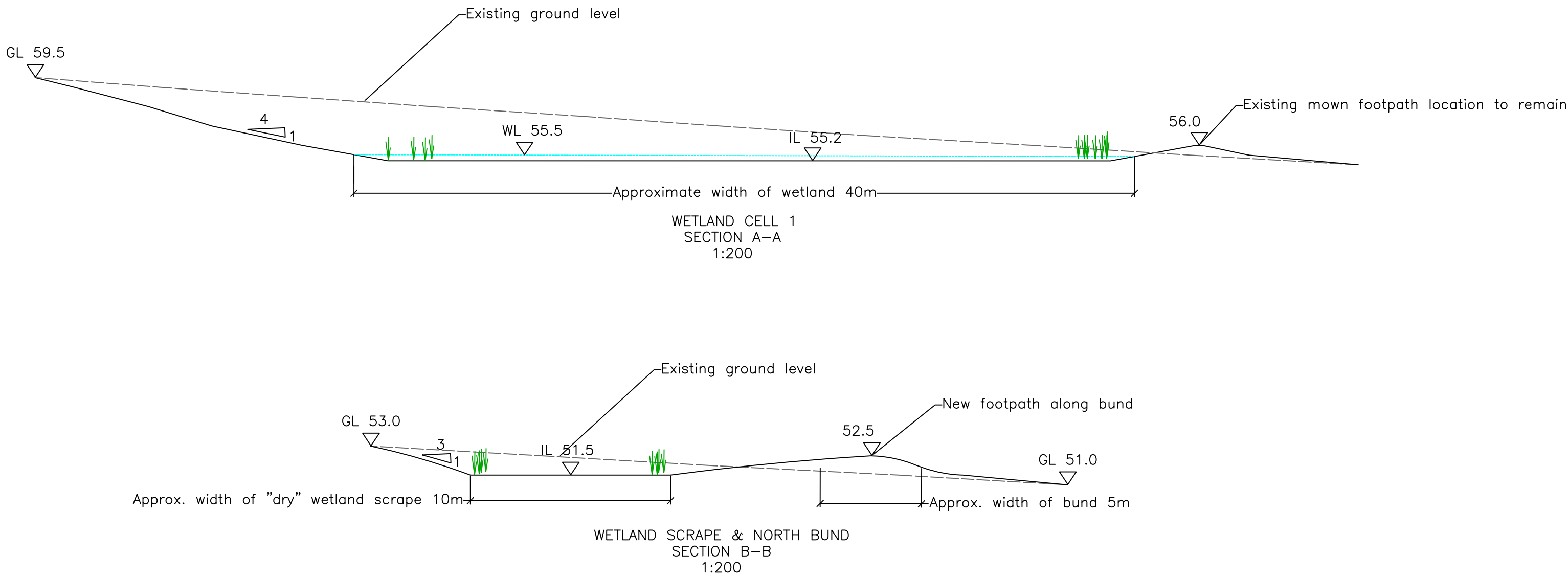
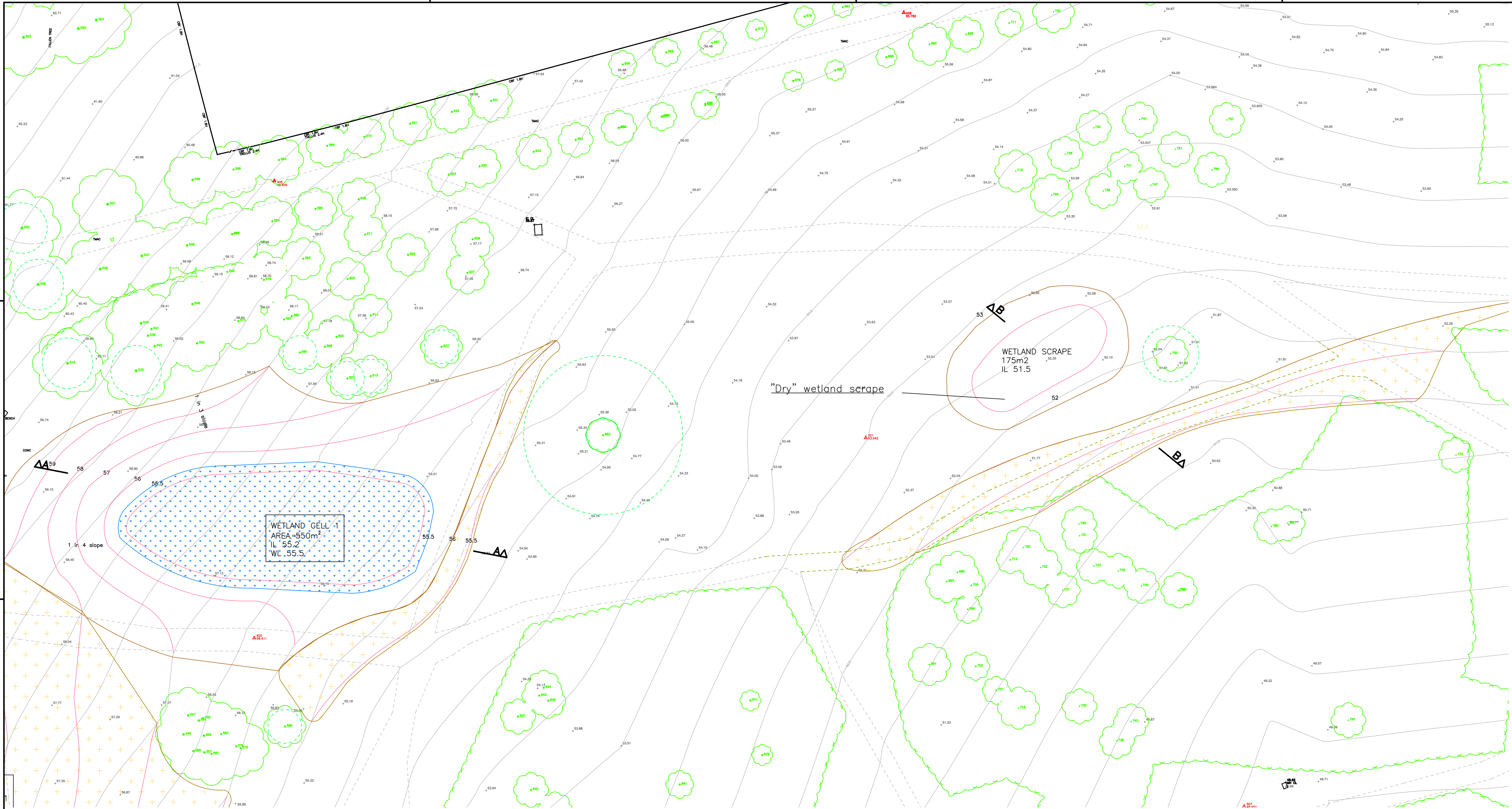
Wetland Areas

Tree Protection Zone

Trees to remove

Diverted footpath

Rev	Revision details		
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OUTLINE DESIGN			
CLIENT			
LONDON BOROUGH OF ENFIELD			
JOB TITLE			
OAKWOOD PARK WETLANDS			
DRAWING TITLE			
OVERVIEW			
HIGHWAYS AND TRANSPORTATION			
Highway Improvements			
DESIGNED> JK	DRAWN> JK	DATE> MARCH 2021	
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DRAWING NO.	LBE210- 101		A



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- Existing Contours
- Existing Levels
- Proposed Contours
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Rev Revision details

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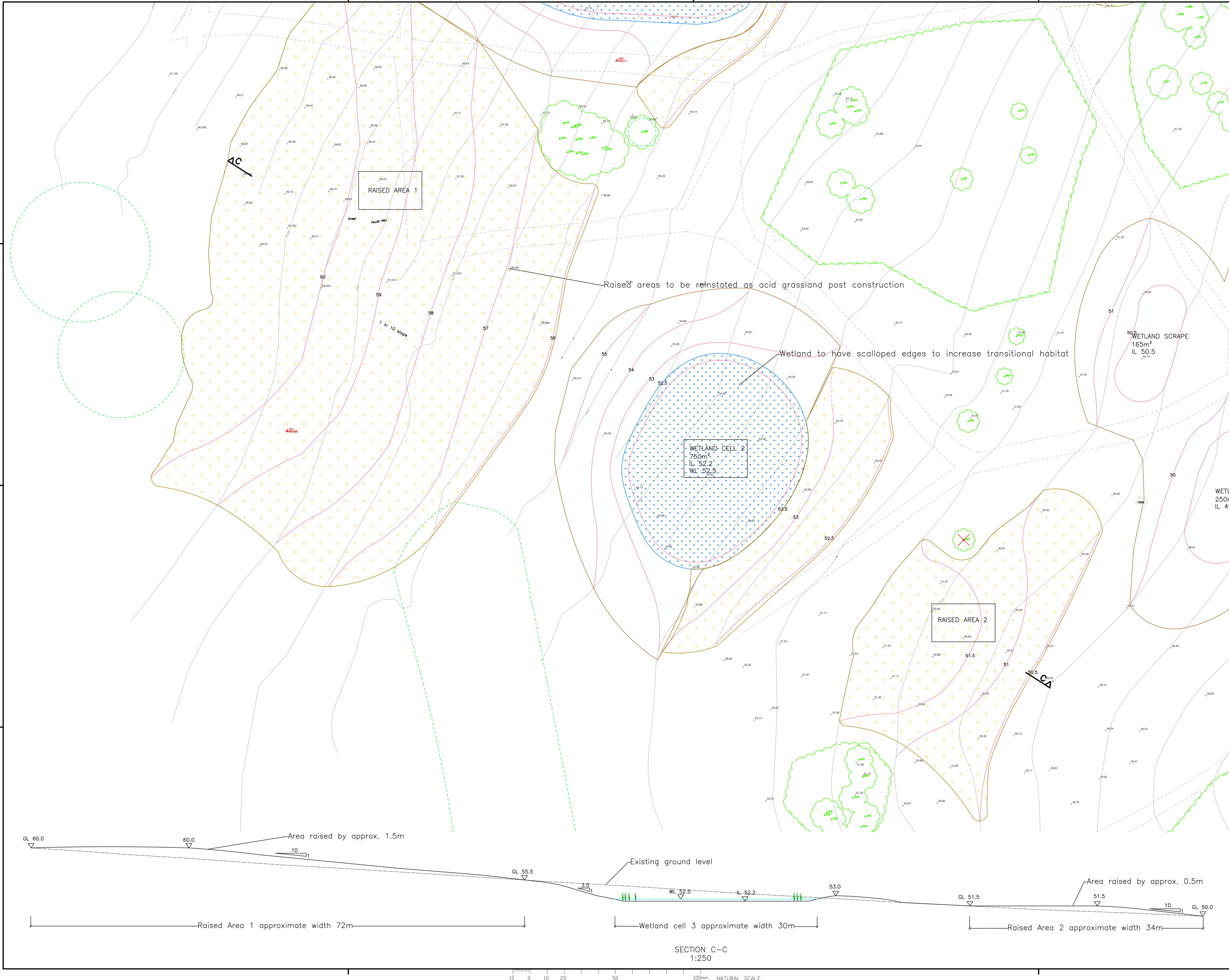
CLIENT
LONDON BOROUGH
OF ENFIELD

JOB TITLE
OAKWOOD PARK
WETLANDS

DRAWING TITLE
SHEET 1
WETLAND CELL 1 AND
NORTH BUND

HIGHWAYS AND TRANSPORTATION
Highway Improvements

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Existing Contours

46. Existing Levels

Proposed Contours

52 Proposed Levels

Excavation Area

Raised Areas

Wetland Areas

Tree Protection Zone

Trees to remove

Diverted footpath

Rev	Revision details

STATUS

OUTLINE DESIGN

CLIENT

LONDON BOROUGH OF ENFIELD

JOB TITLE

OAKWOOD PARK WETLANDS

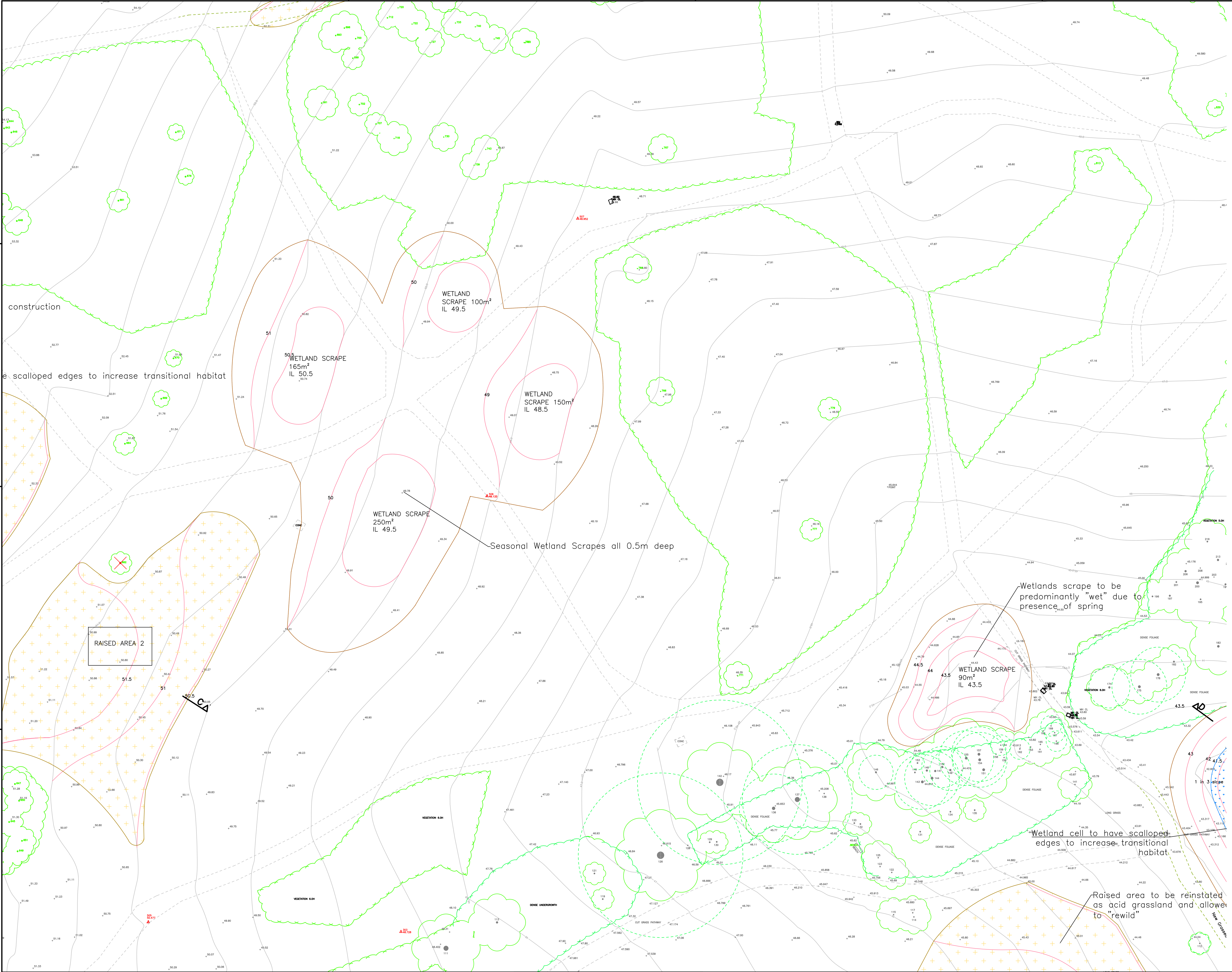
DRAWING TITLE

SHEET 2
WETLAND CELL 2 AND
RAISED AREAS 1 AND 2

HIGHWAYS AND TRANSPORTATION

Highway Improvements

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Rev Revision details

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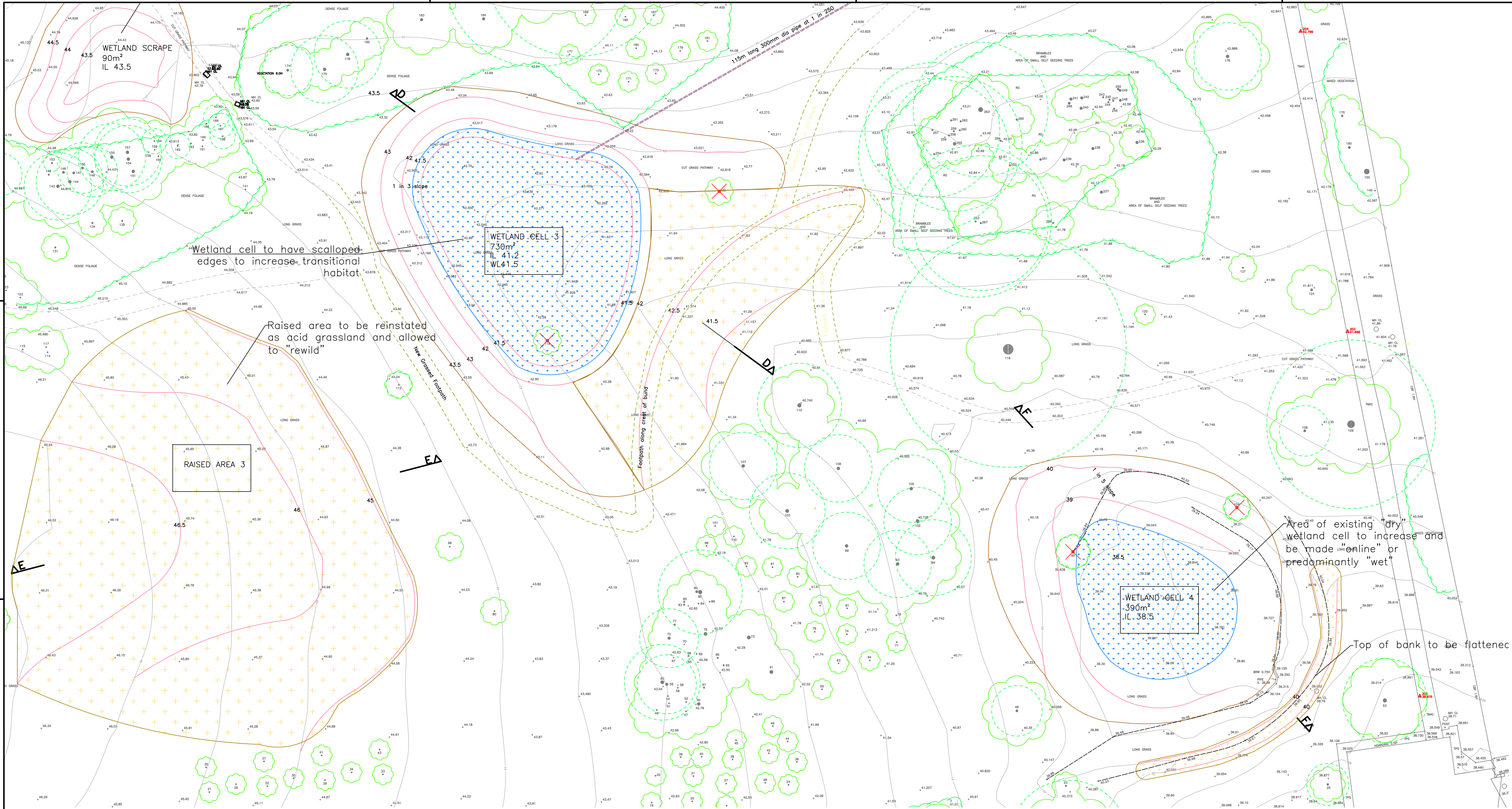
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JOB TITLE
OAKWOOD PARK WETLANDS

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SHEET 3 WETLAND SCRAPES

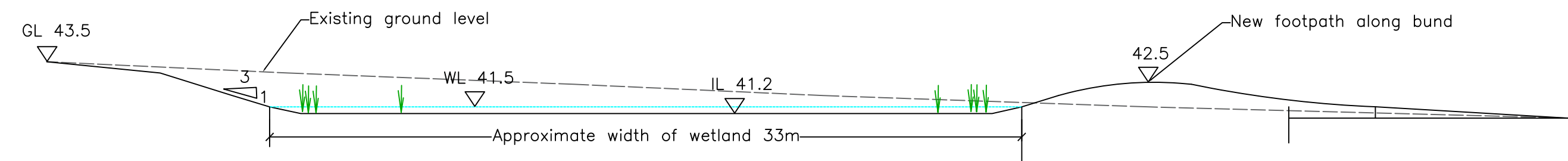
HIGHWAYS AND TRANSPORTATION
Highway Improvements

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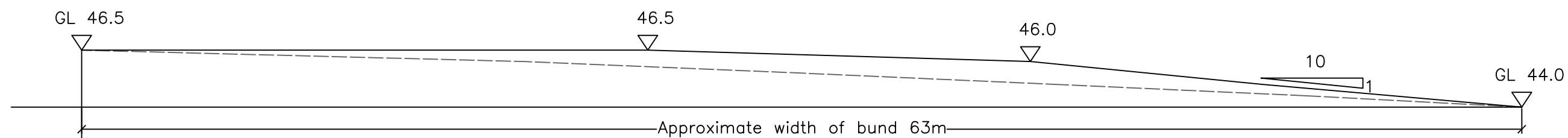


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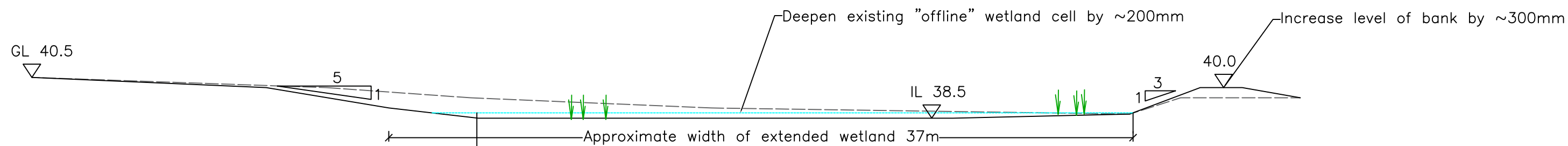
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WETLAND CELL 3
SECTION D-D
1:200



RAISED AREA 3
SECTION E-E
1:200



WETLAND CELL 4
SECTION F-F
1:200

Rev	Revision details

STATUS

OUTLINE DESIGN

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JOB TITLE

OAKWOOD PARK WETLANDS

DRAWING TITLE

SHEET 4
WETLAND CELLS 3 & 4
AND RAISED AREA 3

HIGHWAYS AND TRANSPORTATION

Highway Improvements

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KEY

- Raised mounds - Reinstate Grassland areas using either existing transplanted turf and or seed mix
- Wildflower meadow mix for excavated banks of wetland Cells
- Pond edge/marginal wetland native seed mix for seasonally wet scrapes
- Pre established Coir Mat planting of native aquatic species mix
- Native shrub mix
- Proposed tree
- Existing Tree

NATIVE SHRUB MIX to be planted in mixed clumps at 2 per m2			
SPECIES	SIZE	Root condition	No.
Cornus Sanguinea	Height 80-100 cm	BR	300
Acer campestre	Height 80-100 cm	BR	300
Corylus avellana	Height 80-100cm	BR	500
Viburnum opulus	Height 80-100cm	BR	300
Viburnum lantana	Height 80-100cm	BR	300
Cornus stolonifera Flaveriana	Height 80-100cm	BR	300
Crataegus monogyna	Height 80-100cm	BR	500
Acer campestre	Height 80-100cm	BR	300

MEADOW MIX various seed mixes shown below for late summer cutting and removal				Total Area 35,000m2	Total Area
% of total area	Seed Mix	Description	Sow Rate	Volume	
50%	Emorsgate EM1 General purpose meadow mixture	Perennial wild flower and slow growing grass mix suitable for broad range of soil and conditions	3 / 5 g per M2	TBC	
15%	Emorsgate EM8 meadow mixture for Wetlands	Suitable for seasonally wet areas - sow along river and wetland edges	3 / 5 g per M2	TBC	
35%	Emorsgate EC1 Standard Cornfield Mixture	Annual wildflower for instant colourful display in first year. Combine this annual mix in with the perennial mix	3 / 5 g per M2	TBC	

NATIVE AQUATIC PLANTING MIX			
	122m Pre-established Coir Mats	Description	NO.
50%	Sedge/Reed and flower Mix	Plant 1/3rd of any wetland cell with a mix of coir matts	TBC
50%	Common Reed Only	Plant 1/3rd of any wetland cell with a mix of coir matts	TBC

Tree Planting				
NO.	Name	Girth (cm)	Description	Height (m)
3	<i>Acer campestre</i>	12-14cm	Heavy Standard	3.5-4.0
4	<i>Alnus glutinosa</i>	12-14cm	Feathered	3.5-4.0
4	<i>Betula pendula</i>	12-14cm	Multi stem	3.5-4.0
	<i>Carpinus betula</i>	12-14cm	Feathered	3.5-4.0
2	<i>Populus alba</i>	12-14cm	Heavy Standard	3.5-4.0
3	<i>Populus nigra</i>	12-14cm	Heavy Standard	3.5-4.0
4	<i>Prunus avium</i>	12-14cm	Heavy Standard	3.5-4.0
	<i>Prunus padus</i>	12-14cm	Heavy Standard	3.5-4.0
4	<i>Salix caprea</i>	14 - 16 cm	Heavy Standard	3.5-4.0
2	<i>Salix x sepulcralis chrysocoma</i>	12-14cm	Heavy Standard	3.5-4.0
4	<i>Sorbus acuparia</i> Multi stem	2-2.5m	Multi stem	3.5-4.0
2	<i>Tilia x europaea</i> Pallida	12-14cm	Heavy Standard	3.5-4.0

NOTES

- DO NOT SCALE FROM THIS DRAWING.
- ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
- ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.

Rev Revision details

STATUS
OUTLINE DESIGN

CLIENT
LONDON BOROUGH
OF ENFIELD

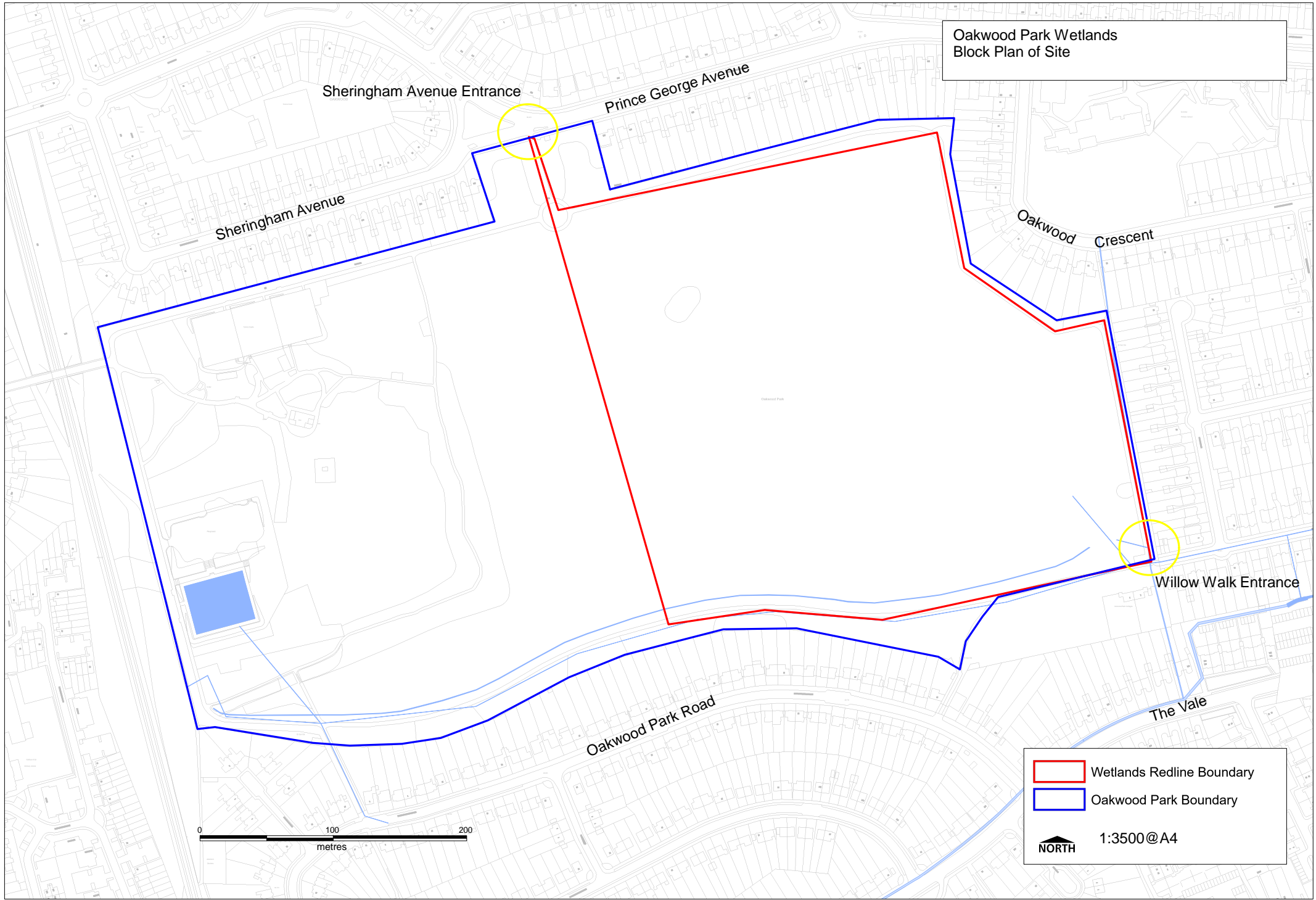
JOB TITLE
Oakwood Park Wetlands

DRAWING TITLE
Planting Plan

HIGHWAYS AND TRANSPORTATION
Highway Improvements

DESIGNED:- JK/MJ	DRAWN:- MJ	DATE:- April 2021
SCALE:- 1:1000	PLOT SCALE:- 1:1	CHECKED:-
DRAWING NO.	LBE-210-107	

Oakwood Park Wetlands
Block Plan of Site



Oakwood Park Wetlands
Location Plan

Sheringham Avenue Entrance

Prince George Avenue

Sheringham Avenue

Oakwood Crescent

Willow Walk Entrance

Oakwood Park Road

The Vale

- Wetlands RedLine Boundary
- Oakwood Park Boundary



1:3500@A4

metres

