

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 21 June 2022

Report of

Head of Planning
– Vincent Lacovara

Contact Officer:

Andy Higham
Gideon Whittingham
Eloise Kiernan
Tel No: 020 8132 2130

Ward:

Upper Edmonton

Ref: 21/03724/RE4

Category: Major Application

LOCATION: Public Open Space Rear of Whitehead Close, Sterling Way, London, N18 1BU

PROPOSAL: Construction of a wetlands area, involving excavation works to create wetland basins, a flood defence bund and landscaping of surrounding areas (1.6ha).

Applicant Name & Address:

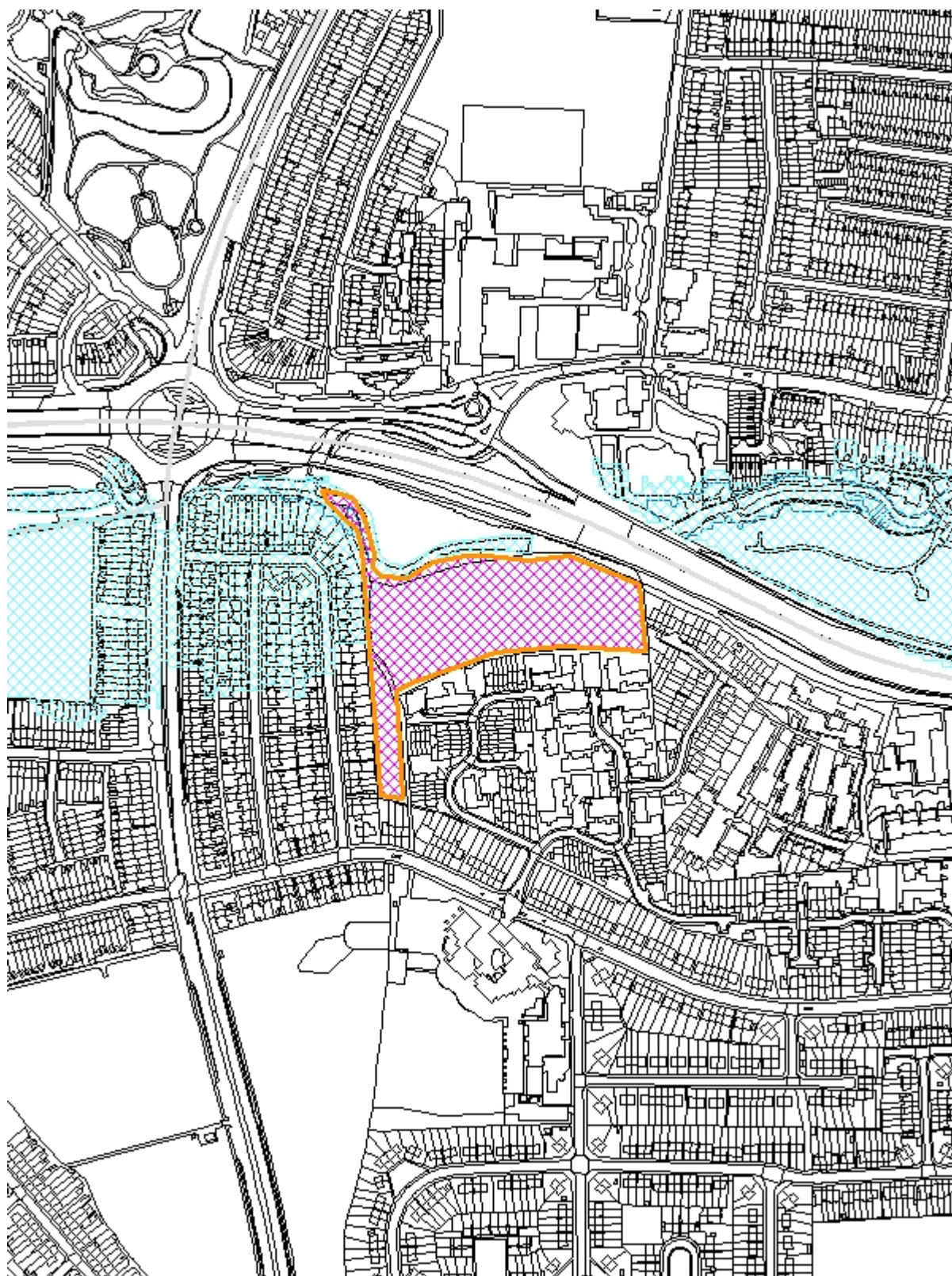
Mr Michael Shorey
Watercourses Team
London Borough of Enfield

Agent Name & Address:

RECOMMENDATION:

1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to the following conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ref: 21/03724/RE4 **LOCATION: Public Open Space Rear Of Whitehead Close, Sterling Way, London, N18 1BU**



1. 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. Recommendation

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to grant planning permission subject to the following planning conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised, as set out in the attached schedule which forms part of this notice.

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

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

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

4. Within 3 months of commencement of works full details of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. Following practical completion of work photographic verification and a brief statement from a Suitably Qualified Ecologist shall be submitted and approved in writing by the council.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan.

5. That development shall not commence until a construction logistics plan has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- a. a photographic condition survey of the roads, footways and verges leading to the site;
- b. details of construction access and associated traffic management to the site;
- c. arrangements for the loading, unloading and turning of delivery, construction and service vehicles clear of the highway;
- d. arrangements for the parking of contractors vehicles;
- e. arrangements for wheel cleaning;
- f. arrangements for the storage of materials;
- g. hours of work;
- h. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition' or relevant replacement.

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

Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

6. Deliveries and removal of construction and excavation materials to and from the site by road shall take place between 08:00 - 18:00 Monday to Friday & 08:00 - 13:00 on Saturday and at no other time except with the prior written approval of the Local Planning Authority.

Reason: To minimise disturbance

7. Environment Agency

The development shall be carried out in accordance with the submitted flood risk assessment, in particular document LBE109-WWW-105 B and the following mitigation measure it details:

- The footpath surrounding the wetland will be no lower than 17.5mAOD at any time. This level should be maintained throughout the lifetime of the wetland.

Reason: To ensure that flood water is contained in the designated flood storage area and does not increase flood risk to the local area. This approach is in line with Paragraph 167 of the National Planning Policy Framework and Policies 28, 29 and 36 of the Enfield Plan Core Strategy 2010-2025.

8. Environmental Health

All Non-Road Mobile Machinery (NRMM) of net power of 37KW, and up to an including 560KW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in Chapter 7 of the GLA's Supplementary Planning Guidance "Control of Dust and Emissions During Construction and Demolition", dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on

site, at any time, whether in use or not, without the prior approval in writing of the Local Planning Authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: In the interest of good air quality in accordance with adopted London Plan policies.

- 2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

3. Executive Summary

- 3.1 The application seeks approval for the construction of a wetlands area, involving excavation works to create wetland basins, a flood defence bund and landscaping of surrounding areas (1.6ha) for flood alleviation.
- 3.2 The scheme is considered acceptable for the following reasons:
- i. It would mitigate in tackling flood risk to the area including the provision of flood storage mitigation.
 - ii. It would provide wider benefits in regard to enhancements to the environment through appropriate landscaping and enhancement of biodiversity
 - iii. It would continue to support the use of an existing area of open space for recreational/leisure and educational purposes; and
 - iv. It would not be detrimental to residential amenities, or highway safety.

4. Site and Surroundings

- 4.1 The development site is located at the northern side of Whitehead Close and has a total site area of 2.5 hectares. The site is bound by the residential properties along Whitehead Close and Plowman Close to the south and Pentyre Avenue to the west. The A406 (Sterling Way) and the Pymmes Brook are located immediately to the north and east of the application site. The main entrance is located at Whitehead Close.
- 4.2 The site is designated as Metropolitan Open Land, Local Open Space, Wildlife Corridor, Green Chain Corridor and a Site of Importance for Nature. Further designations include a Site of Archaeological Interest. There are Tree Preservation Orders (TPO's) located across the site.
- 4.3 The site is located within Flood Zones 2 and 3 and within an area of Surface Water Flood Risk.
- 4.4 There are facilities and features in the park these are listed below:
- Two unofficial football pitches which are just goals. One is 11 a side and one is 5a side.
 - Natural play area which due to ground conditions has been mostly removed
 - The park is lined with trees and shrubs.
 - The woodland and river are currently fenced off with a palisade fence.

5. Proposal

- 5.1 The application seeks approval for the construction of a wetlands area, involving excavation works to create wetland basins, a flood defence bund and landscaping of surrounding areas (1.6ha).
- 5.2 The proposed works include:
- Creation of wetlands and swales;
 - Opening the Pymmes Brook by naturalising some of the banks;
 - Creating flood storage by installing a raised footpath;
 - Improving existing entrances into the park;
 - Creating a new east west link through the park;
 - Removing fencing and replacing with a natural shrub boundary, and
 - Creation of various habitats with new wetland planting, wildflower sowing and tree planting.
- 5.3 The proposed works include excavation and the construction of a bund, however the new ground levels would be no higher than existing due to the proposed excavation works with the flood defence bund at a height of approximately 1.5m.

6. Relevant planning history

- 6.1 22/01640/SO –Environmental Impact Assessment
Request for Screening Opinion under Part 2, Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to the construction of a wetlands area, involving excavation works to create wetland basins, a flood defence bund and landscaping of surrounding areas (1.6ha). Application in progress.

7. Consultation

7.1 Statutory and non-statutory consultees

Internal

- 7.2 Traffic and Transportation – No objections subject to conditions
- 7.3 Environmental Health – No objections subject to conditions
- 7.4 Tree officer – No objections
- 7.5 SuDs officer – No objections

External

- 7.6 Environment Agency – No objections following the receipt of additional information
- 7.7 Thames Water – No objections

Public

- 7.8 The 21-day public consultation period concluded on the 14 November 2021. The application was also advertised in the local paper and by site notice. No representations were received.

8. Relevant Planning Policies

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The London Plan (2021)

- 8.2 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan 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
D14 Noise
G3 Metropolitan Open Land
G4 Open Space
G6 Biodiversity and access to nature
G7 Trees and Woodlands
SI1 Improving air quality
SI5 Water Infrastructure
SI12 Flood Risk Management
SI13 Sustainable Drainage

8.3 Core Strategy

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant

CP11 Recreation, leisure, culture and arts
CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
CP24 The road network
CP25 Pedestrian and cyclists

- CP28 Managing flood risk through development
- CP29 Flood management infrastructure
- CP30 Maintaining and enhancing the built environment
- CP31 Built and landscape heritage
- CP32 Pollution
- CP34 Park playing fields and other open space
- CP35 Lea Valley Regional Park and Waterways
- CP36 Biodiversity

8.4 Development Management Document

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy.

The following local plan Development Management Document policies are considered particularly relevant:

- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD44 Conserving and Enhancing Heritage Assets
- DMD59 Avoiding and Reducing Flood Risk
- DMD60 Assessing Flood Risk
- DMD61 Managing Surface Water
- DMD62 Flood Control and Mitigation Measures
- DMD63 Protection and Improvement of Watercourse and Flood Defences
- DMD64 Pollution Control and Assessment
- DMD66 Land Contamination and Instability
- DMD68 Noise
- DMD 71 Protection and enhancement of open space
- DMD 72 Open space provision
- DMD76 Wildlife Corridors
- DMD 78 Nature conservation
- DMD 79 Ecological enhancements
- DND80 Trees
- DMD 81 Landscaping

8.5 Other Relevant Policy

National Planning Policy Framework (2019)
 National Planning Practice Guidance (2019)
 Enfield's Local Flood Risk Management Strategy (2016).
 Enfield's Blue and Green Strategy (2021-2031)
 Heritage Strategy SPD

9. **Analysis**

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

- Flooding / Surface Water Drainage;
- Character and Landscape
- Heritage Assets;

- Highways;
- Neighbouring Amenities; and
- Existing facilities

9.2 Flooding / Surface Water Drainage

- 9.2.1 The adopted NPPF (February 2021) provides strategic guidance on the provision and need of flood defences especially in light of climate change. Paragraphs 153 of the NPPF states:

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.

- 9.2.2 Paragraphs 154 to 169 of the NPPF principally deal with new development and the implications to flood risk from site development. 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.
- 9.2.3 At a local level, Policies CP34 of the Core Strategy and DMD71 of the Development Management Document refer to the protection of parks, playing fields and open spaces. Policies DMD78 and DMD79 of the Development Management Document and CP36 of the Core Strategy refer to nature conservation, ecology and biodiversity. Additionally, Policies CP12 of the Core Strategy and DMD31 of the Development Management Document refer to visitors and tourism. Finally, Policies DMD60 and DMD61 of the Development Management Document and Policy CP28 of the Core Strategy refer to flood risk and managing surface waters.
- 9.2.4 It is clear Enfield's waterways are a valuable asset for the borough: they provide water resources for London, opportunities for sport, recreation and leisure, access to nature, a historical reference, and an attractive setting. However, they also represent sources of fluvial flood risk in Enfield, posing a potential threat to life and property which needs to be pro-actively managed. The underlying pattern of geology and the effects of urbanisation mean that the borough is also susceptible to incidents of surface water and groundwater flooding.
- 9.2.5 Enfield's Strategic Flood Risk Assessment (SFRA) Level 1 (2008) and Surface Water Management Plan (SWMP) (2012) provide local evidence of all forms of flooding including fluvial, surface water, groundwater, sewers and reservoirs. Policy DMD60 states that site specific Flood Risk Assessments (FRA) must accompany all applications for:
- a. Development proposals of 1 hectare or greater in Flood Zone 1;
 - b. All proposals for new development located in Flood Zones 2 and 3; and

- c. All proposals in groundwater flood risk areas that involve the creation of useable space below ground;
- d. All proposals for new development identified as being at risk from surface water flooding in the SWMP; or,
- e. Any development that may be subject to other sources of flooding identified in subsequent reviews/updates of the evidence base on flooding.

9.2.6 Policies DMD59 through to DMD 63 of the Development Management Document expressly relate to issues of fluvial, surface water and ground water flood risk. In addressing the requirements of the NPPF and the NPPG that seek flood risk management opportunities, and to reduce the causes and impacts of flooding through the Local Plan, this suite of Policies seeks to ensure that development must avoid and reduce the risk of flooding, and not increase the risks elsewhere. Through the application of measures to assess flood risk, control and mitigate flood water and provide enhanced Sustainable Drainage Strategies to demonstrate how proposed measures manage surface water as close to its source as possible in accordance with the drainage hierarchy in the London Plan, the Policies seek to front load flooding considerations in all development proposals.

9.2.7 The Flood Water and Management Act 2010 (FWMA) established Unitary Authorities in England and Wales as Lead Local Flood Authorities (LLFAs) with the express mandate to improve flood risk management and ensure the security of water supplies. The FWMA imparted significant new roles and responsibilities on local authorities who now have responsibilities for managing local flood risk. The FWMA also imposed a requirement on LLFAs to develop, maintain, apply and monitor a strategy for local flood risk management in its area that:

- specifies the roles of the different authorities that have responsibilities for managing flood risk
- describes how the LLFA is working with partners to reduce flood risk
- provides an overall assessment of local flood risk
- sets out the objectives for managing local flood risk
- outlines what actions are to be taken to meet those objectives

9.2.8 The London Borough of Enfield is the LLFA for the area with responsibilities relating to local flood risk from surface water runoff, groundwater and small rivers, streams and ditches. Flooding from main rivers remains the responsibility of the Environment Agency.

9.2.9 The location has been identified for wetland development on account of the highly urbanised nature of the catchment area and the suitability of the site for wetland development. The site is already within an area with medium/high 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.

9.2.10 Furthermore, 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.

9.2.11 The proposals seek to deliver the following benefits to the area:

- Improved surface water quality via replenishment through the creation of wetland treatment cells (the surface water drainage network for this area flows towards Pymmes Brook further downstream;
- Increased biodiversity by creating habitat for a variety of wildlife;
- New amenity feature in the park;
- Reduce flood risk through the storage of water following extreme rainfall.

9.2.12 The proposed wetland project would therefore help to reduce surface water flood risk in this area, providing a greater standard of protection against flooding for properties and critical infrastructure. Constructed wetlands form a crucial part of the Local Flood Risk Management Plan. Wetlands are a type of flood management which are capable of storing water during and after storm events, thus reducing flood risk. In Wilbury Way Open Space, the inclusion of wetland features would assist in draining nearby waterlogged areas of the park. The diversion of a surface water sewer to a wetland environment allows for improvements to the water quality through natural restorative treatment. Additionally, the Suds Team and Environment Agency has no objections to the proposed development.

9.2.13 It is therefore concluded that the proposal would provide flood storage mitigation for extreme weather events and thus has clearly defined benefits in terms of local flooding and pro-actively seeks to address the impact of flooding and climate change to the benefit of residents, environmental quality and the wider area, as well as providing a new amenity feature and increased biodiversity to the existing Wilbury Way public open space, having regard to policies DMD59, DMD60, DMD61, DMD62, DMD63, DMD71, DMD78 and DMD79 of the Development Management Document, CP29, CP34 and CP36 of the Core Strategy and SI5, SI12, SI13 and G7 of the London Plan as well as the guidance contained within the NPPF.

9.2.14 Furthermore, it is noted that the site is located on land designated as Metropolitan Open Land. 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 therefore be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.

9.2.15 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." Furthermore, it is considered the proposed development would retain the open character and appearance of the land consistent with the designation as metropolitan open land.

- 9.2.16 In summary, the proposed wetland scheme would provide 2000m³ 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 whilst improving access to open space for recreational purposes.

9.3 Character, Landscape and Biodiversity

- 9.3.1 The proposed works would be situated in the north and eastern section of Wilbury Way Open Space. The park is designated as Metropolitan Open Land and Local Open Space and thus has a sense of openness in its character with various pedestrian routes across the site
- 9.3.2 The proposed works would involve the replanting of 40 semi-mature trees, together with hundreds of saplings (whips) with a wildflower area and amenity grass mix. The site would be excavated with modest land reformation changes necessary to create the wetlands and swales. The proposed wetlands would introduce aquatic vegetation around the proposed cells and new areas of wildflower and native scrub planting.
- 9.3.3 Policies G6 of the London Plan, CP36 of the Core Strategy and DMD79 of the Development Management Document refer to biodiversity and ecological enhancements. Additionally, policies DMD80 and DMD81 of the Development Management Document refer to protection and enhancement of trees and landscaping alongside policy G7 of the London Plan.
- 9.3.4 The applicant submitted an Arboricultural and Tree Conditions Survey, which included an Arboricultural Method Statement (AMS) alongside tree protection measures and landscaping. The landscaping would comprise a wildflower area, amenity grass mix and marginal planting. Additionally, it is proposed to replant a further 40 semi-mature trees alongside hundreds of saplings (whips).
- 9.3.5 The submitted report clarifies that a total removal of 12 trees (Cat B3 and C3) would be required to necessitate the works. Some minor works such as pruning would also be proposed to two/three additional trees. It is considered that the resultant landscaping benefits to the proposed development outweigh the proposed loss, and furthermore it was noted that the majority of trees to be removed are of low quality with a remaining life expectancy of around 10 years, or are young trees with a stem diameter below 150mm. Additionally, the removal of the 12 trees would afford improved light and space for increased growth of the retained higher quality specimens. Further replanting would therefore increase the ecological and landscaping benefits of the site in accordance with policies DMD80 and DMD81 of the DMD and G7 of the London Plan. Furthermore, it was noted that the Tree officer raised no objections to the proposed detail outlined within the submitted report and the overall nature of the proposed works.
- 9.3.6 The applicant also submitted 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 development comprises a heavily modified watercourse and associated woodland adjacent to a park. The proposals would re-naturalise the stream and create new wildlife friendly habitats within the park. This would result in a significant benefit for biodiversity.

- 9.3.7 The Assessment did, however, confirm that there is the potential for roosting bats within the trees and the banks of the watercourses could be used by Kingfisher and Sand Martin. Additionally, Giant hogweed, Himalayan Balsam and Japanese Knotweed were observed on site. It is therefore considered that appropriate conditions are attached to secure further surveys and to ensure that any tree works, and scrub clearance are not completed during bird nesting season (March-August), having regard to policies G6 of the London Plan, CP36 of the Core Strategy and DMD78 and DMD79 of the Development Management Document.
- 9.3.8 It is therefore concluded that the proposed landscaping works to facilitate the wetlands scheme would provide an attractive and visually interesting parkland area that would enhance and encourage a wider level of biodiversity on site. The accompanying plans and information confirm the proposed levels and excavation across the site.

9.4 Heritage Assets

- 9.4.1 The Heritage Strategy considers a study area of 250m from the site boundary to identify heritage assets which may experience change as a result of the proposed development. Change can be positive, neutral or negative to varying degrees.
- 9.4.2 The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.
- 9.4.3 Within the 250m study area there are four designated heritage assets and two non-designated heritage assets. These heritage assets have been scoped-out from further assessment.
- 9.4.4 These are:
- Millfield House – Grade II* Listed Building
 - Entrance Lodge To Millfield House – Grade II Listed Building
 - Wall Running West From Just West of Entrance Lodge To Millfield House – Grade II Listed Building
 - Church of St Aldhelm – Grade II Listed Building.
 - Hollywood Gardens – Locally Listed Landscape
 - Tatem Park – Locally Listed Landscape
- 9.4.5 These heritage assets have been scoped out due to a lack of visibility between the application site and the listed buildings and the low scale of the development which is limited to landscape alterations without any new built structures. The lack of visibility is as a result of the A406 dual carriage way and associated vegetative screening which are intended to prevent these views.

- 9.4.6 As a result and in consultation with the Heritage officers, it is considered none of the heritage assets will experience change as a result of the proposed development.

Archaeology

- 9.4.7 From the preliminary assessment, the archaeological potential of the Wilbury Way Open Space is not entirely clear, largely due to uncertainties about the provenance and implications of Roman finds and precise location (and date) of the mill marked by Rocque. However, the former clearly suggest that an archaeological response to/mitigation of the proposed development would be appropriate and the latter, as well as the possibility that Palaeolithic artefacts could be disclosed in the deeper cut areas, adds to the desirability of archaeological evaluation and monitoring of the site.
- 9.4.8 It is therefore recommended that a condition is attached requiring a watching brief with the provision for further archaeological excavation of any significant deposits or structures revealed by it during the initial stages of the development as an appropriate level of archaeological investigation and response.
- 9.4.9 It is therefore considered that the proposed landscaping works are appropriately designed and would not affect the setting of above / below ground heritage assets, having regard to Policies CP30 and CP31 of the Core Strategy, DMD37, DMD44, DMD71, DMD80 and DMD81 of the DMD and G3, G4, G7 and D8 of the London Plan.

9.5 Highways

- 9.5.1 The proposals would have no further impacts on the surrounding highway network, access, servicing or parking facilities at the site.
- 9.5.2 The existing open space at Wilbury Way provides a valuable community facility and route to residential areas. The proposed works would not result in the diversion or stopping up of any public rights of way and thus is considered acceptable in regard to pedestrian access.
- 9.5.3 The applicant has submitted a construction management plan (CMP) to confirm how the wetlands would be serviced during construction. Key elements outlined within the CMP are:
- Parking of Vehicles of Site Operatives and Visitors
 - Construction Access
 - Arrangements for Vehicle Servicing and Turning Areas
 - Loading and Unloading of Plant and Materials
 - Storage of Plant and Materials used in Construction of the Development
 - Wheel Washing Facilities
 - Measures to Control Emissions of Dust and Dirt During Construction
 - Scheme for Recycling/Disposing of Waste Resulting from the Works
 - Public Footpaths and Facilities
- 9.5.4 The site will be accessed from the existing point at Whitehead Close with all servicing/turning, unloading of deliveries, storage of plant and materials etc to

be carried out within the application boundary, or car park area. The proposed works would take between 10-12 weeks. Additionally, a Dust Assessment was conducted with regard to the London Plan SPG8 requirements and concluded that there is “negligible” risk of impact of dust emissions from the scheme, and therefore “no mitigation measures beyond those required by accepted best practice will be required”. During dry periods, earthworks would be wetted to ensure dust does not cause pollution of surrounding areas and welfare facilities would be battery powered to restrict noise and emissions.

- 9.5.5 It is therefore considered that an appropriate condition could be attached to secure a Construction Management Plan and restricted construction hours and therefore it is not considered that the proposed works would have any adverse impacts upon residential amenities or conditions prejudicial to the safety and free flow of traffic, having regard to Policies SI 1, CP32, DMD64, DMD65, DMD66 and DMD68 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.

9.6 Neighbouring Amenities

- 9.6.1 The proposed works are well embedded within the site and whilst part of the works seek to create a bund, the overall ground levels would not be increased above existing. It is not considered that such works would have any detrimental impacts on neighbouring amenities in regard to loss of sunlight/daylight or outlook or privacy, having regard to policies DMD6, DMD8 and DMD10 of the Development Management Document.
- 9.6.2 However, Environmental Health have requested that given the close proximity to residential properties an appropriate condition should be attached for a Construction Management Plan to mitigate dust emissions during the construction phase as well as a further condition for Non-Road Mobile Machinery, having regard to policies DMD68 of the Development Management Document, CP32 of the Core Strategy and D14 of the London Plan.

9.7 Existing Facilities

- 9.7.1 The proposal does involve the replacement of certain existing facilities including two informal football areas with goals. Both of these will be retained and improved through the reprofiling of the ground reusing the excavated spoil.
- 9.7.2 The existing playground will be retained and improved through better drainage

10. **CIL**

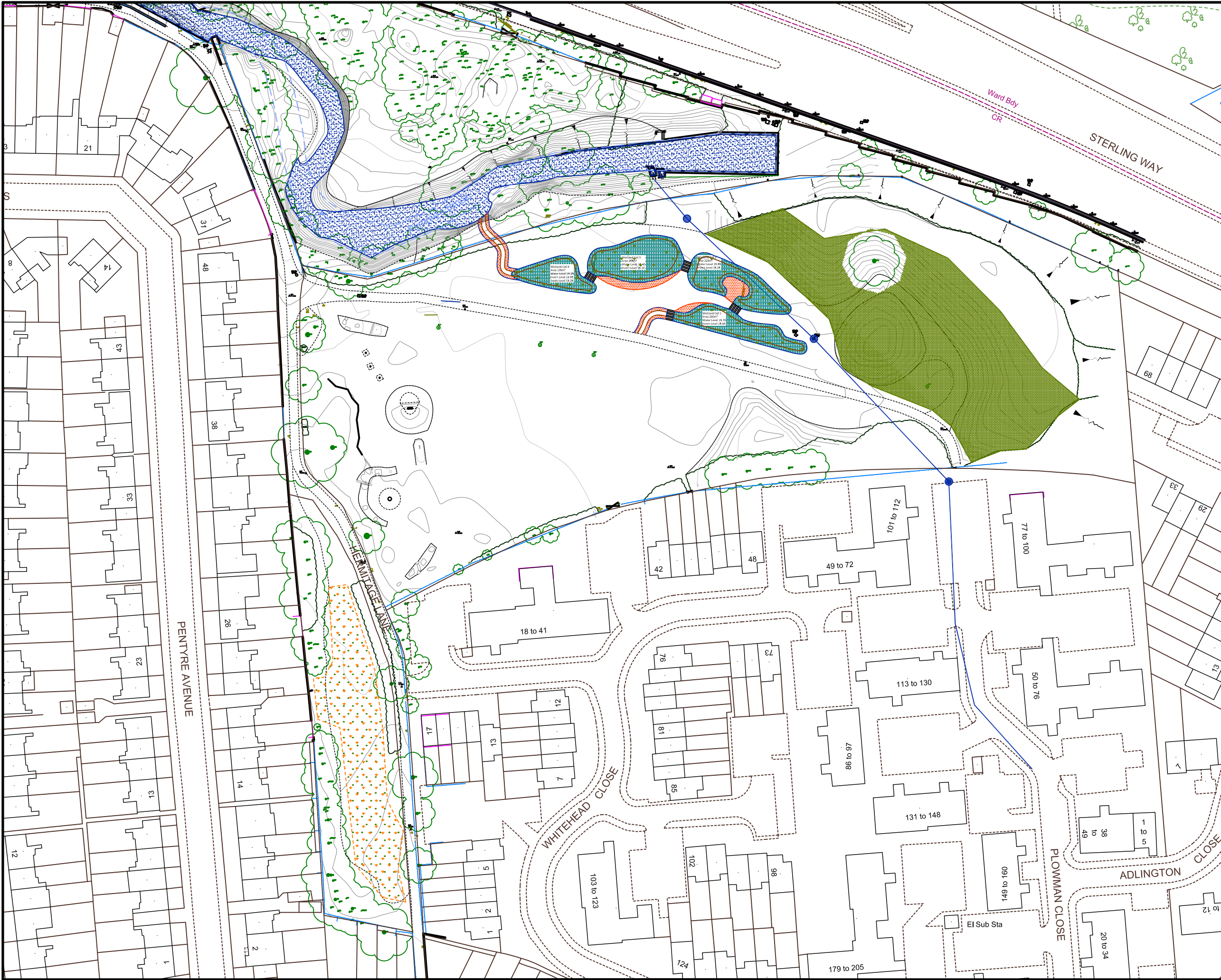
- 10.1 The development is not liable for Mayoral or Enfield CIL.

11. **Public Sector Equalities Duty**

- 11.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. Due to the nature of the proposal, it is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

12. Conclusion

- 12.1 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 considered acceptable subject to planning conditions.



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- LEGEND:
- WETLANDS
 - MARGINAL PLANTING
 - AMENITY GRASS MIX
 - WILDFLOWER AREA

Rev	Revision details	Date
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OUTLINE DESIGN

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
WILBURY WAY WETLANDS

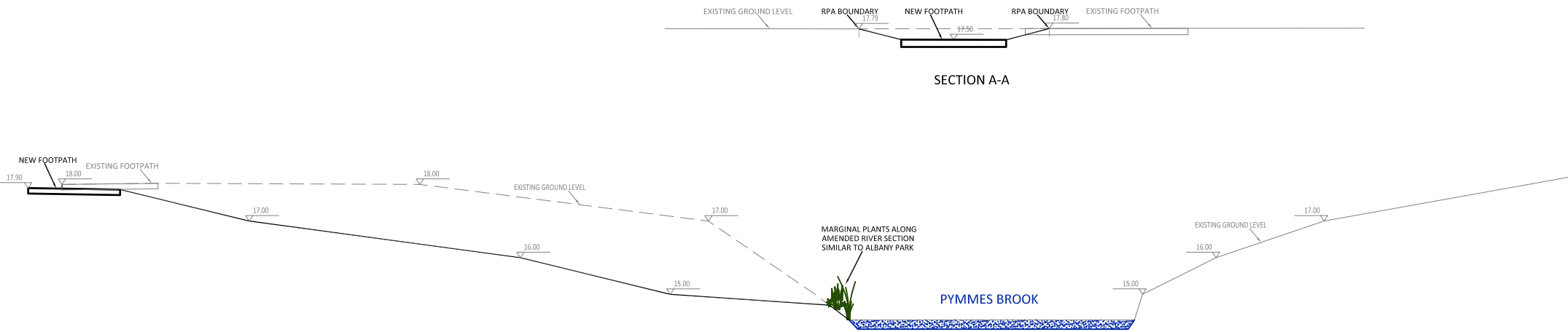
DRAWING TITLE
PLANTING PLAN

Enfield Council
52, Civic Centre
Silver Street, Enfield
EN1 3XY
Tel: 020 8379 1000
www.enfield.gov.uk

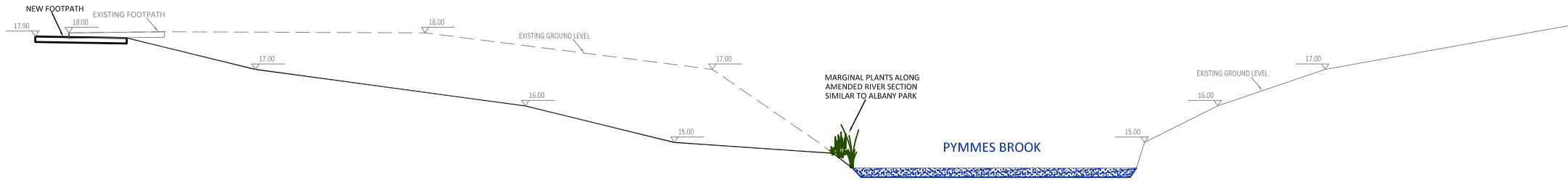


HIGHWAYS AND TRANSPORTATION
Redevelopment & Environmental Works

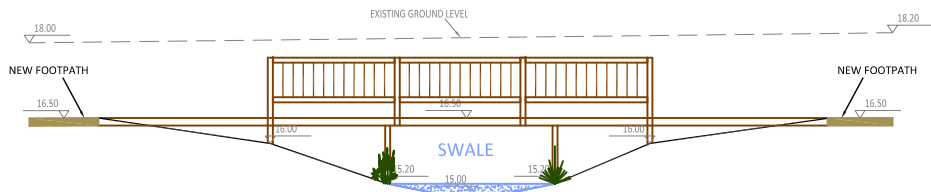
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SCALE:- 1:1000	PLOT SCALE:- 1:1	CHECKED:- IR
DRAWING NO.	LBE109-WWW-100	A



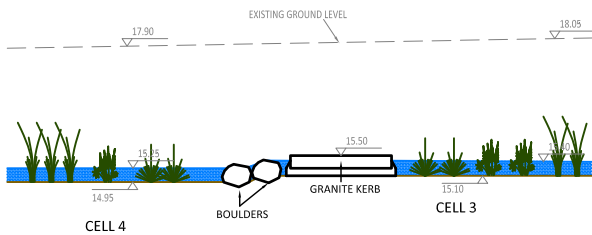
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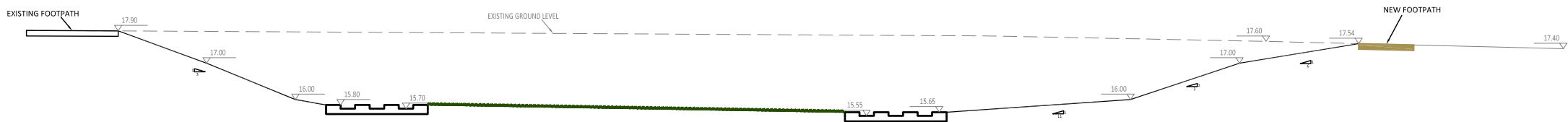
SECTION B-B



SECTION C-C



SECTION D-D



SECTION E-E



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LEGEND:

Rev	Revision details	Date

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STATUS

OUTLINE DESIGN

CLIENT

LONDON BOROUGH OF ENFIELD

JOB TITLE

WILBURY WAY WETLANDS

DRAWING TITLE

SECTIONS

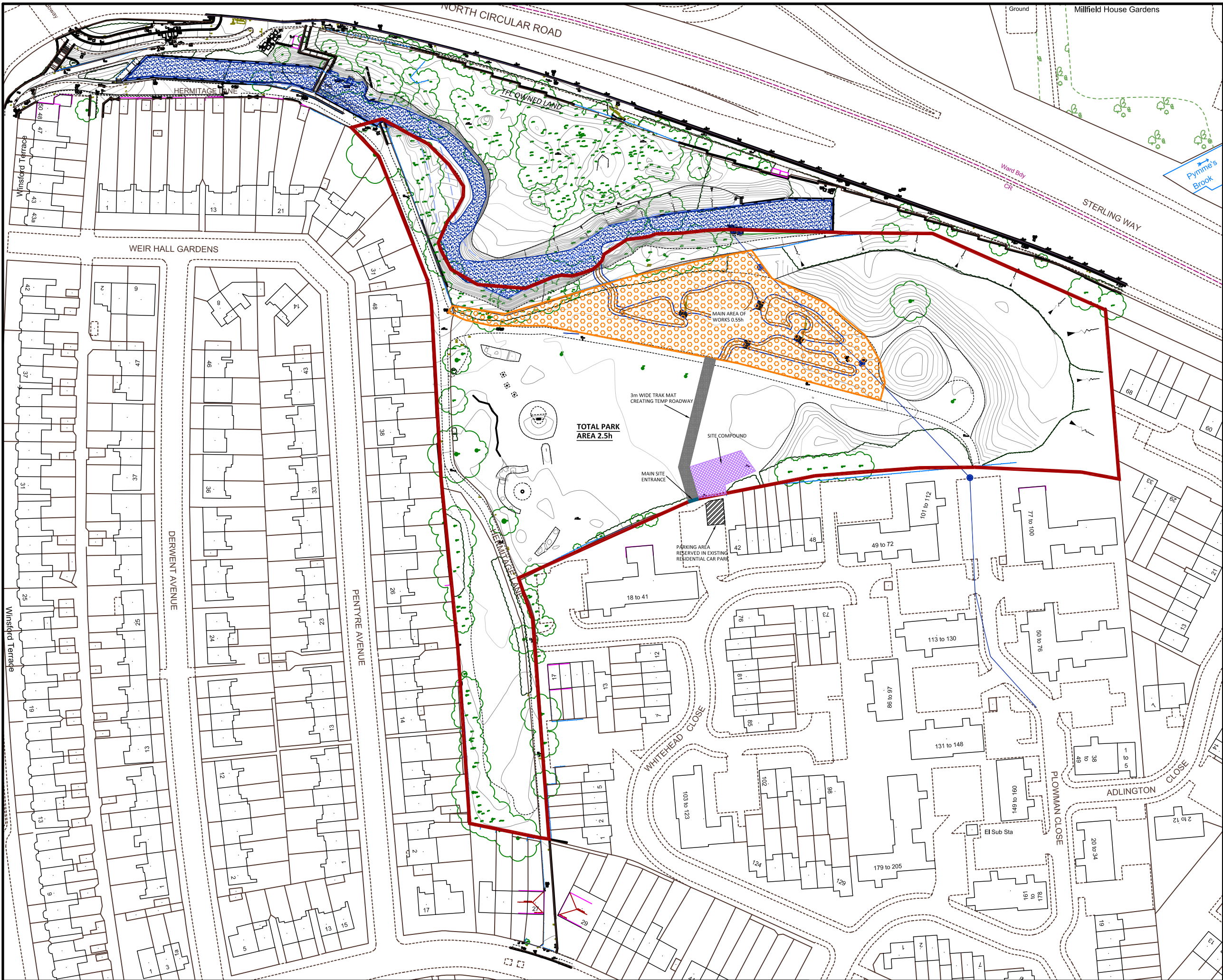
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HIGHWAYS AND TRANSPORTATION

Redevelopment & Environmental Works

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STATUS

OUTLINE DESIGN

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LONDON BOROUGH OF ENFIELD

JOB TITLE

WILBURY WAY WETLANDS

DRAWING TITLE

LOCATION PLAN
1:1250 SCALE

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HIGHWAYS AND TRANSPORTATION

Redevelopment & Environmental Works

DESIGNED:- MDS	DRAWN:- MDS	DATE:- SEPT 21
SCALE:- 1:1250	PLOT SCALE:- 1:1	CHECKED:- IR
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