

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date:

Report of

Head of Planning
- Vincent Lacovara

Contact Officer:

Andy Higham
David Gittens
Ishita Sheth

Ward:

Brimmsdown

Ref: 22/01498/RE4

Category: Full Application

LOCATION: Alma Road Open Space Alma Road Enfield EN3 7RT

PROPOSAL: Landscaping works using excavated soil from Durants Park wetlands including creation of 'mini-woodland' and swales.

Applicant Name & Address:

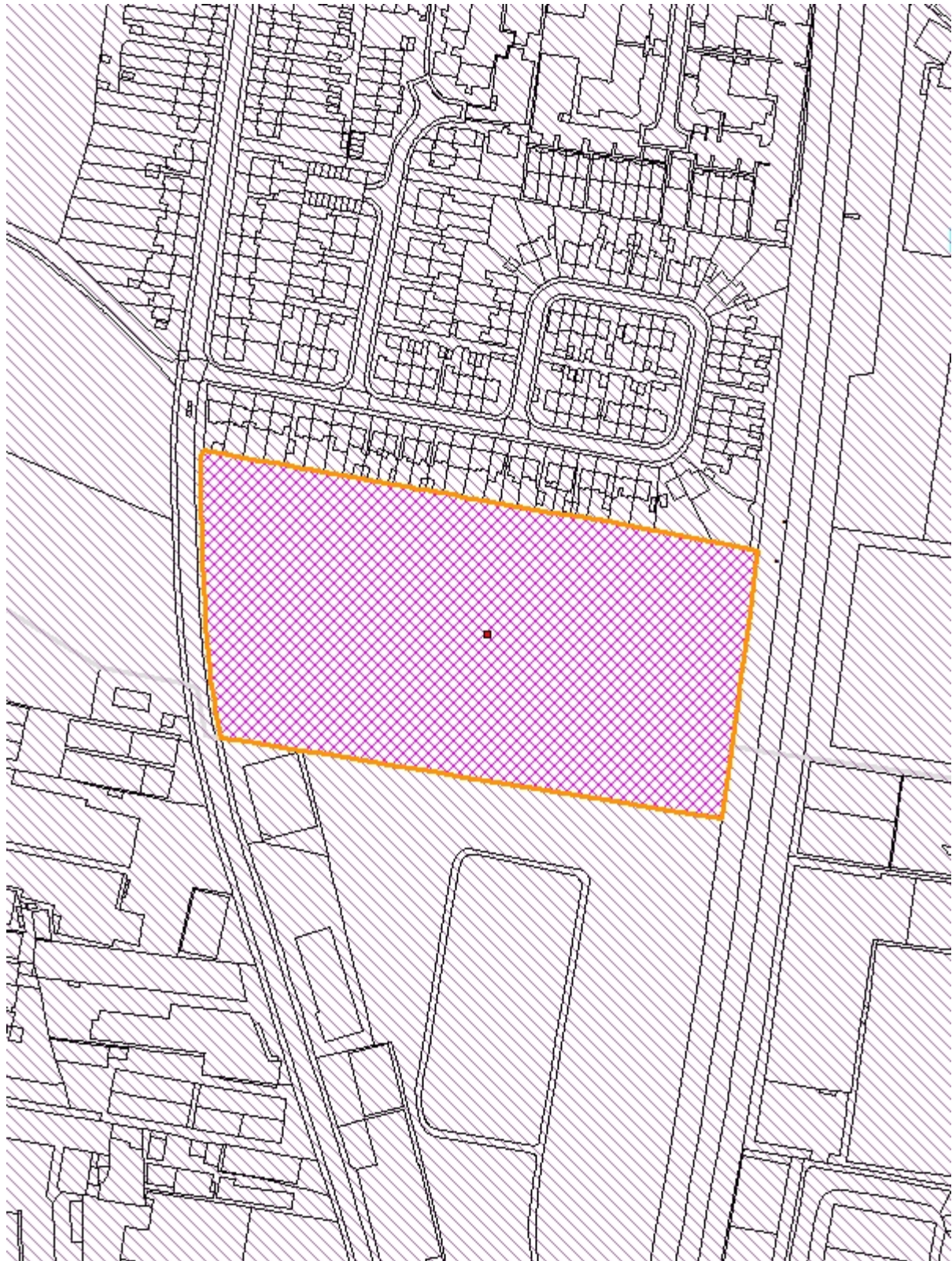
Ms. Jamie Kukadia
Highway Services, B Block North
Enfield Civic Centre
Silver Street
London
EN1 3XA

Agent Name & Address:

Ms. Jamie Kukadia
Highway Services, B Block North
Enfield Civic Centre
Silver Street
London
EN1 3XA

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 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.



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, such applications are required to be reported to Planning Committee for determination.

2. Executive Summary

- 2.1 The planning application seeks approval to the provision of a mini-woodland and dry wetland scrapes within an existing area of Open Space involving the reuse of excavated material from a nearby site. The works would include the following:

- i) Transportation of approximately 1000m³ of soil from Durants Park Wetlands;
- ii) Landscaping of the soil to create shallow mounds (up to 1 – 1.25m high), with a combined area of approximately 1300m²;
- iii) Establishing Mini Woodlands on the mounds with local residents, groups and schools;
- iv) Creation of a series of shallow wetland scrapes that provide flood storage for extreme rainfall events with a combined area of 820m².

- 2.2 The scheme is considered acceptable for the following reasons:

- i) It would provide wider benefits in regard to enhancements to the environment through appropriate landscaping/provision of mini woodlands and dry wetland scrapes and enhancement of biodiversity.
- ii) It would continue to support the use of an existing area of open space for recreational/leisure and educational purposes.
- iii) It would mitigate in tackling flood risk to the area including the provision of flood storage mitigation.
- iv) It would not detract from residential amenity or highway safety.
- v) It would not detract from the character and appearance of the locality.

- 2.3 The development would be appropriate and considered acceptable when assessed against relevant National and Regional Policy, Core Strategy and Development Management policies.

3. Recommendation

- 3.1 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 conditions.

- 1. Time limit – Full.
- 2. Development in accordance with approved drawings and documents.

3. Works to be carried out in accordance with the submitted Ecological Assessment.
 4. Works to be carried out in accordance with the submitted Arboricultural Report.
 5. Works to be carried out in accordance with the submitted Construction Method Statement.
 6. Time restrictions for the deliveries and removal of construction and excavation materials to and from the site by road.
- 3.2 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

4. Site and Surroundings

- 4.1 The site is located on the eastern side of Alma Road and comprises the Alma Recreation Ground. The site covers an area of some 2.6Ha and is characterised by a predominantly by grassland habitat, with a large circular mown area. There are mature and semi-mature trees in the eastern and southern edges of the park, as well as an area of scrubland to the north.
- 4.2 The site is designated Metropolitan Open Land and Local Open Space. The site is not within a designated Flood Zone but is within an area designated as being of medium surface water flood risk.
- 4.3 Residential dwellings are located to the north of the site. To the south of the site are allotments and industrial units. The site is flanked to the east by a railway line and industrial units are also located to the east of the railway line. Durants Park Site is located to the north and northwest of the application site. The location plan and aerial images below illustrates the site.



5.0 Proposal

- 5.1 The proposal seeks approval to the creation of a mini-woodland together with dry wetland scrapes to create a richer natural habitat. The focus for the proposed works is the area enclosed by the currently mown grass path which has an area of approximately 6000 sq.m.
- 5.2 It is proposed to use the excavated soil (approximately 1000m³) from the approved Durants Park Wetlands scheme (west of Alma Road) to facilitate tree planting at Alma Recreation Ground. The construction of the Durants Park wetlands was granted planning permission in October 2020 (ref: 20/03211/RE4). The soil will be used to create undulations and shallow mounds in the middle of Alma Recreation Ground where the proposed 'Mini Woodlands' can be established.
- 5.3 Two mounds are proposed to be created with a height not exceeding 1.25m above existing ground levels); Raised Area 1 of circa 300m² and Raised Area 2 of circa 990m². Dry Wetland Scrape areas are proposed between the raised mounds and to the north and south of Raised Area 2, having a total area of some 820m². The proposed creation of the series of shallow wetland scrapes will also provide flood storage for extreme rainfall events.

6.0 Relevant Planning Decisions

- 6.1 No planning or enforcement history exists on site.

7.0 Consultation

- 7.1 In December 2020, the Council adopted a Statement of Community Involvement (SCI), which sets out policy for involving the community in the preparation, alteration and review of planning policy documents and in deciding planning applications.

- 7.2 The SCI recognises that the Council will aim to involve the community as a whole: to extend an open invitation to participate but at the same time ensure that consultation is representative of the population. To achieve this, a variety of community involvement methods will be used. Targeted consultation of stakeholders and interest groups, depending upon their expertise and interest and the nature and content of the Local Plan documents, or type of planning application, will be undertaken.
- 7.3 In the case of 'significant applications, additional consultation will be carried out depending upon the proposal and site circumstances: Developers will be encouraged to provide the community with information and updates on large scale or phased developments using websites, public exhibitions and newsletters. As noted above, the applicant undertook pre-submission engagement with the local community.

Public Consultation

- 7.4 Consultation letters notifying local residents were sent to 56 neighbouring properties on 05.05.2022 giving people 24 days to respond. One response has been received which makes the following objection (as summarised):
- Concerns about anti-social behaviour
 - Concerns that the area will not be maintained by the Council.

Officer Response:

The existing open space is being maintained by the Council. Post development, it will still be maintained by the Council.

Statutory and non-statutory consultees

Environmental Health :

- 7.11 Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality, noise or contaminated land.

SuDS :

- 7.12 No comments received.

Traffic and Transportation:

- 7.13 No objection. A construction Method Statement has been included with the submitted planning application documentation. A suitable temporary crossing point with parking suspension, ramps and the relevant signage is to be put in place crossing Alma Road. Roads and paths will be regularly cleaned during construction works to prevent accumulation of mud and traffic speeds are to be limited.

Environment Agency:

- 7.14 No comments received

Archaeology:

- 7.15 No archaeological requirement

Natural England :

7.16 No comments received

8. Relevant Policy

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
D4 Delivering Good Design
D5 Inclusive Design
G1 Green infrastructure
G3 Metropolitan Open Land
G4 Open space
G6 Biodiversity and access to nature
G7 Trees and woodlands
SI13 Sustainable Drainage

Local Plan - Overview

8.3 Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, it forms the statutory development policies for the Borough and sets out planning policies to steer development according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do, in places, supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan.

Core Strategy

8.4 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.

CP28 Managing flood risk through development
CP30 Maintaining and Improving The Quality Of The Built And Open Environment
CP31 Built and landscape heritage
CP32 Pollution

CP34 Parks, Playing Fields and Other Open Spaces.
CP36 Biodiversity

Development Management Document

- 8.5 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.
- 8.6 The following Development Management Document policies are considered particularly relevant:
- | | |
|--------|---|
| DMD 37 | Achieving High Quality and Design-Led Development |
| DMD44 | Conserving and Enhancing Heritage Assets |
| DMD59 | Avoiding and Reducing Flood Risk |
| DMD60 | Assessing Flood Risk |
| DMD61 | Managing Surface Water |
| DMD 64 | Pollution Control and Assessment |
| DMD66 | Land Contamination and Instability |
| DMD71 | Protection and Enhancement of Open Space |
| DMD 79 | Ecological Enhancements |
| DMD 80 | Trees on Development Sites |
| DMD81 | Landscaping |

Enfield Local Plan (Reg 18) 2021

- 8.7 Enfield Local Plan Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.
- 8.8 The Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the Local Plan. Little weight shall be afforded to the Draft Enfield Local plan (Reg 18), while noting that account needs to be taken of emerging policies and draft site proposals in accordance with paragraph 48 of the NPPF.
- 8.9 As the emerging Local Plan progresses through the plan-making process the draft policies within it will gain increasing weight but at this stage it has relatively little weight in the decision-making process.
- 8.10 Other Relevant Policy
- NPPF (2021)
National Planning Practice Guidance
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 planning issues to consider are as follows:
- Principle of Development

- Character, Landscape and Biodiversity
- Archaeology
- Highway Implications
- Neighbouring Amenities
- Flooding / Surface Water Drainage

Principle of Development

- 9.2 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 seek to establish that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise. Furthermore, paragraph 11 (c) of the National Planning Policy Framework (NPPF) goes on to state that development proposals that accord with the development plan should be approved without delay.
- 9.3 The Development Plan includes local policies (Core Strategy / Development Management Plan) as well as the London Plan (2021) and national guidance. The London Plan policies will have greater weight where there is inconsistent with local policy given its more recent adoption in March 2021.
- 9.4 Running alongside this is the aim that planning should facilitate sustainable development, and this is at the heart of the NPPF which advocates a presumption in favour of sustainable development. The planning system is required to perform a social and environmental role, which are two of the three dimensions of sustainable development. Under its social role, at Paragraph 8 (b) – planning system is required to support strong, vibrant and healthy communities, by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being. Under its environmental role, at Paragraph 8(c) – planning system is required to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.5 The NPPF at paragraph 93 states that planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to provide the social, recreational and cultural facilities and services the community needs and thereby enhance the sustainability of communities and residential environments.
- 9.6 These strategic planning ambitions are captured in Policies GG1 (Building Strong & Inclusive Communities) of the London Plan 2021, with the proposal needing to be viewed in this policy context.
- 9.7 Policy GG2 (Making the Best Use of Land) of the London Plan 2021 requires planning to protect and enhance London’s open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible.
- 9.8 Policy GG3 (Creating a Healthy City) of the London Plan 2021 requires planning to plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports. In addition, Policy G1 (Green Infrastructure) of the London Plan states that “London’s network of green

and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits”.

9.9 Policy G3 (Metropolitan Open Land) of the London Plan 2021 states that boroughs should work with partners to enhance the quality and range of uses of MOL.

9.10 The proposal seeks to provide a mini woodland area as well as dry wetland scrapes and as such seeks improvements and enhancement of the existing public open space and the Metropolitan Open Land. The proposed development would also result in biodiversity gains. As such the proposal is in compliance with the aforementioned policies and Policies CP34 of the Core Strategy and DMD71 of the Development Management Document.

Metropolitan Open Land - Character, Landscape and Biodiversity

9.11 The proposed works involve the creation of raised mounds within the central area of the existing Public Open Space by using the excavated soil from Durants Park wetlands scheme as well as dry wetland scrapes. The site is designated as Metropolitan Open Land and Local Open Space and thus has a sense of openness in its character. The physical alteration to the ground level would not detract from the open character of the designated metropolitan open land and in principle, are considered appropriate and would not detract from its character and appearance contrary to Policy G3 of the London Plan and DMD71 of the DMD.

9.12 The proposed works would involve the planting of trees to create the mini-woodland. 3 whips of native tree species are proposed to be planted per square metre. The details in respect of the proposed trees are listed as follows on the accompanying plans:

Example of Tree Planting - Exact numbers to be agreed with Tiny Forest specification			
Name	Type	Description	Height (m)
<i>Quercus robur</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Betula pendula</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Acer campestre</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Tilia xeuropaea Pallidia</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Prunus padus</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Carpinus betual</i>	Bare Root	2 yr old whip	60 - 80cm

9.13 Furthermore, the site would be excavated (to a maximum of some 0.5m) with modest land reformation changes necessary to create the wetlands. The proposed wetlands are proposed to be planted with perennial wild flower and slow growing grass mix The details of the grass mix is listed below:

Total Area 4800m ²	MEADOW MIX various seed mixes shown below for late summer cutting and removal			
% of total area	Seed Mix	Description	Sow Rate	Volume
80%	Emorsgate EM1 General purpose meadow mixture	Perennial wild flower and slow growing grass mix suitable for broad range of soil and conditions	4g per M ²	16kg
20%	Emorsgate Seasonally wet meadow Mixture	Perennial wild flower and slow growing grass mix suitable for seasonally wet soil and conditions	4g per M ²	4kg

- 9.14 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.
- 9.15 The applicant submitted an Arboricultural Survey, which included an Arboricultural Method Statement (AMS) alongside tree protection measures and landscaping. None of the existing trees on the site are proposed to be removed. The proposals are focused in a 6000m² area in the middle of the park, which is located away from the semi-mature trees located to the east and south of the open space and as such none of the trees will be impacted by the proposal.
- 9.16 It is noted that two trees (category B) may be impacted by the construction phase of the scheme, the mature sycamore tree and a mature maple tree located at Durants Park. The protection of these trees during construction phase is outlined within the Arboricultural report. Furthermore, the report confirms that the following principles for tree protection throughout the duration of the project will be adhered to:
- No tracking by any plant or vehicles will take place within the RPAs
 - No stockpiling of any material within the RPAs will take place unless with the approval and supervision of the Council's Arboricultural team
 - No excavations will occur within the RPAs
- 9.17 It is considered that the proposal will result in significant interest and landscaping benefits to the site which in the current state is flat and bland. The creation of the woodlands and the dry wetland scrapes 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.
- 9.18 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 would result in the creation of new wildlife friendly habitats within the site. This would result in a significant benefit for biodiversity.
- 9.19 The Assessment did, however, confirm that there is the potential for common species of reptile such as slow worm, grass snake and common lizard as the grassland, and scattered scrub provides suitable habitats for basking and foraging.

In addition, the adjacent railway and allotment are likely to be optimal for reptiles and may provide areas suitable for use as hibernacula. The report recommends that one of the following actions is taken:

- Precautionary working measures are followed during the works, under the assumption that reptiles are present.
- A reptile survey is carried out to establish the presence or absence of reptiles in these areas of the site and, if they are found to be present, to devise a mitigation strategy.

9.20 The site is mostly a maintained and managed for public recreation and as such in this instance, it is considered that the precautionary working measures as outlined in the Ecological Assessment will be adequate. Subject to appropriate conditions in respect of precautionary measures for the protection of any potential reptiles on site, no concerns are raised in respect of the proposal under policies G6 of the London Plan, CP36 of the Core Strategy and DMD78 and DMD79 of the Development Management Document.

9.21 It is therefore concluded that the proposed creation of the mini-woodlands and dry wetland scrape areas would provide an attractive and visually interesting parkland area consistent with its designated MOL. Local Open Space status that would enhance and encourage a wider level of biodiversity on site.

Heritage Assets

9.22 A Heritage Statement has been submitted with the application which considers a study area of 500m from the site boundary to identify heritage assets which may experience change as a result of the proposed development.

9.23 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.

9.24 Within the 500m study area there are no designated heritage assets. A number of non-designated heritage assets lie within 500m of the site. Of these only Durants Park is scoped into this report. Durants Park is a non-designated heritage asset included in the Local Heritage List (LHL) as entry No.131. The Park boundary extends eastwards to abut Alma Road and faces onto the open ground of the Alma Recreation Ground. There is, consequently, a visual connection between the non-designated asset and the site. The proposed works on the application site are however, visually separated from the designed elements of the Durants Park. They are also separated by intervening sports pitches and flat, grassed areas. The Heritage Officer raises no objection to the proposed development confirming no harm to the setting of the non designated heritage asset due to the low visual connection between the formal designed elements and the site.

9.25 The following non-designated heritage assets have been scoped out owing to the low level scale of the development and a lack of visibility between the application site and the heritage assets. This is primarily because of distance from the site and intervening development.

- i. 173 Alma Road – Local List entry 7
- ii. Hitch Mylius, Alma House, Alma Road - Local List entry 8

- iii. Ediswan Building, Duck Lees Lane- Local List entry 66

Archaeology

- 9.26 The Heritage Officer highlighted however, that the proposed scheme could have the potential to impact on below ground archaeological remains. The site is not itself within an Archaeological Priority Area, but adjoins the Lea Valley West Bank Archaeological Priority Area on the east and the Durants Road (Manor) Archaeological Priority Area lies c. 0.6 km to the west south west).
- 9.27 An Archaeological Desktop Evaluation has been submitted with the application which concludes that the archaeological potential of the site is generally low and the depth of the proposed works means that what might potentially be more significant deposits would not be contacted. Whilst isolated finds of e.g. the Mesolithic period might be slightly more likely here adjacent to wetlands likely to have been exploited in this period than elsewhere, it would be difficult to justify requiring any archaeological work in connection with the project.
- 9.28 The Council's Heritage Officer and Archaeological Officers have raised no objection to the proposal and as such the conclusion within the submitted report is considered to be acceptable.
- 9.29 It is therefore considered that the proposed landscaping works to create the mini-woodland and wetland areas are appropriately designed and would not affect the above/below ground heritage assets, having regard to Policies CP30 and CP31 of the Core Strategy, DMD44 of the Development Management Document and G3, G4 and G7 of the London Plan.

Highways

- 9.30 The proposals would have no impacts on the surrounding highway network, access, servicing or parking facilities at the site. However, during construction, there is the potential for there're to be temporary additional traffic movements and effects especially from the transport of excavated soil from the Durants Park Wetlands scheme across the road.
- 9.31 A Construction Method Statement has been included with the submitted planning application documentation. A suitable temporary crossing point with parking suspension, ramps and the relevant signage is to be put in place crossing Alma Road. Roads and paths will be regularly cleaned during construction works to prevent accumulation of mud and traffic speeds are to be limited. The Transportation Officer has raised no objection to the proposal on the basis of the submitted Construction Method Statement. Subject to a condition requiring compliance to the details as submitted within this document.
- 9.32 It is therefore considered that an appropriate condition could be attached to require compliance with the Construction Management Plan 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 CP32 of the Core Strategy, DMD64, and DMD66 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.

Neighbouring Amenities

- 9.33 The proposed works are located towards the centre of the site and whilst part of the works seeks to create raised areas, these would be located at a distance of some 35m to 52m to the rear boundaries of the properties to the north. 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.

Flooding / Surface Water Drainage

- 9.34 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.

- 9.35 Paragraphs 154 to 169 of the NPPF principally deal with new development and the implications to flood risk from site development. Development Plan Policies; CP28 (Core Strategy) and Policies DMD 60 and DMD 61 (Development Management Document) provide defined guidance relating to managing flood risk.
- 9.36 A Flood Risk Assessment has been submitted with the application, as the site, including areas to lay the spoil, is over 1 hectare. The proposed development is within Flood Zone 1. This represents a low risk of fluvial flooding. The type of proposed development is “water compatible” and as such considered appropriate in Flood Zones 3 and 2 and 1. According to the Environment Agency’s Risk of Surface Water Flooding Map for Surface Water (RoFSW) parts of Alma Recreation Ground are at risk of surface water flooding in a 1 in 100-year event. However, the flooding is localised and it is envisaged that the proposals do not affect surface water flood risk for this event.
- 9.37 Whilst the site is not subject to fluvial flood risk for the 1 in 100 year + 17% climate change event, the site is at risk of surface water flooding for a 1 in 100-year + 17% climate change event. This is also due to the nature of the site, which is set approximately 1m below the road level and surrounding land.
- 9.38 As the site includes provision of raised areas, an assessment has been provided to understand if flood compensation is required. Where Raised Area 1 is located, the extent of surface water flooding is expected to be a depth of approximately 0.2m for a 1 in 100 year + 17% climate change event. The extent of Raised Area 1 that would affect this flooding is approximately 570m² and would displace approximately 114m³ of storage. Where Raised Area 2 is located, this would flood by a depth of approximately 0.15m. The area that would affect this flooding is approximately 1520m² and therefore would displace approximately 228m³ of surface water flood storage. The amount of flood storage displaced by the two raised areas is therefore approximately 372m³. The combined area of the wetland scrapes, which are areas lowered by 0.5m is approximately 820m². This would provide flood storage of 410m³. The proposed development therefore will not increase flood risk elsewhere. It is noted that the site sits within the Salmons Brook catchment, which poses high

flood risk to properties downstream in Edmonton. Therefore, flood storage provided in the proposed wetland scrapes may provide some benefit the catchment downstream.

- 9.39 It is therefore concluded that the proposal does not increase flood risk on the site and will facilitate to reduce flood risk to downstream and surrounding residential areas, as discussed above, by the provision of wetland features. It is considered that the development is appropriately flood resilient and resistant from all sources of flooding as well as reducing overall flood risk and providing a safe development in accordance with the aforementioned policies.

Other matters

- 9.40 Contamination – A Contamination Statement has been submitted with the application which concludes that there was a low to very low risk of contamination to the site and underlying soils. It is therefore acceptable for the spoil from Durants Park to be reused and landscaped within Alma Recreation Ground to facilitate tree planting.

10. Community Infrastructure Levy (CIL)

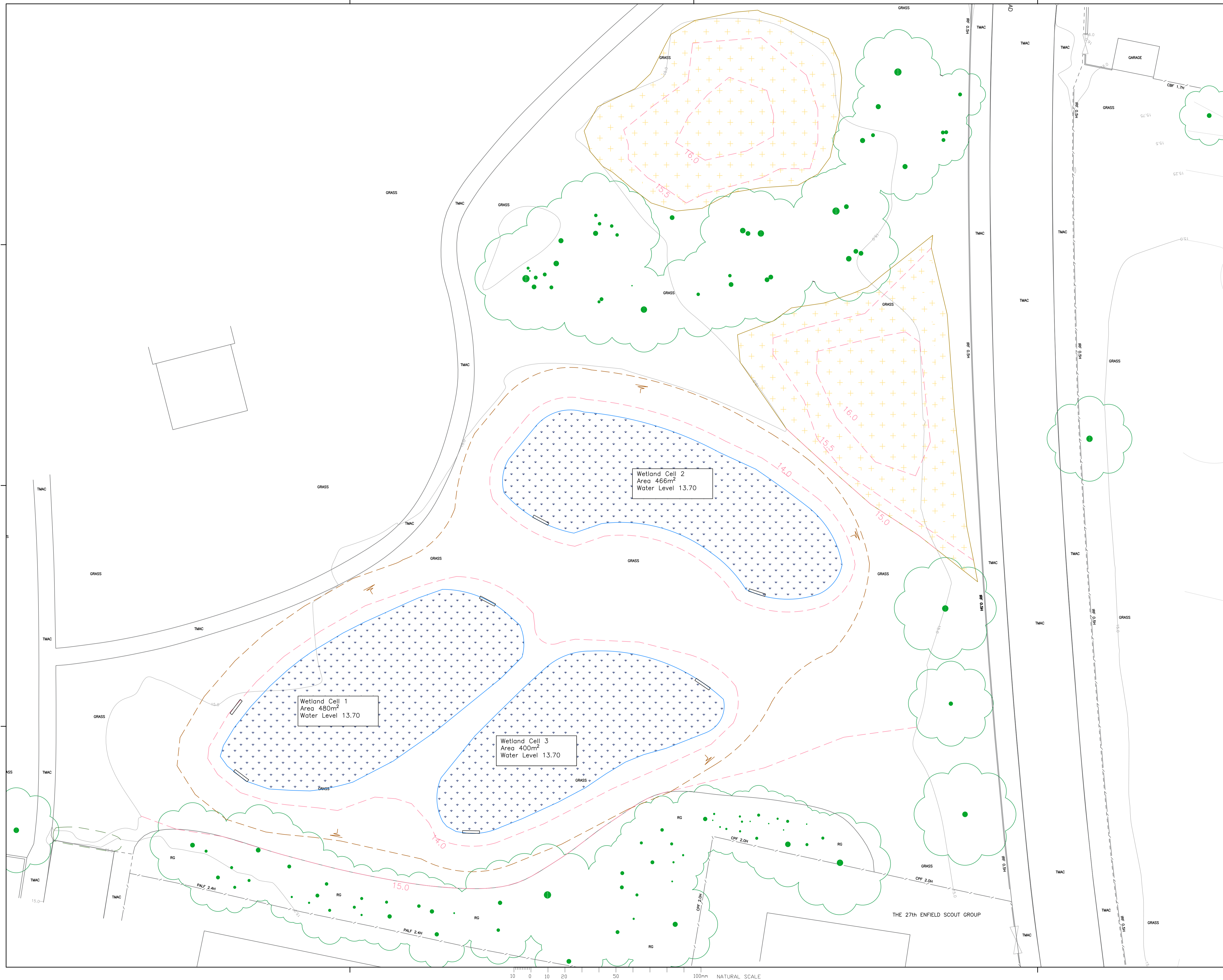
- 10.1 The development is not liable for Mayoral or Enfield CIL.

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 proposed development results in the enhancement of the existing public open space by virtue of the provision of mini-woodland area. Together with the proposed dry wetland scrapes the proposal will also provide a rich biodiversity environment open to the local community. Furthermore, it will facilitate to reduce flood risk to downstream and surrounding residential areas. The physical ground works / re-profiling of land is considered to be acceptable within the context of the MOL and would not harm the open character of the local open space
- 12.2 The proposal is therefore considered acceptable having regard to the development plan and subject to planning conditions.



- NOTES**
- DO NOT SCALE FROM THIS DRAWING.
 - ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
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Rev	Revision details

STATUS
FOR TENDER

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
DURANTS PARK WETLANDS

DRAWING TITLE
OVERVIEW

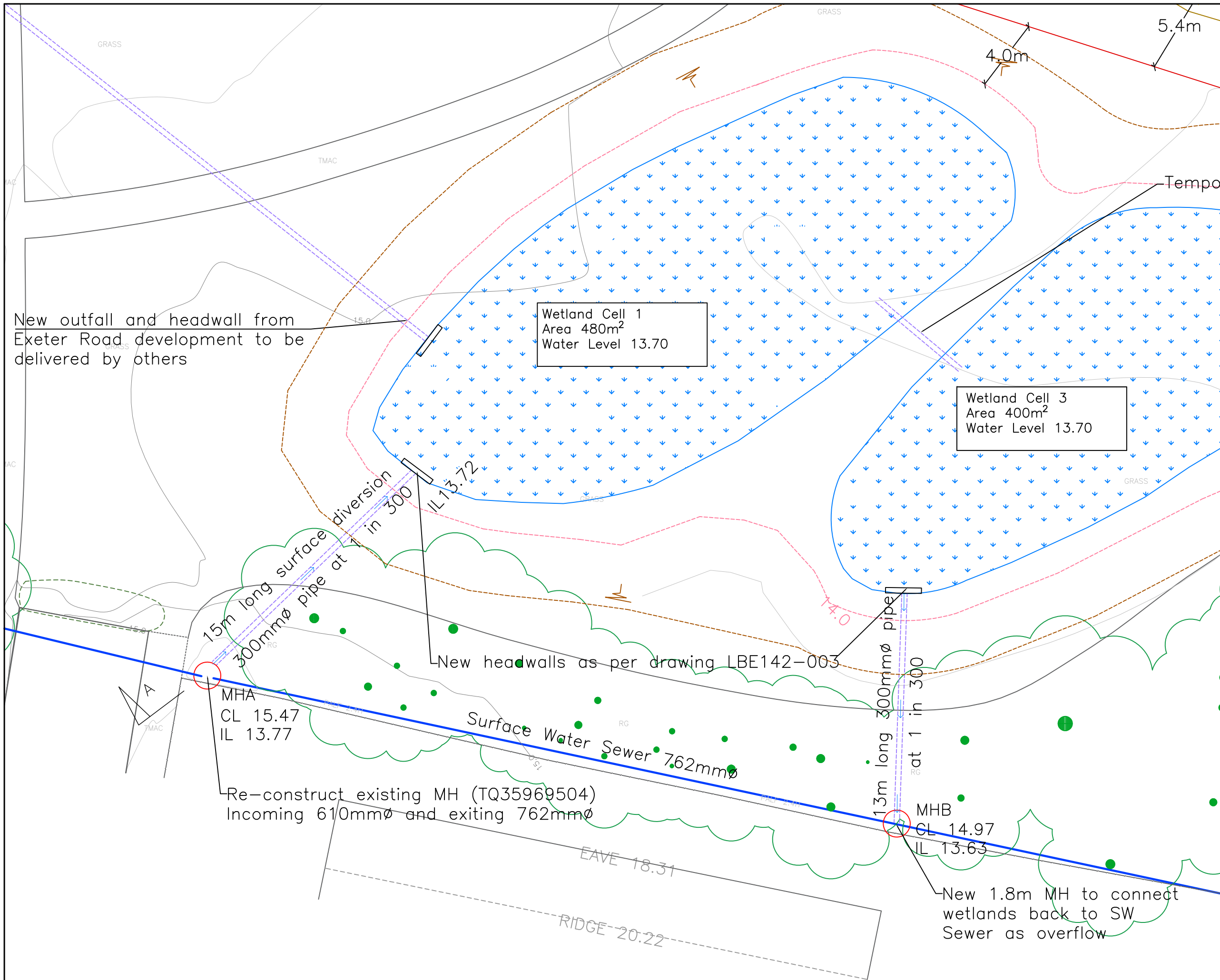
Enfield Council
52, Civic Centre
Silver Street, Enfield
EN1 3XY
Tel: 020 8379 1000
www.enfield.gov.uk



HIGHWAYS AND TRANSPORTATION
Highway Improvements

DESIGNED:- JK	DRAWN:- JK	DATE:- DEC 2021
SCALE:- 1:200	PLOT SCALE:- 1:1	CHECKED:- IR
DRAWING NO.	LBE142-001	A

10 0 20 50 100mm NATURAL SCALE



New outfall and headwall from Exeter Road development to be delivered by others

Wetland Cell 1
Area 480m²
Water Level 13.70

Wetland Cell 3
Area 400m²
Water Level 13.70

15m long surface diversion
300mm ϕ pipe at 1 in 300

New headwalls as per drawing LBE142-003

MHA
CL 15.47
IL 13.77

Re-construct existing MH (TQ35969504)
Incoming 610mm ϕ and exiting 762mm ϕ

Surface Water Sewer 762mm ϕ

13m long 300mm ϕ pipe
at 1 in 300

MHB
CL 14.97
IL 13.63

New 1.8m MH to connect wetlands back to SW Sewer as overflow

- NOTES**
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Legend

- Wetland features
- Raised areas
- Extent of Excavation Works
- Proposed Contours
- Existing Contours
- Proposed drainage pipe
- Existing SW Sewer
- Existing Foul Sewer
- Proposed Headwall

Rev	Revision details

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STATUS
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JOB TITLE
DURANTS PARK WETLANDS

DRAWING TITLE
SURFACE WATER WORKS PLAN

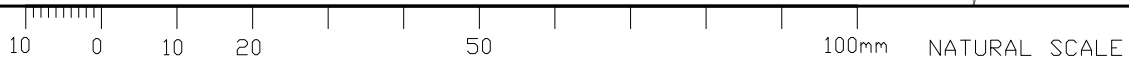
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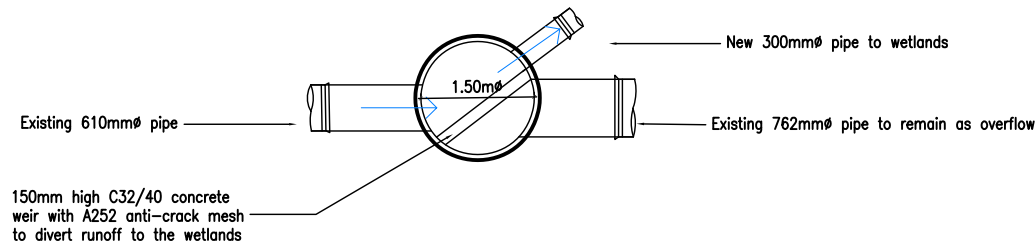


HIGHWAYS AND TRANSPORTATION
Highway Improvements

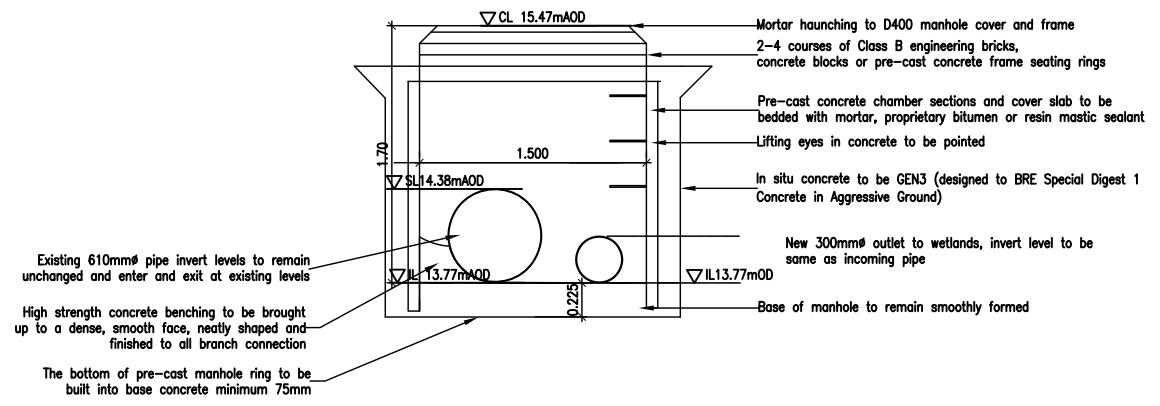
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DRAWING NO. LBE142-002 **B**

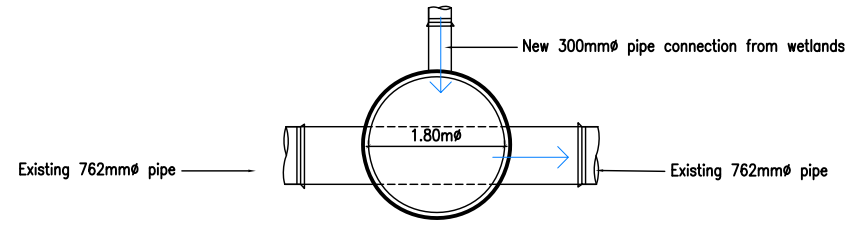




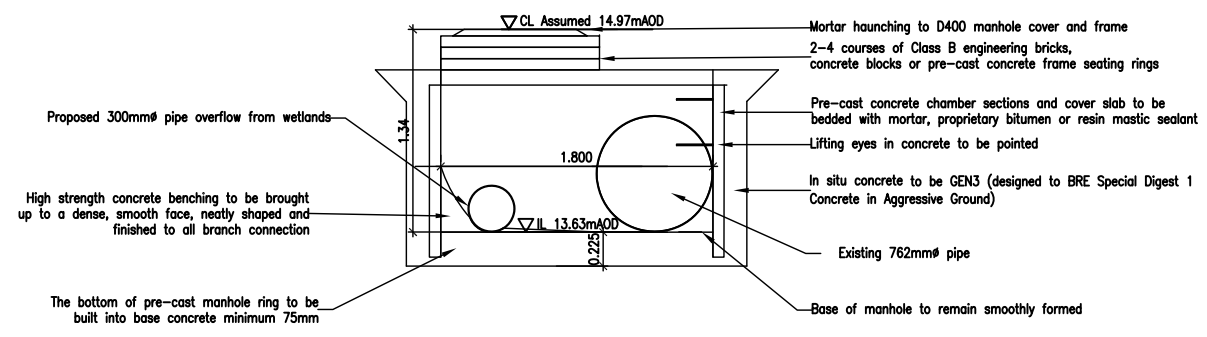
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1:100



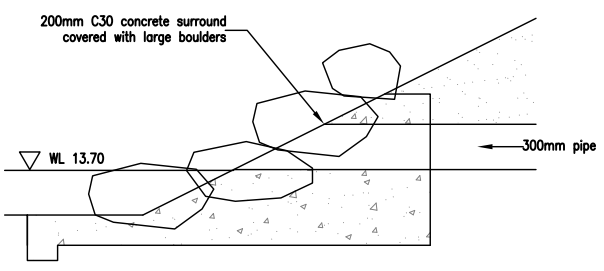
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1:50



MHB – NEW MANHOLE FOR OVERFLOW FROM WETLANDS PLAN
1:100



MHB – NEW MANHOLE FOR OVERFLOW FROM WETLANDS SECTION
1:50



WETLANDS HEADWALL DETAIL
1:200

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STATUS
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JOB TITLE
DURANTS PARK WETLANDS

DRAWING TITLE
SURFACE WATER SEWER WORKS SECTIONS

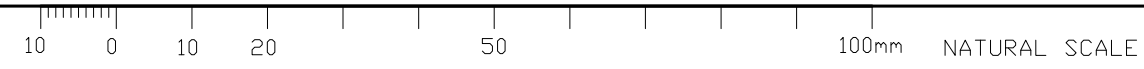
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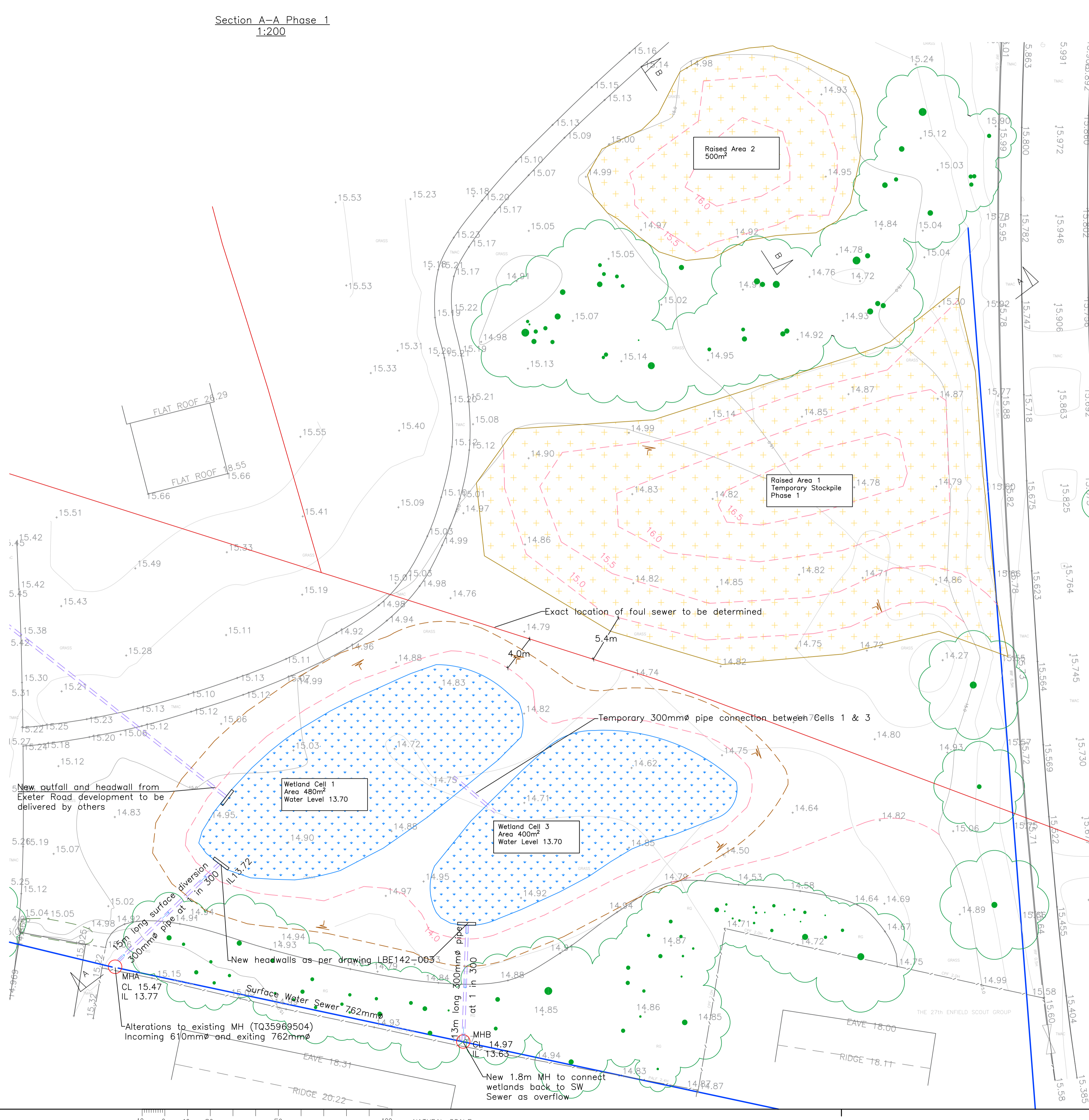
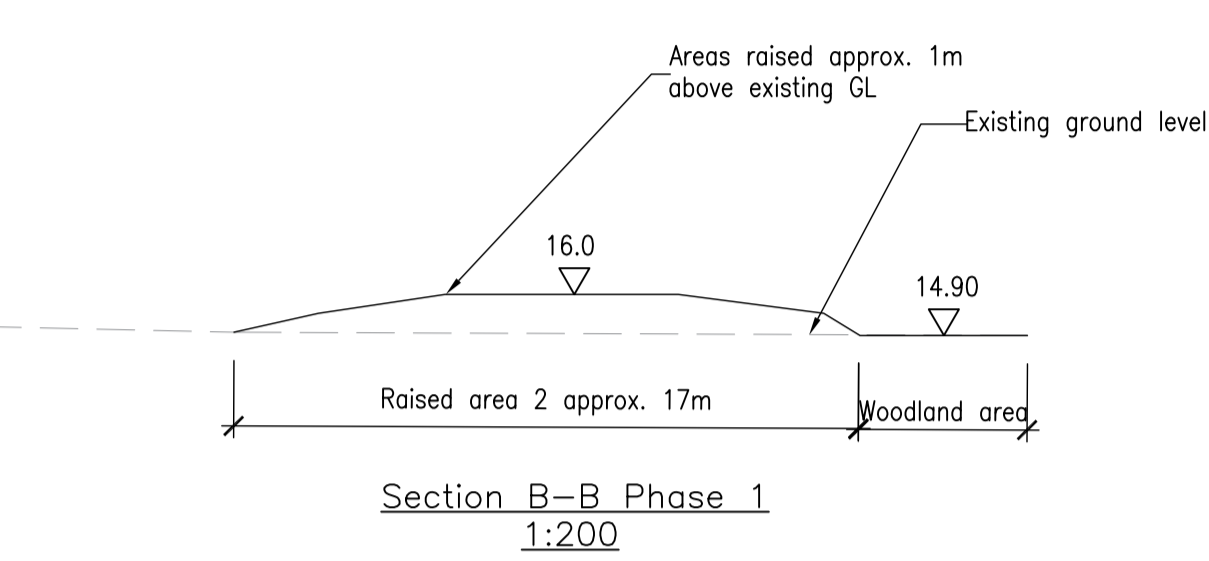
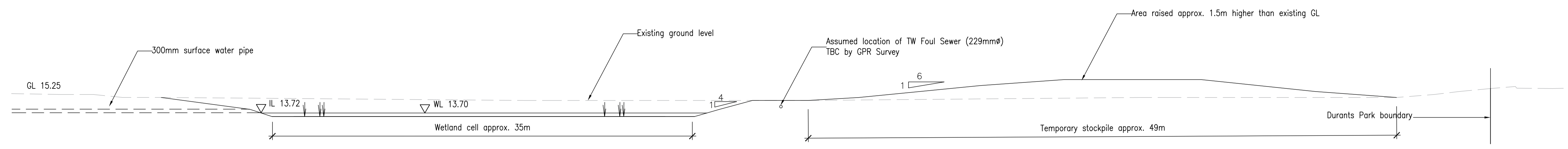


HIGHWAYS AND TRANSPORTATION
Highway Improvements

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SCALE:- 1:100	PLOT SCALE:- 1:1	CHECKED:- IR

DRAWING NO. **LBE142 - 003** **A**





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- Existing Foul Sewer
- Proposed Headwall
- Existing Ground Levels
- Proposed Ground Levels

Rev	Revision details

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STATUS
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JOB TITLE
DURANTS PARK WETLANDS

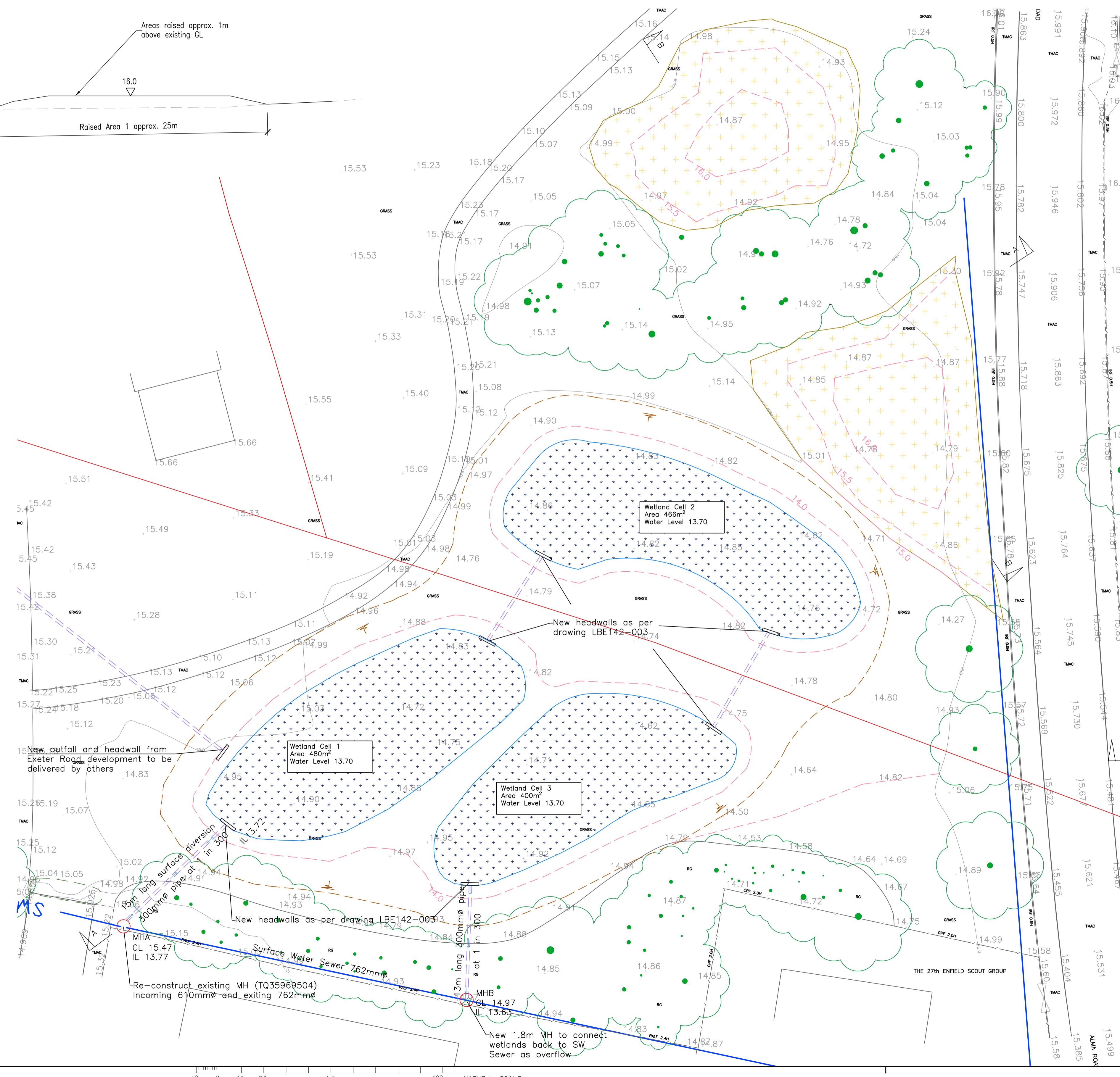
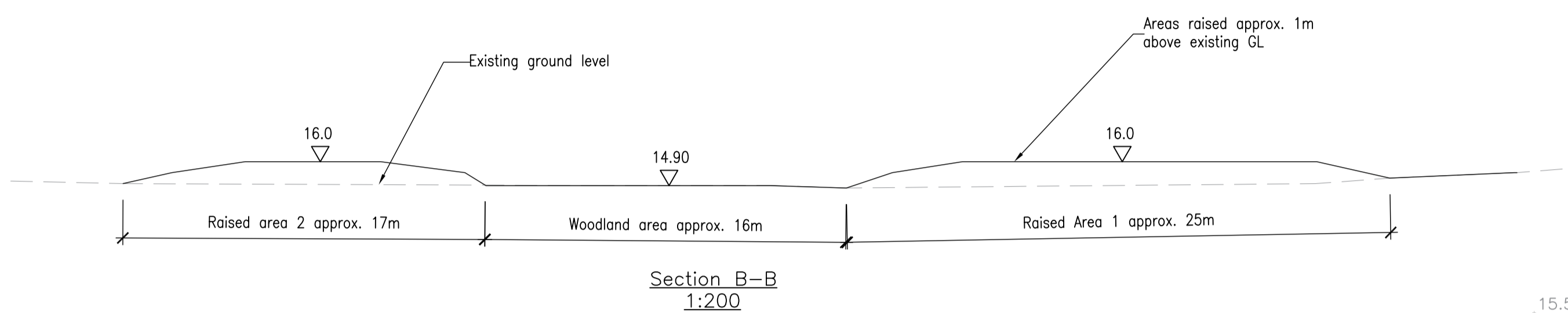
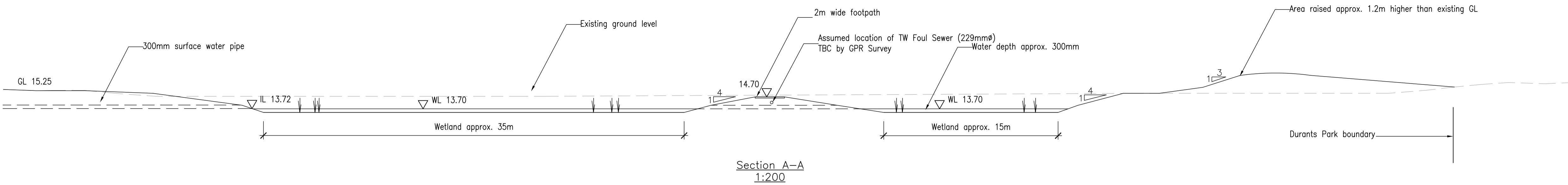
DRAWING TITLE
DURANTS WETLANDS PHASE 1 WITH TEMPORARY STOCKPILE

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HIGHWAYS AND TRANSPORTATION
Highway Improvements

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JK	JK	DEC 2021
SCALE-	PLOT SCALE-	CHECKED-
1:250	1:1	IR
DRAWING NO.	LBE142-004	
	B	



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- Existing Foul Sewer
- Proposed Headwall
- 50.81 Existing Ground Levels
- 50.81 Proposed Ground Levels

Rev	Revision details

STATUS
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CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
DURANTS PARK WETLANDS

DRAWING TITLE
DURANTS PARK WETLANDS PHASE 2

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HIGHWAYS AND TRANSPORTATION
Highway Improvements

DESIGNED- JK	DRAWN- JK	DATE- DEC 2021
SCALE- 1:250	PLOT SCALE- 1:1	CHECKED- IR
DRAWING NO. LBE142-005		B



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- Dry wetland scrapes
- Areas raised >0.5m
- 50.81 Existing Ground Levels
- 50.81 Proposed Ground Levels
- Proposed Contours
- Existing Contours

Rev	Revision details	Date
B	Raised areas modified and wetland scrapes added	28/01/2022
C	Wetland scrapes modified	10/03/2022

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JOB TITLE
DURANTS PARK WETLANDS PHASE 2

DRAWING TITLE
ALMA RECREATION RAISED LANDSCAPED AREAS

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HIGHWAYS AND TRANSPORTATION
Highway Improvements

DESIGNED:- JK	DRAWN:- JK	DATE:- DEC 2021
SCALE:- 1:350	PLOT SCALE:- 1:1	CHECKED:- IR
DRAWING NO.	LBE142-006	C



Access

Alma Road

Area fenced

Temporary access during construction

Proposed wetland scrapes

Proposed Mini Woodland

Proposed Mini Woodland



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KEY

- Tiny Forest Planning
Native tree mix as approved by Woodland Trust. Planted at high density of 2 to 7 trees per meter square
- Wildflower meadow mix using native species sown in Autumn or Spring
- Wildflower meadow mix suitable for seasonally wet areas

Rev	Revision details

**STATUS
DETAILED DESIGN**

CLIENT
LONDON BOROUGH
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JOB TITLE
ALMA RECREATION
WOODLAND

DRAWING TITLE
PLANTING PLAN

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**HIGHWAYS AND TRANSPORTATION
Structures & Watercourses**

DESIGNED: JK/MJ	DRAWN: JK/MJ	DATE: JUNE 2021
SCALE: 1:500	PLOT SCALE: 1:1	CHECKED: IR

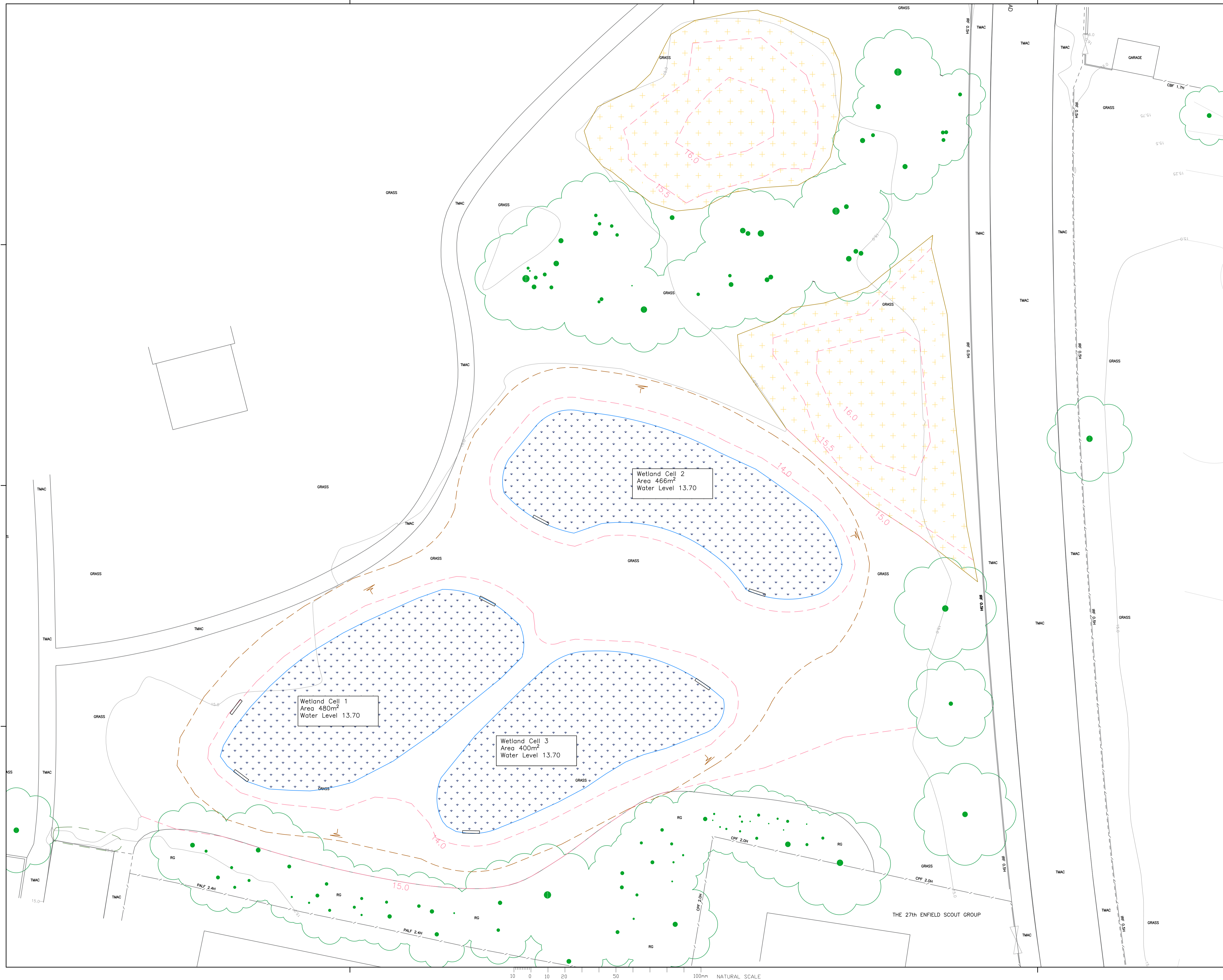
DRAWING NO. LBE142-007

Example of Tree Planting - Exact numbers to be agreed with Tiny Forest specification

Name	Type	Description	Height (m)
<i>Quercus robur</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Betula pendula</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Acer campestre</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Tilia xeuropaea Pallidia</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Prunus padus</i>	Bare Root	2 yr old whip	60 - 80cm
<i>Carpinus betula</i>	Bare Root	2 yr old whip	60 - 80cm

Total Area 4800m ²	MEADOW MIX various seed mixes shown below for late summer cutting and removal			
% of total area	Seed Mix	Description	Sow Rate	Volume
80%	Emorsgate EM1 General purpose meadow mixture	Perennial wild flower and slow growing grass mix suitable for broad range of soil and conditions	4g per M2	16kg
20%	Emorsgate Seasonally wet meadow Mixture	Perennial wild flower and slow growing grass mix suitable for seasonally wet soil and conditions	4g per M2	4kg

10 0 10 20 50 100mm NATURAL SCALE



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Rev	Revision details

STATUS
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JOB TITLE
DURANTS PARK WETLANDS

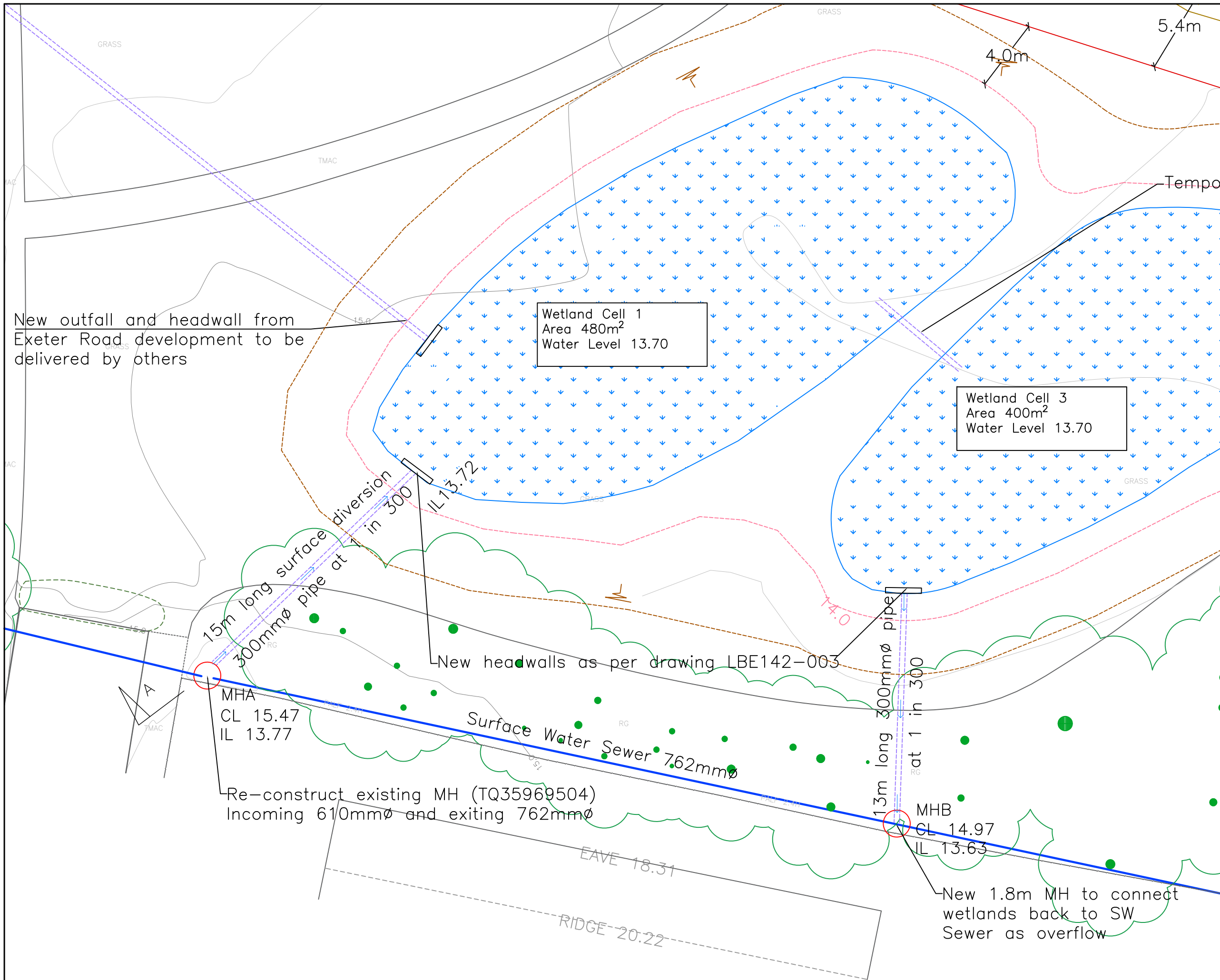
DRAWING TITLE
OVERVIEW

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HIGHWAYS AND TRANSPORTATION
Highway Improvements

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SCALE:- 1:200	PLOT SCALE:- 1:1	CHECKED:- IR
DRAWING NO. LBE142-001	A	



New outfall and headwall from Exeter Road development to be delivered by others

Wetland Cell 1
Area 480m²
Water Level 13.70

Wetland Cell 3
Area 400m²
Water Level 13.70

New headwalls as per drawing LBE142-003

MHA
CL 15.47
IL 13.77

Re-construct existing MH (TQ35969504)
Incoming 610mm ϕ and exiting 762mm ϕ

MHB
CL 14.97
IL 13.63

New 1.8m MH to connect wetlands back to SW Sewer as overflow

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Rev	Revision details

STATUS
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JOB TITLE
DURANTS PARK WETLANDS

DRAWING TITLE
SURFACE WATER WORKS PLAN

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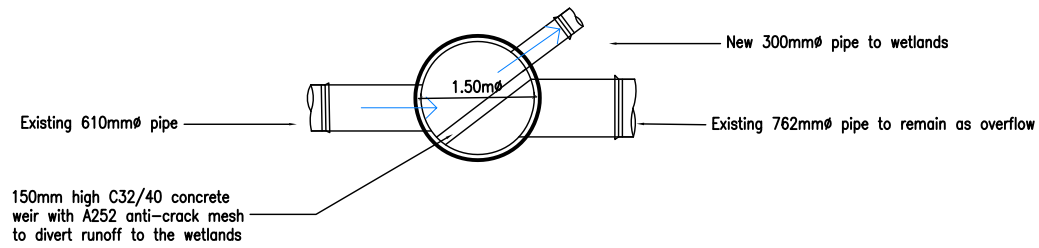


HIGHWAYS AND TRANSPORTATION
Highway Improvements

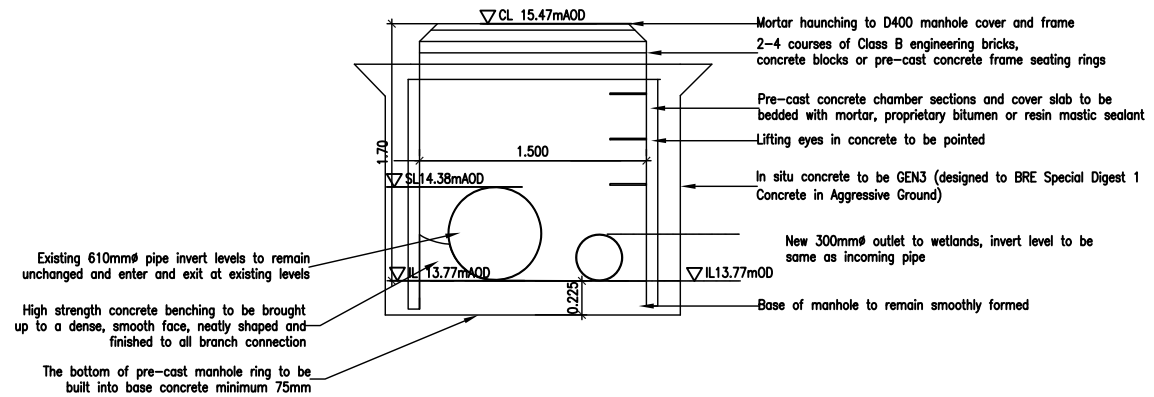
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DRAWING NO. **LBE142-002** **B**

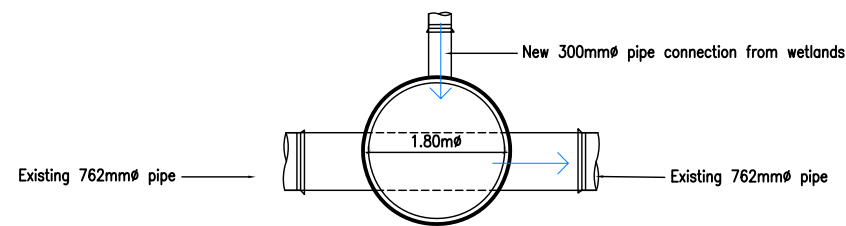
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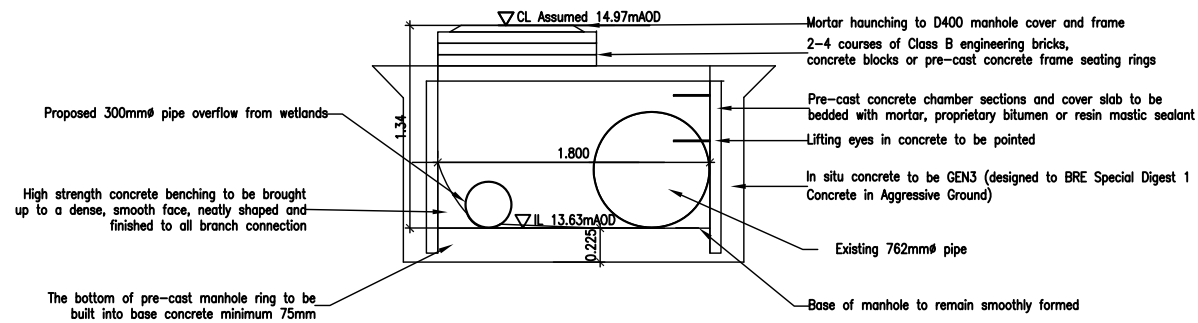
MHA – ALTERATIONS TO EXISTING MH NEW OUTLET TO WETLANDS PLAN
1:100



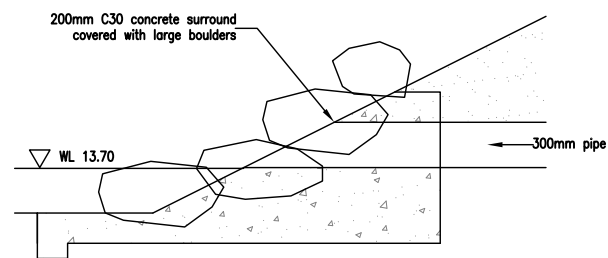
MHA – ALTERATIONS TO EXISTING MH NEW OUTLET TO WETLANDS SECTION
1:50



MHB – NEW MANHOLE FOR OVERFLOW FROM WETLANDS PLAN
1:100



MHB – NEW MANHOLE FOR OVERFLOW FROM WETLANDS SECTION
1:50



WETLANDS HEADWALL DETAIL
1:200

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JOB TITLE
DURANTS PARK WETLANDS

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SURFACE WATER SEWER WORKS SECTIONS

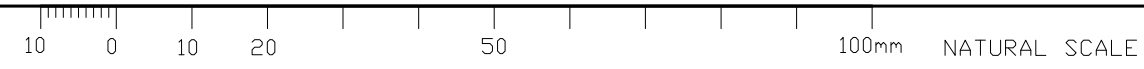
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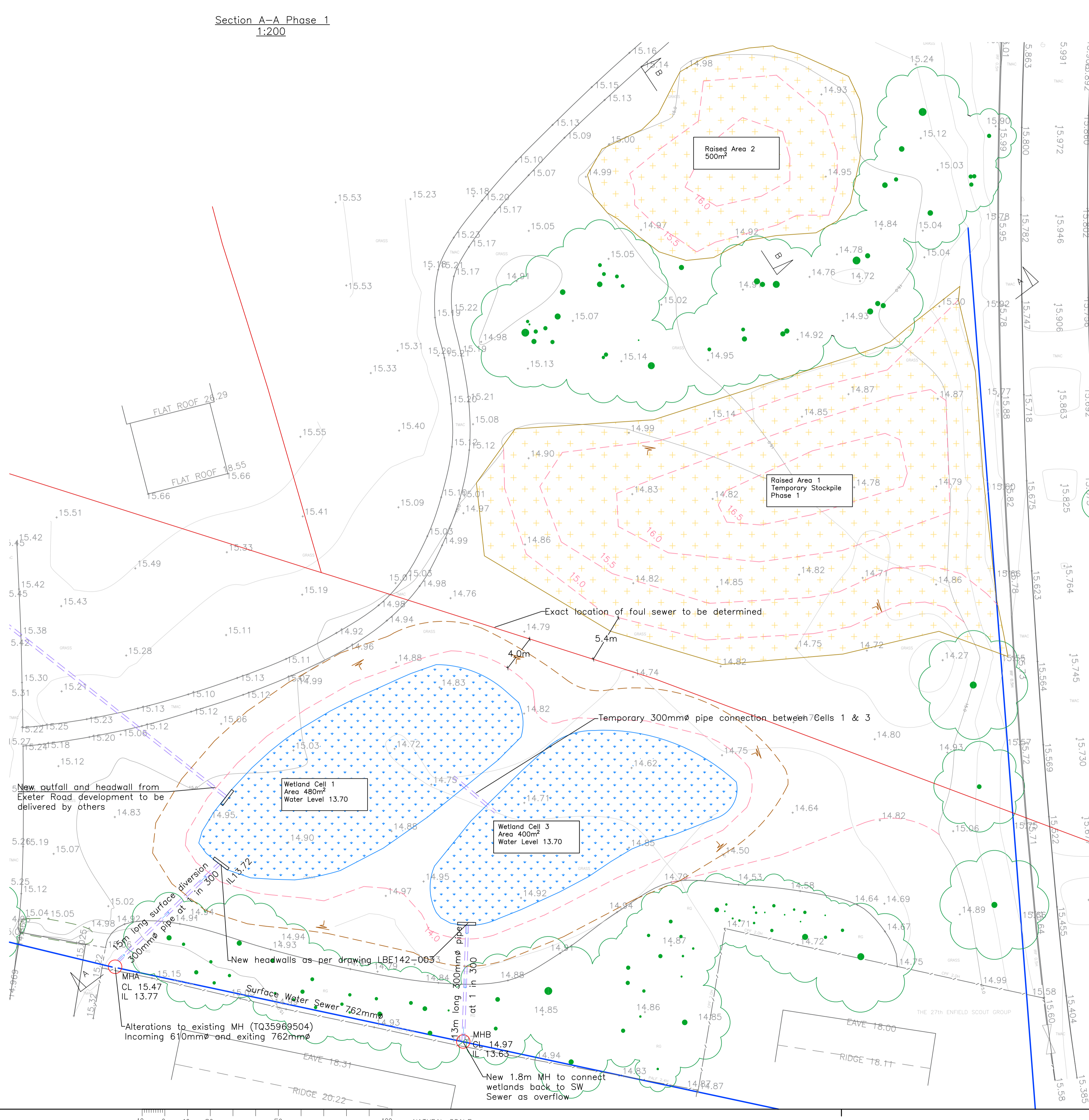
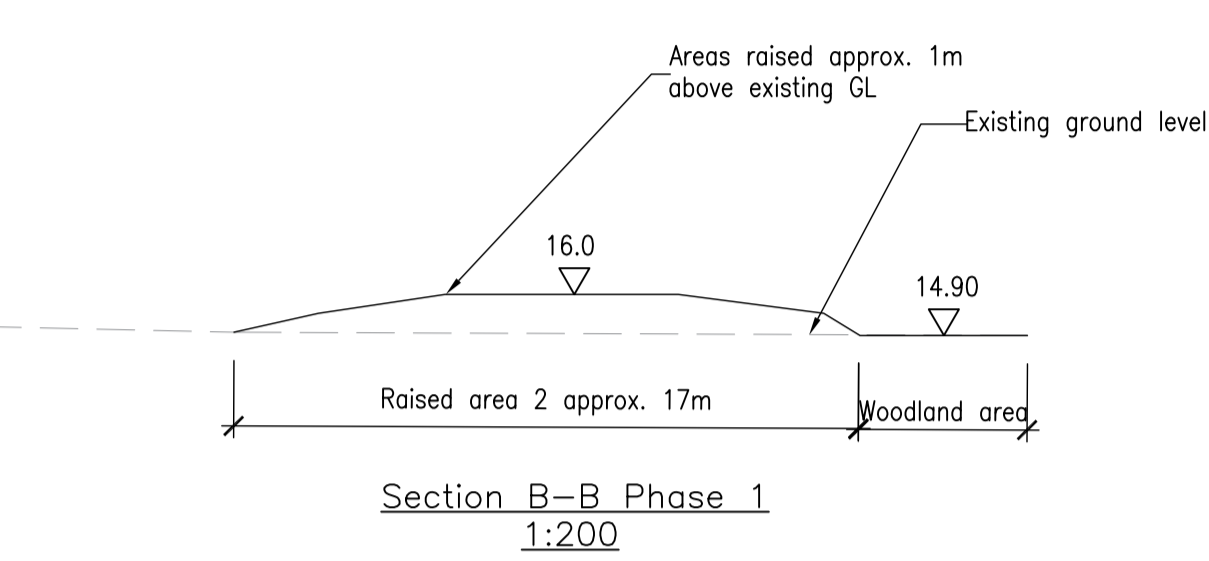
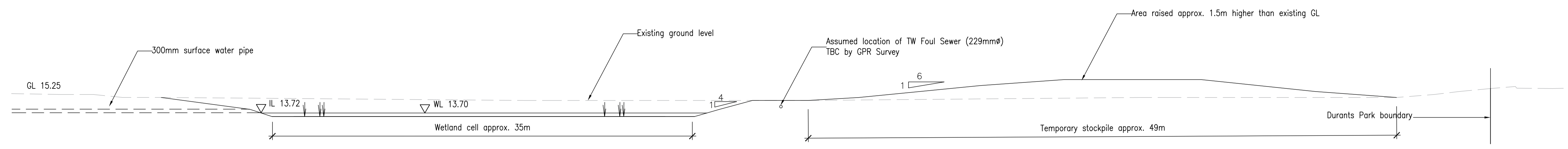


HIGHWAYS AND TRANSPORTATION
Highway Improvements

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- Existing Foul Sewer
- Proposed Headwall
- Existing Ground Levels
- Proposed Ground Levels

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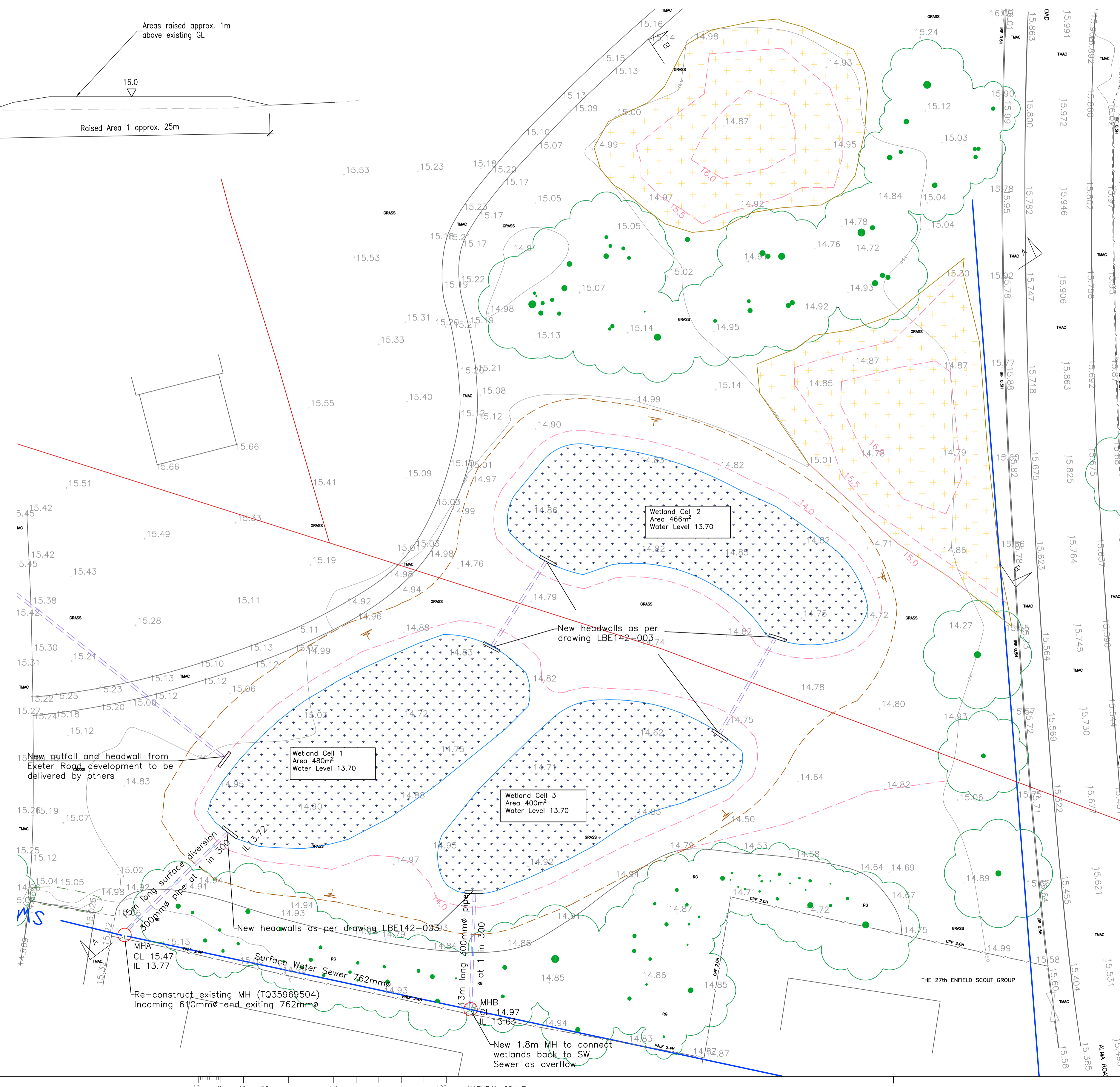
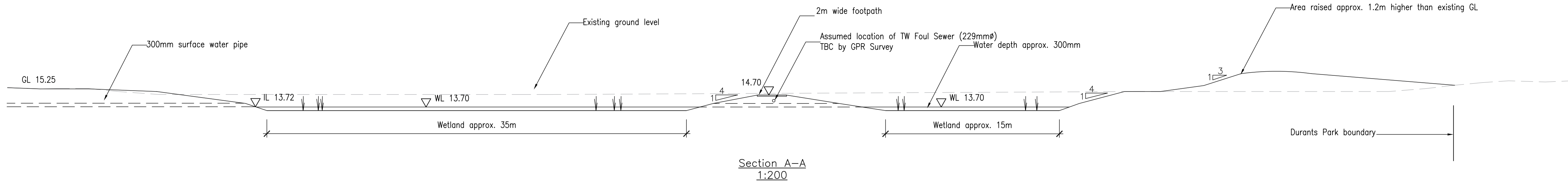
DRAWING TITLE
DURANTS WETLANDS PHASE 1 WITH TEMPORARY STOCKPILE

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Highway Improvements

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- Proposed Headwall
- 50.81 Existing Ground Levels
- 50.81 Proposed Ground Levels

Rev	Revision details

STATUS FOR TENDER

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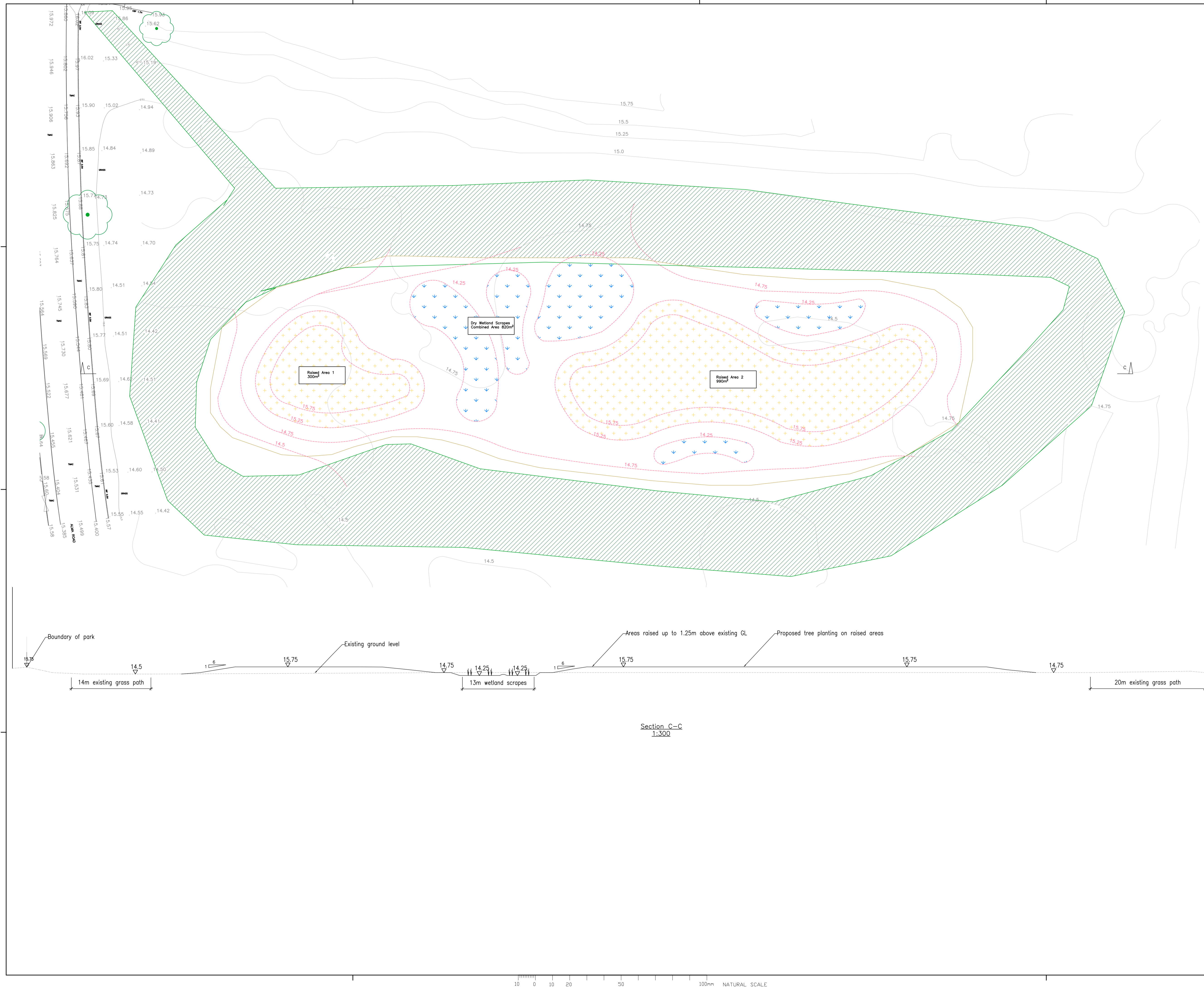
JOB TITLE DURANTS PARK WETLANDS

DRAWING TITLE DURANTS PARK WETLANDS PHASE 2

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HIGHWAYS AND TRANSPORTATION Highway Improvements

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- Areas raised >0.5m
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- 50.81 Proposed Ground Levels
- Proposed Contours
- Existing Contours

Rev	Revision details	Date
B	Raised areas modified and wetland scrapes added	28/01/2022
C	Wetland scrapes modified	10/03/2022

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JOB TITLE
DURANTS PARK WETLANDS PHASE 2

DRAWING TITLE
ALMA RECREATION RAISED LANDSCAPED AREAS

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HIGHWAYS AND TRANSPORTATION
Highway Improvements

DESIGNED:- JK	DRAWN:- JK	DATE:- DEC 2021
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