



Strategic Policy SP PL8: Rural Enfield – a leading destination in London’s National Park City

DRAFT STRATEGIC POLICY SP	PL8	Rural Enfield – a leading destination in London’s National Park City
<p>1. The open character of this area (as shown on the Policies Map and key diagram) will be protected and enhanced in line with Green Belt and Metropolitan Open Land policies. New development should be designed to sensitively integrate physically and visually with Enfield Chase and the Lee Valley Regional Park, particularly in relation to open skylines, key entrance points, strategic views and valued landscapes.</p> <p>2. The Council will support proposals which contribute positively to the delivery of the unique Rural Enfield destination within the London National Park city. Proposals will include, but not be limited to:</p> <ol style="list-style-type: none"> a. Enfield Chase re-wilding programme – 1,000 ha of proposed woodland and open space as part of a major nature recovery network b. a new cultural gateway hub at Enfield Chase, including a new visitor centre (subject to compliance with part 1 of this policy) and public art installations, in the form of sculptures, in a parkland setting; c. flood risk mitigation to reduce the impact of development downstream (including sustainable drainage systems and wetland creation); d. new or improved walking and cycle routes between key railway stations, town centres and cultural attractions (e.g. Green Loop) and along watercourses (e.g. Lee Navigation and New River); e. much needed natural burial space to meet future needs of the Borough’s population, which offers good transport links to existing residents, especially from Crews Hill station; f. food growing areas and gardens, especially where they connect with or form part of existing clusters of food production, such as Crews Hill, Capel Manor and Forty Hall; g. new eco-tourism and recreational, sport and leisure activities, such as bird-watching, wild swimming, mountain biking, camping and natural play features; h. Improved hubs of sporting excellence at Tottenham Hotspur training ground (SA6  and Ponders End;  i. the sensitive restoration of historic parks and gardens at Trent Park, Forty Hall and Myddelton House through positive management; j. conversion of publicly-owned farmland into sustainable agricultural/forestry and horticultural units whilst also providing for enhanced public access linking to surrounding rural and urban areas and k. biodiversity offsetting (including rewilding of river corridors). 		

6 Blue and green Enfield

Introduction

- 6.1 This chapter relates to the 'green' (e.g. parks, open spaces, woodland, street trees and footpaths) and 'blue' (e.g. reservoirs, lakes and waterways) elements of Enfield's infrastructure. The policies set out below explain how this network will be protected, maintained and enhanced through new development in line with the place-making principles set out in chapter 2 of the plan and the long-term vision of Enfield as a 'deeply green and distinct place'.

6.1 Strategic Policy SP BG1: Blue and green infrastructure network

DRAFT STRATGIC POLICY SP	BG1	Enfield's blue and green infrastructure network
		<p>1. Proposals will be expected to contribute to the creation of a more integrated, multi-functional and accessible blue and green infrastructure network and address deficiencies in quantity, quality and access across the Borough. This will be achieved through:</p> <ul style="list-style-type: none"> a. protecting and enhancing areas of Green Belt and Metropolitan Open Land to maintain their function, quality and openness; b. ensuring development protects and enhances significant ecological features, achieves biodiversity net gain and maximises opportunities for urban greening through appropriate landscaping schemes and the planting of street trees; c. reviewing Sites of Importance for Nature Conservation (SINCs) and areas of biodiversity deficiency every five years to ensure development contributes as appropriate to the borough's nature recovery network; d. improving the quality, character, value and accessibility of existing publicly accessible open spaces and water spaces across the Borough, in line with the priorities of the Blue and Green Strategy; e. maximising green grid links to enhance access through walking, cycling and public transport to key destination points (e.g. town centres), community facilities and publicly accessible open spaces, especially along rivers and waterways; f. protecting, improving and enhancing access to blue spaces and the wider water environment and improving relationship with the river and naturalising the riverbank through the removal of hard engineered walls and culverts and introducing new habitats to the river corridor; g. protecting and enhancing existing residential moorings located on the River Lee; h. maximising opportunities to create and increase publicly accessible open space and outdoor sports (including playing pitches and ancillary sporting facilities) with a range of sizes across a range of users, particularly in locations which experience the highest level of deficiency within the Borough; i. protecting and enhancing the Borough's habitat and wildlife resources, including linking green spaces with identified wildlife corridors, protecting and enhancing species and habitats identified in the Blue and Green Infrastructure Audit and London Biodiversity Action Plan or updated equivalent, and creating new nesting and roosting sites; and

- j. supporting community food growing through development and building new partnerships with social enterprise and voluntary organisations that aspire to designate important local open spaces as local green spaces.
2. Future blue-green interventions will be prioritised in the following locations (as shown on the key diagram) through:
- a. creation of a continuous 'green-loop' – a walking and cycling route extending from the open countryside, via the river valleys, into the main urban area and onto the Lee Valley Regional Park and Enfield Chase;
 - b. provision of world-class ~~sport villages~~ **professional and community sports, recreation and leisure facilities (including ancillary and related facilities)** at Enfield Playing Fields, Hotspur Way and Firs Farm;
 - c. expansion of routes into the Lee Valley Regional Park alongside open spaces and river corridors;
 - d. naturalisation and catchment restoration of Salmons Brook, Turkey Brook and Pymmes Park through natural flood management
 - e. creation of a new publicly accessible landscape (Enfield Chase – London National Park City) comprising new woodland, open space and extensive rewilding;
 - f. new continuous and publicly accessible linear parks (including Brooks Park and Edmonton Marshes) across strategic development sites;
 - g. grey-to-green corridors: Public realm improvements along main routes (e.g. A10, A406 and A101) and at key stations and town centre gateways, such as sustainable drainage systems (e.g. rain gardens, buffer strips and wildflower verges), civic squares and water features;
 - h. new crossings/bridges over the A10, A406 and Lee Valley line to overcome east-west severance;
 - i. sensitive restoration and enhancements of registered historic parks and gardens (Trent Park, Grovelands Park, Myddelton House Gardens and Broomfield Park) and associated visitor attractions; and
 - j. revitalisation of open spaces and leisure/recreational activities at Banbury Reservoir, Picketts Lock, Hotspur Way, Ponders End and Whitewebbs Park.

Explanation

- 6.1.1 As an outer London Borough, Enfield boasts some of the finest parks, gardens, woodlands and open spaces in Britain, attracting millions of visitors every year. This includes:
- over 1,000 acres of open space (the second largest expanse in London);
 - over 300 hectares of woodland and scrubland;
 - 20,000 plus street trees;
 - reservoirs and six freshwater lakes;
 - Green Belt and Metropolitan Open Land (which covers over 40% of the total land area);
 - 41 sites of nature conservation importance; and
 - 100 km of watercourses - the greatest length of any London Borough.
- 6.1.2 As shown on **Figure 6:1**, Enfield's blue-green network extends from the River Lee (including the Lee Valley Regional Park) in the east to open areas of undulating landscape and parkland in the west and north, with good links to Central London and adjoining boroughs. However, parts of this network remain fragmented and inaccessible to the public, largely due to physical severance (e.g. railways and roads) and the lack of direct routes to open spaces. Open space distribution is very uneven between affluent and deprived areas and there are shortfalls of playing pitch

6.5 Strategic Policy SP BG5: Green belt and edges of the countryside/urban area

DRAFT STRATEGIC POLICY SP	BG5	Green Belt and edges of the countryside/urban areas
<ol style="list-style-type: none"> 1. Inappropriate development within the Green Belt (as shown on the Policies Map) will not be permitted. Development that is not inappropriate will only be permitted where: <ol style="list-style-type: none"> a. the siting, scale, height and bulk of the proposed development is sympathetic to and compatible with the primary aim of preserving the openness of the Green Belt; b. it has regard to site contours, displays a high standard of design and landscaping to complement and improve its setting, and takes all measures to ensure that the visual impact on the wider Green Belt is minimised; c. the nature, quality, finish and colour of materials blend with the local landscape (as defined in the Character of Growth Study) to harmonise with surrounding natural features; and d. appropriate parking provision, safe access, egress and landscaping is provided to ensure vehicles are parked safely and that the development does not prejudice the openness of the Green Belt. 2. Limited infilling within existing settlements (villages and hamlets) and the partial or complete redevelopment of previously developed sites within the Green Belt will be permitted where it can be demonstrated that: <ol style="list-style-type: none"> a. the development would not have a greater impact on the openness of the Green Belt; b. the development would not lead to an increase in the developed proportion of the site; and c. the development would not lead to any significant increase in motorised traffic generation, as evidenced through a suitable traffic modelling tool. 3. Agricultural, horticultural and forestry workers accommodation will only be permitted within the Green Belt where it can be demonstrated that: <ol style="list-style-type: none"> a. the associated agricultural unit is economically viable and has sound long-term prospects; b. the dwelling is essential to sustain the viability of the farming enterprise; c. there is no suitable alternative accommodation in the vicinity of the proposed site; d. no existing dwelling serving or closely associated with the holding has been sold, leased or otherwise disposed within the past three years; and e. it is of a scale, design and layout appropriate to its surroundings. 4. Wherever possible, worker accommodation within the Green Belt should be sited as close as possible to existing buildings or dwellings. 5. Temporary buildings in the Green Belt will be granted permission up to a maximum of three years, over which period a planning application can be submitted to erect a permanent building on the site, subject to an agricultural worker occupancy condition. 		

Explanation

- 6.5.1 Development that is not inappropriate in the Green Belt is defined in the National Planning Policy Framework. This includes some forms of development on previously developed sites, limited infilling within existing settlements and essential agriculture and forestry worker housing. However, there are some situations that may allow certain developments to take place in the Green Belt that under any other circumstances would not be allowed. These are known as 'very special circumstances'. When attempting to prove very special circumstances the onus is on the applicant to prove that the exceptional nature of the proposal outweighs the harm that it would cause to the Green Belt.
- 6.5.2 Applicants should demonstrate through design and access statements how the development has been designed to reduce the visual impact on the Green Belt and how it will improve the attractiveness and quality of the landscape through positive enhancements (including hedgerows and tree planting of native species).
- 6.5.3 Limited infilling or the partial or complete redevelopment of previously developed sites and temporary accommodation will not be inappropriate subject to meeting the criteria set out in parts 2 and 3 of the policy.
- 6.5.4 Farm and agricultural workers will often live in convenient locations in or nearby urban areas. However, there will be some instances where the specific demands of the enterprise will require employees to live at or near to their workplace in the countryside. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved. If temporary accommodation is granted, a permanent dwelling should not be subsequently approved unless clear evidence is provided that the proposed enterprise is planned on a sound financial basis. Upon expiry of the 3-year time limit, the temporary building must be removed, while the land must revert back to a landscape of predominantly rural character.
- 6.5.5 Trent Park, Picketts Lock and Hotspur Way are defined as 'major developed sites' in the Green Belt (as shown on the Policies Map) and ~~contain~~ comprise substantial areas of previously developed land. Where existing uses become redundant we will work with partners to prepare planning briefs or masterplans to guide appropriate future development on these sites that will preserve or enhance the open character of the Green Belt.


12.4 Strategic Policy SP CL4: Promoting sporting excellence

DRAFT STRATEGIC POLICY SP	CL4	Promoting sporting excellence
<p>1. As a means of improving the health and well-being of the Borough, development and investment decisions will be supported which contribute to the objectives of the Enfield Health and Well Being Strategy and in particular:</p> <ul style="list-style-type: none"> a. promote, celebrate the borough’s growing reputation as a sporting and recreational hub of national and international importance, especially in aquatic/water sports and mass participation outdoor sports; b. facilitate and contribute towards the development of first-class, publicly accessible strategic sport and leisure facilities to meet the needs of the growing population, based on the following hierarchy of priority locations (as shown on the Policies Map): <ul style="list-style-type: none"> i. Tottenham Hotspur’s training centre (SA62); ii. Picketts Lock / Lee Valley Leisure Centre (SA56); iii. Enfield Playing Fields; and iv. Firs Farm. c. seeking opportunities to expand and improve the quality and condition of Enfield’s sport and physical health facilities, with better public transport and active travel connections to residential areas and open spaces, in line with the priorities set out in the Playing Pitch Strategy and Blue and Green Strategy; d. facilitate outdoor sports provision (including camping sites, small stables, training academies, golf centres and changing facilities) within locations that offer good access to public transport, cycling and walking in the open countryside, especially within the Enfield Chase , in line with national Green Belt policies; and e. secure new sport and leisure facilities within public parks (e.g. green gyms) and large-scale mixed-use developments to meet the identified needs. <p>2. The Tottenham Hotspurs Training Centre and surrounding land as shown on the Policies Map and as Site Allocation policy SA62 continues to be designated as Green Belt and is identified for the potential further development of professional and community sports, recreation and leisure facilities, including ancillary and related uses, in line with Green Belt policies in this plan and the following:</p> <ul style="list-style-type: none"> 1. Any development for professional and community sports, recreation, and leisure facilities, including both appropriate and inappropriate Green Belt development, will need to satisfy the following development management considerations: <ul style="list-style-type: none"> i. Strategic and local transport considerations, including potential improvements to the site’s connectivity with the surrounding public transport network; ii. Optimise access to, and through, the designated site by pedestrian and cycle; and iii. High-quality design standards, including high sustainable construction and operational standards. iv. The site’s heritage context and the impact upon any relevant statutorily or locally listed asset, including but not limited to, the Forty Hall Conservation Area; 		


- v. No built development will be permitted on the small paddock field to the north of Myddleton House, or at Beggars Hollow;
- vi. Preserve and enhance:
 - those parts of the Registered Parks and Gardens of Myddleton Hall and Lee Valley Regional Park which fall in the designated site, or where there are key aspects of their setting in the designated site;
 - The local heritage assets of Myddelton and Whitewebbs Park; and
- vii. Retain existing watercourses, ponds, trees and other biodiversity features, where necessary for biodiversity reasons.
- viii. Ensure no unacceptable visual and landscaping impacts, whilst protecting important views and gaps, including those from Forty Hall Conservation Area;
- ix. All new landscaping to include appropriate species selection and management to provide biodiversity and climate change resilience;
- x. Deliver community access, education, and socio-economic improvements available to all sectors of the community; and
- xi. Accord with other relevant policies of the Local Plan.

Explanation

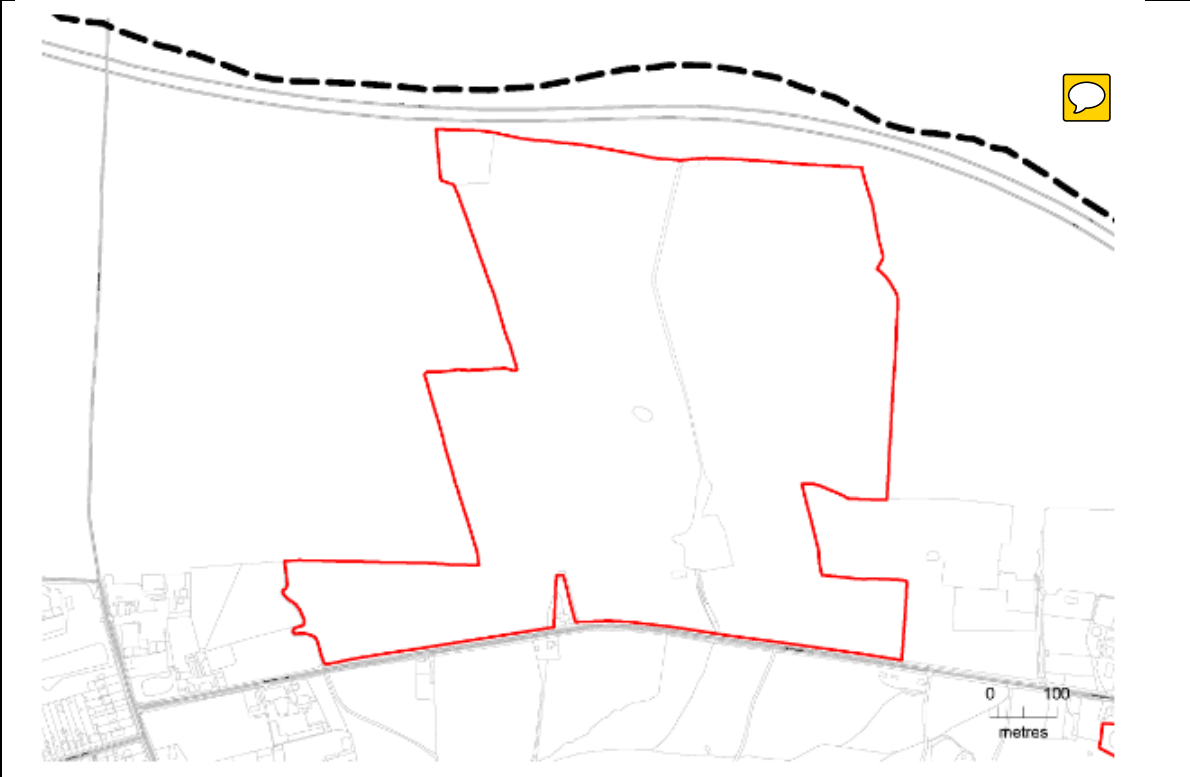

- 12.4.1 Located within easy reach of the open countryside and central London, Enfield offers unrivalled access to sporting attractions including:
- golf courses (e.g. Whitewebbs Park);
 - leisure centres (e.g. Picketts Lock is the largest indoor and outdoor athletics centre in South East England);
 - camp and visitor sites;
 - water-based activities;
 - adventure playgrounds (e.g. Trent Park);
 - training grounds (e.g. Hotspur Way Training Ground); and
 - a well-established community network of football, rugby, hockey and tennis facilities.
- 12.4.2 Sport forms a key part of the Borough's leisure and visitor offer and contributes significantly to London's economy and cultural life. Enfield is already home to world class facilities (e.g. Lee Valley Regional Park) but we want to build on this success and support the Mayor of London's ambition to become the most physically active city in the world.
- 12.4.3 Levels of physical activity and active sport participation in the Borough are increasing but remain below the London average, especially among lower social economic groups. Latent demand remains high and presents opportunities to improve the quality and range of sport and outdoor leisure facilities. However, the prevalence of obesity and mental health illness among adults and young children remains too high, with attendant healthcare costs.
- 12.4.4 This policy seeks to promote and encourage sporting excellence across the borough, including the development of world-class sport village at Hotspur training ground, Picketts Lock, Enfield Playing Fields and Firs Farm. In turn, this will:
- improve the health and wellbeing of residents, helping residents become more physically active;
 - provide new sports, recreation and leisure facilities which are open to the wider community in accessible locations;

Site Allocation Reference	Site address	Proposed land use
Other proposed site allocations outside of the place making areas (urban areas)		
SA30	Claverings, Centre Way, London N9 0AH	Mixed use
SA31	Cockfosters Station Car Park (Parcels a + b) Cockfosters Road	Housing
SA32	Sainsburys Green Lanes	Mixed use
SA33	Blackhorse Tower, Holbrook House And Churchwood House and 116 Cockfosters Road	Housing
SA34	241 Green Street Enfield	Mixed use
SA35	Land at former Wessex Hall Building	Housing
SA36	188-200 Bowes Road	Housing
SA37	Main Avenue Site	Housing
SA38	Land at Ritz Parade	Mixed Use
SA39	Travis Perkins Palmers Green, Bridge Drive, Broomfield Lane	Mixed Use
SA40	Land known as Brimsdown Sports Ground	Mixed use
SA41	Albany Leisure Centre and Car Park and 55 Albany Road	Housing
SA42	Fords Grove Car Park	Housing
SA43	Lodge Drive Car Park (incl. Depot), Palmers Green	Housing
Other proposed site allocations outside of the place making areas (outside urban areas)		
SA44	Land opposite Enfield Crematorium (known as The Dell). Great Cambridge Road	Mixed Use
SA45	Land between Camlet Way and Crescent West, Hadley	Housing
INDUSTRIAL SITES		
Southbury (PL2)		
SA46	Crown Road Lorry Park	Industrial
Meridian Water (PL5)		
SA47	Ravenside Retail Park	Industrial
Crews Hill (PL9)		
SA48	Land at 135 Theobalds Park Road	Industrial
Other sites outside the place making areas		
SA49	Land to the south of Millmarsh Lane, Brimsdown Industrial Estate	Industrial
SA50	6 Morson Road	Industrial
SA51	Montagu Industrial Estate	Industrial
SA52	Land West of Rammey Marsh	Industrial
SA53	Car Park Site, Wharf Road	Industrial
SA54	Land East of Junction 24	Industrial
SA55	Land to the North West of Innova Park	Industrial
ALL OTHER USES		
SA56	Land at Picketts Lock	Sporting / Leisure
SA57	Whitewebbs Golf Course, Beggar's Hollow, Enfield	Nature Recovery 
SA58	Alma Road Open Space	Burial
SA59	Firs Farm Recreation Ground (Part)	Burial
SA60	Sloemans Farm	Burial
SA61	Church Street Recreation Ground	Burial
SA62	Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, Hotspur Way, Whitewebbs Lane.	Sporting

Other Site Allocations

SA57: Whitewebbs Golf Course			
			
Existing Site Information			
Address	Whitewebbs Golf Course, Beggar's Hollow, Enfield, EN2 9JN		
Site Area	43ha		
Existing Use(s)	Former Golf Course		
Site Considerations			
Flood Zone	1		
PTAL	1		
Heritage Considerations	<p>Within locally listed landscape and setting of Forty Hill Conservation Area, Clay Hill Conservation Area, Forty Hill Registered Park and Garden as well as numerous other designated and non-designated heritage assets.</p> <p>Red - significant heritage constraints; heritage impact assessment required; mitigation required. no/little opportunity to develop</p>		
Impacts an Archaeological Priority Area	<p>Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill as well as the setting of Scheduled Monuments. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide nature recovery uses 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	X	-	X -
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	X	X	

Other Site Allocations

SA62: Land at Tottenham Hotspurs Football Club Training Ground			
			
Existing Site Information			
Address	Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, Hotspur Way, Whitewebbs Lane.		
Site Area	42.5ha		
Existing Use(s)	Existing football club training centre and surrounding land, including golf course.		
Site Considerations			
Flood Zone	1-2		
PTAL	1a-1b		
Heritage Considerations	In close proximity to many designated heritage assets. Amber - Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide professional sport, recreation and community sports/leisure uses, including ancillary related facilities. 		
Implementation			
Timeframe for Delivery	 0-5 years X	5-10 years X	10+ years -
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	X	X	