

# Enfield's Local Plan

## EVIDENCE BASE

### Metropolitan Open Land & Green Chain Associated Open Space Review

April 2012

# Metropolitan Open Land & Green Chain Associated Open Space Review

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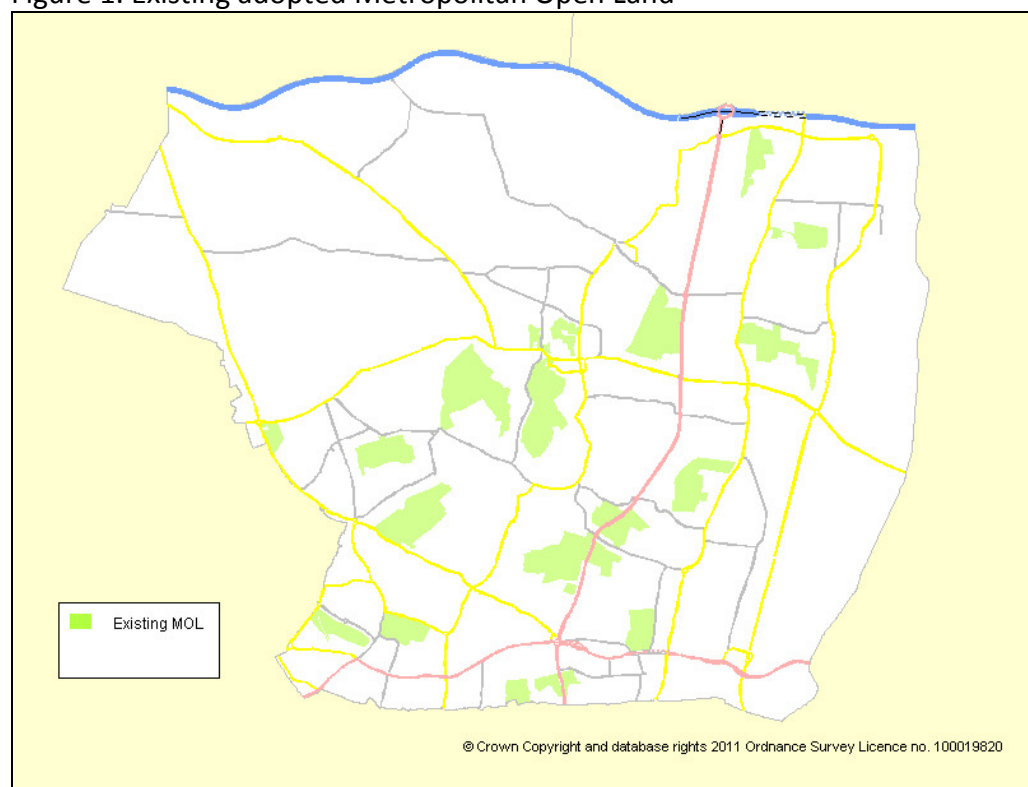
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## Introduction

The Council has carried out a comprehensive review of all the open spaces designated as Metropolitan Open Land (MOL) and Green Chain Associated Open Space (GCAOS) in the Borough of Enfield to support the emerging policies in the Development Management Document (DMD). This report identifies and recommends proposed changes to the list of open spaces currently designated on the Core Strategy Proposals Map.

Enfield's Core Strategy was adopted November 2010 and comes with a Proposals Map to graphically show the physical extent of the policies contained within The Core Strategy. The current Proposals Map carries over designations from the 1994 Unitary Development Plan as well as the strategic policies contained in the Core Strategy and the adopted London Plan.

Figure 1. Existing adopted Metropolitan Open Land



Core Strategy Policy 34 states the Council will continue to protect MOL and extend this designation to include green chains that meet the MOL designation criteria stipulated by the adopted London Plan.

As stated in the adopted London Plan, MOL has an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. These improvements help human health, biodiversity and quality of life. Therefore, development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate.

The London Plan also makes reference to the importance of Green Chains. It states: The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

It is within this context that this report details proposed changes to the emerging DMD. Appendices detailing each change are appended at the end of this report.

## Background

The adopted London Plan identifies all strategically important open space areas in Greater London as MOL. The precise boundaries are to be determined by the boroughs. The London Plan Policy 7.17 sets out the criteria for altering the MOL boundary and also designating land as MOL. It states:

*“Any alterations to the boundary of MOL should be undertaken by boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.”*

*“To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:*

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area*
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London*
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan valued*
- d) it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.”*

Historically, the boundary of Enfield’s MOL was originally defined on the Councils adopted 1994 Unitary Development Plan 6 inches to the mile, without the benefit of GIS (Geographical Information System) digitisation. Since this time and with the advance of technology, the 1994 Proposals Map (as delineated from a coarsely drawn hard copy version) was digitised for development management purposes.

This designation was further carried over into the adopted Core Strategy that was accompanied by an updated Proposals Map (November 2010). As the Council is now in the process of preparing the DMD as part of the suite of documents that make up Enfield’s Local Plan, it is now appropriate to review the designation to ensure a strong defensible MOL remains and opportunities for designating Green Chains as MOL are explored.

## Methodology

The policy guidance with respect to Green Belts also applies to MOL. The National Planning Policy Framework (NPPF paragraph 83) gives clear policy guidance on the functions the Green Belt performs, its key characteristics, acceptable uses and how its boundaries should be altered, if necessary.

**It makes reference to ensuring Green Belt boundaries are drawn to ensure its permanence is maintained beyond the plan period.**

In addition, the four criteria stipulated in the London Plan Policy 7.17 have also been applied.

“To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- a) **it contributes to the physical structure of London by being clearly distinguishable from the built up area**
- b) **it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London**
- c) **it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan valued**
- d) **it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.”**

**Where a Green Chain associated open space does not fulfil the above criteria it will remain designated as a Green Chain.**

Recommendations to MOL boundaries and the designation of some of the GCAOS sites are set out in the Appendix.

## Initial Findings

In cases where the property boundaries form the edge of the UDP MOL, the GIS mapping change involved tidying MOL boundaries so that they accurately followed the property boundaries when the UDP proposals map was prepared.

There were a large number of instances where the UDP MOL boundaries followed no discernible legal line or physical feature. In some cases this was because the land ownership and/or development pattern had changed since 1994, or that the boundaries never actually followed any boundary or defensible line. Therefore as part of this review these boundaries have been adjusted to follow property boundaries or other logical and thus defensible boundaries to the MOL.

Of particular note is the issue of schools on land designated as MOL. There are several schools in the borough which are co-joined with larger areas of MOL. The issue then arises of:

- whether the school sports pitches alone should form part of the MOL,
- whether the areas occupied by school buildings should also be designated as MOL, as is generally the present situation, or
- whether entire school sites – building, sport pitches parking and any other open areas – should be excluded from MOL.

The review of the proposals map in conjunction with the preparation of the DMD has taken the view that, in most cases, the sports pitches and large play areas of schools which are contiguous with the sports pitches, will be designated as MOL, and that the remaining uses of the school sites in question will be undesignated.



## Recommendations

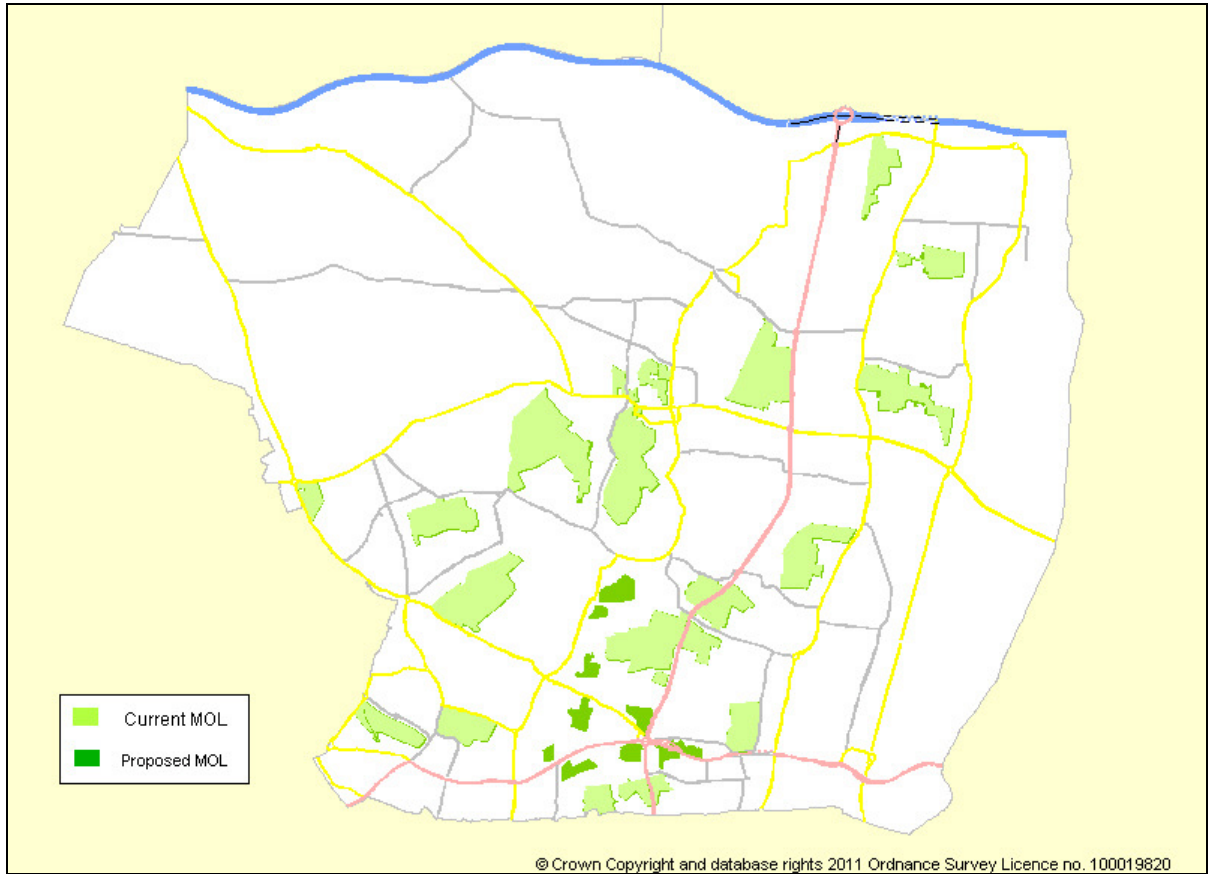
1. That the borders of seventeen of the borough's MOL sites be amended to correct past cartographic inconsistencies and/or subsequent development;
2. That the borders of five of the borough's GCAOS sites be amended to correct past cartographic inconsistencies and/or subsequent development;
3. That two of the borough's GCAOS sites be designated as MOL;
4. That seven of the borough's GCAOS sites be designated as MOL, and that the boundaries be adjusted to reflect present development patterns; and
5. That one local open space be designated as MOL.

These recommendations are summarised in the following two tables and explained in detail in the appendix.

**Table 1 – Summary Table**

Category	Designation & proposal/s	No of sites
1	MOL – no change	9
2	MOL – boundary change ( <i>see table 2 for reasons for change/s</i> )	17
3	GCAOS – no change	4
4	GCAOS – boundary change only ( <i>see table 2 for reasons for change/s</i> )	5
5	GCAOS – designation to MOL (no boundary change)	2
6	GCAOS – designation to MOL & boundary change ( <i>see table 2 for reasons for change/s</i> )	7
7	LOS – redesignation to MOL	1
	<b>TOTAL:</b>	<b>45</b>

Figure 2. Proposed additions to MOL



**Table 2 – Site Descriptions**

<b>Site</b>	<b>Current Designation</b>	<b>Proposed Designation</b>	<b>Proposed MOL Changes</b>	<b>Category</b>
1 – Lea Valley High School, Aylands Primary School, Aylands Open Space, Waltham Gardens & Aylands Allotments	MOL	MOL	Boundary adjustment to rectify cartographic inaccuracies and reflect subsequent development	2
2 – Albany Park & Oasis Hadley Academy	MOL	MOL	Boundary adjustment to reflect subsequent development and current MOL policies	2
3 – Durants Park, College of Haringey, Enfield & North East London, Hertford Rd Cemetery, Brimsdown Primary School & Green St Allotments	MOL	MOL	Boundary adjustment to rectify cartographic inaccuracies, reflect subsequent development and current MOL policies	2
4 – Enfield Playing Fields, Enfield Playing Field Allotments, Sketty Rd Allotments and Kingsmead Academy School	MOL	MOL	Boundary adjustment to rectify cartographic inaccuracies	2
5 – Enfield Lower Grammar and Enfield County Upper Schools Grounds & Sports field	MOL	MOL	Boundary adjustment to rectify cartographic inaccuracies, reflect subsequent development and current MOL policies	2
6 – Chase Side Gardens	MOL	MOL	No change	1
7 – New River Gardens	MOL	MOL	No change	1
8 – Gentleman’s Row	MOL	MOL	No change	1
9 – Enfield Library Gardens	MOL	MOL	Boundary amended to reflect boundary of park rather than boundary of highway land	2
10 – Bush Hill Golf Course, New River Loop corridor (part) & Town Park	MOL	MOL	Boundary adjustment to rectify cartographic inaccuracies	2

Site	Current Designation	Proposed Designation	Proposed MOL Changes	Category
11 – Enfield Golf Course, Grange Park Primary School & Highlands Secondary School, Gladbeck Way Open Space & Railway Corridor, Grange Park	MOL	MOL	Boundary adjustment to rectify cartographic inaccuracies, reflect subsequent development and current MOL policies	2
12 – Bramley Road Sportsground	MOL	MOL	No change	1
13 – Oakwood Park	MOL	MOL	No change	1
14 – Grovelands Park	MOL	MOL	No change	1
15 – Arnos Park	MOL	MOL	Boundary adjustment to reflect current MOL policies	2
16 – Broomfield Park	MOL	MOL	No change	1
17 – Paulin Sports Ground, Firs Lane	GCAOS/LOS	MOL	No change	5
18 – Highfield Primary School	GCAOS/LOS	MOL	Boundary adjustment to reflect current MOL policies	6
19 – Barrowell Green Allotments	GCAOS/LOS	MOL	Boundary amended to reflect expansion of allotment area	6
20 – Hazelwood Sports Ground	GCAOS/LOS	MOL	No change	5
21 – Oakthorpe Rd Sportsground	GCAOS/LOS	MOL	Boundary adjustment to reflect subsequent development	6
22 – Cherry Blossom Close & Fairbrook Allotments	GCAOS/LOS	MOL	Boundary adjustment to reflect subsequent development and to incorporate additional part of Council-owned Pymmes Brook corridor	6
23 – Oakthorpe Primary School Sportsground & Tile Kiln Lane Open Space	GCAOS/LOS	MOL	Boundary adjustment to incorporate additional part of Council-owned Pymmes Brook corridor	6
24 – Wilbury Way & Sterling Way Open Space	GCAOS/LOS	MOL	Boundary adjustment to incorporate additional part of Council-owned Pymmes Brook corridor	6

Site	Current Designation	Proposed Designation	Proposed MOL Changes	Category
25 – St Davids Park, Tanners Hall allotments and Riverside Walk	GCAOS/LOS	MOL	Boundary adjustment to rectify cartographic inaccuracies and reflect subsequent development and to incorporate additional part of Council-owned Pymmes Brook corridor	6
26 – Pymmes Park	MOL	MOL	No change	1
27 – Tottenhall Sports Ground & Boundary Playing Fields	MOL	MOL	Boundary adjustment to rectify cartographic inaccuracies	2
28 – Queensland Ave Playing Fields & Weir Hall Allotments	MOL	MOL	Boundary adjustment to rectify cartographic inaccuracies	2
29 – Weir Hall Recreational Ground & Wilbury Primary School	MOL	MOL	Boundary adjustment to reflect subsequent development	2
30 – Tatem Park	LOS	MOL	No change	7
31 – Firs Farm Primary School	MOL	MOL	Boundary adjustment to reflect subsequent development	2
32 – Edmonton Cemetery, Firs Farm Playing Fields, Church St tennis courts, Clowes Sports Ground & Winchmore Secondary School	MOL	MOL	Boundary adjustment to reflect subsequent development	2
33 – Church Street Recreation Ground / Latymer Secondary School	MOL	MOL	No change	1
34 – Churchfield Recreation Ground, Edmonton Sports Club, Cambridge Gardens, Church St Allotments Nos. 2 & 4, Churchfield Primary School and Starks Field Primary School	MOL	MOL	Boundary adjustment to reflect subsequent development	2

Site	Current Designation	Proposed Designation	Proposed MOL Changes	Category
35 – Bury Lodge Gardens, Church St Allotments No. 1, Edmonton County Lower School, Great Cambridge Rd & Church Street highway verge landscaping and Bury Street Council depot	MOL	MOL	Boundary adjustment to reflect subsequent development	2
36 – Jubilee Park & Galliard Primary School	MOL	MOL	Boundary adjustment to reflect subsequent development	2
37 – Soham Road Open Space	GCAOS/LOS	GCAOS/LOS	Boundary adjustment to rectify cartographic inaccuracies, and reflect subsequent development and boundary changes	4
38 – Enfield Jewish Cemetery	GCAOS/LOS	GCAOS/LOS	No change	3
39 – Boxers Lake Open Space	GCAOS/LOS	GCAOS/LOS	No change	3
40 – Hazelwood Sports Club	GCAOS/LOS	GCAOS/LOS	No change	3
41 – New River Corridor Winchmore Hill	GCAOS/LOS	GCAOS/LOS	No change	3
42 – Broomfield Secondary School	GCAOS/LOS	GCAOS/LOS	Boundary adjustment to reflect subsequent development	4
43 – Barrowfield Allotments	GCAOS/LOS	GCAOS/ LOS	Boundary adjustment to reflect subsequent development	4
44 – Zambesi Drive Open Space	GCAOS/LOS	GCAOS/ LOS	Boundary adjustment to reflect subsequent development, and amalgamated with Montagu Rd Recreation Ground	4
45 – Montagu Road Recreation Ground	GCAOS/LOS	GCAOS/ LOS	Amalgamated with Zambezi Drive open space	4