

Enfield's Local Plan

EVIDENCE BASE

Metropolitan Open Land & Green Chains Review

March 2013

Metropolitan Open Land & Green Chains Review

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1. Introduction

- 1.1 The Council has carried out a comprehensive review of all the open spaces designated as Metropolitan Open Land (MOL) and Green Chains (GCs) in the Borough to support the 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 Policies Map.
- 1.2 Enfield's Core Strategy is accompanied by a Policies Map to show designations related to policies.

Figure 1. Existing adopted Metropolitan Open Land



- 1.3 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.
- 1.4 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.
- 1.5 The London Plan also makes reference to the importance of Green Chains. It states: The open spaces and links within a Green Chains should be designated as MOL due to their London-wide importance.

- 1.6 It is within this context that this report details proposed changes to the Policies Map as part of the preparation of the DMD. Appendices detailing each change are attached at the end of this report.

2. Background

- 2.1 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."*

- 2.2 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.
- 2.3 This designation was further carried over into the adopted Core Strategy that was accompanied by an updated Policies Map (November 2010). Through the DMD, the Council is now in the process of reviewing the designation boundaries to ensure a strong defensible MOL remains and Green Chains are designated as MOL where they meet the criteria detailed in 2.1 of this report.

3. Methodology

- 3.1** 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.
- 3.2** **It makes reference to ensuring Green Belt boundaries are drawn to ensure its permanence is maintained beyond the plan period.**
- 3.3** 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.”**
- 3.4** Where a Green Chain associated open space does not fulfil the above criteria it will remain designated as a Green Chain.
- 3.5** Proposed changes to MOL are set out in the Appendix 1.

4. Initial Findings

- 4.1 There were a large number of instances where the adopted 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.
- 4.2 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.
- 4.3 The review of the Policies 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 land within the boundary of school sites in question will be undesignated.

5. Recommendations

- I. That the borders of seventeen of the borough's MOL sites be amended to correct past cartographic inconsistencies and/or subsequent development;
- II. That the borders of five of the borough's Green Chain Associated Open Space sites be amended to correct past cartographic inconsistencies and/or subsequent development;
- III. That two of the borough's Green Chain sites be designated as MOL with no changes to the boundary;
- IV. That seven of the borough's Green Chain sites be designated as MOL, and that the boundaries be adjusted to reflect present development patterns; and
- V. 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 1.

Table 1 – Summary of Changes to Metropolitan Open Land and Green Chains

| Category | Designation & proposal/s | No of sites |
|----------|--|-------------|
| 1 | MOL – no change | 10 |
| 2 | MOL – boundary change (<i>see table 2 for reasons for change/s</i>) | 16 |
| 3 | Green Chain – no change | 4 |
| 4 | Green Chain – boundary change only (<i>see table 2 for reasons for change/s</i>) | 5 |
| 5 | Green Chain – designation to MOL (no boundary change) | 2 |
| 6 | Green Chain – designation to MOL & boundary change (<i>see table 2 for reasons for change/s</i>) | 7 |
| 7 | Local Open Space – re-designation to MOL | 1 |
| | TOTAL: | 45 |

Figure 2. Proposed additions to MOL

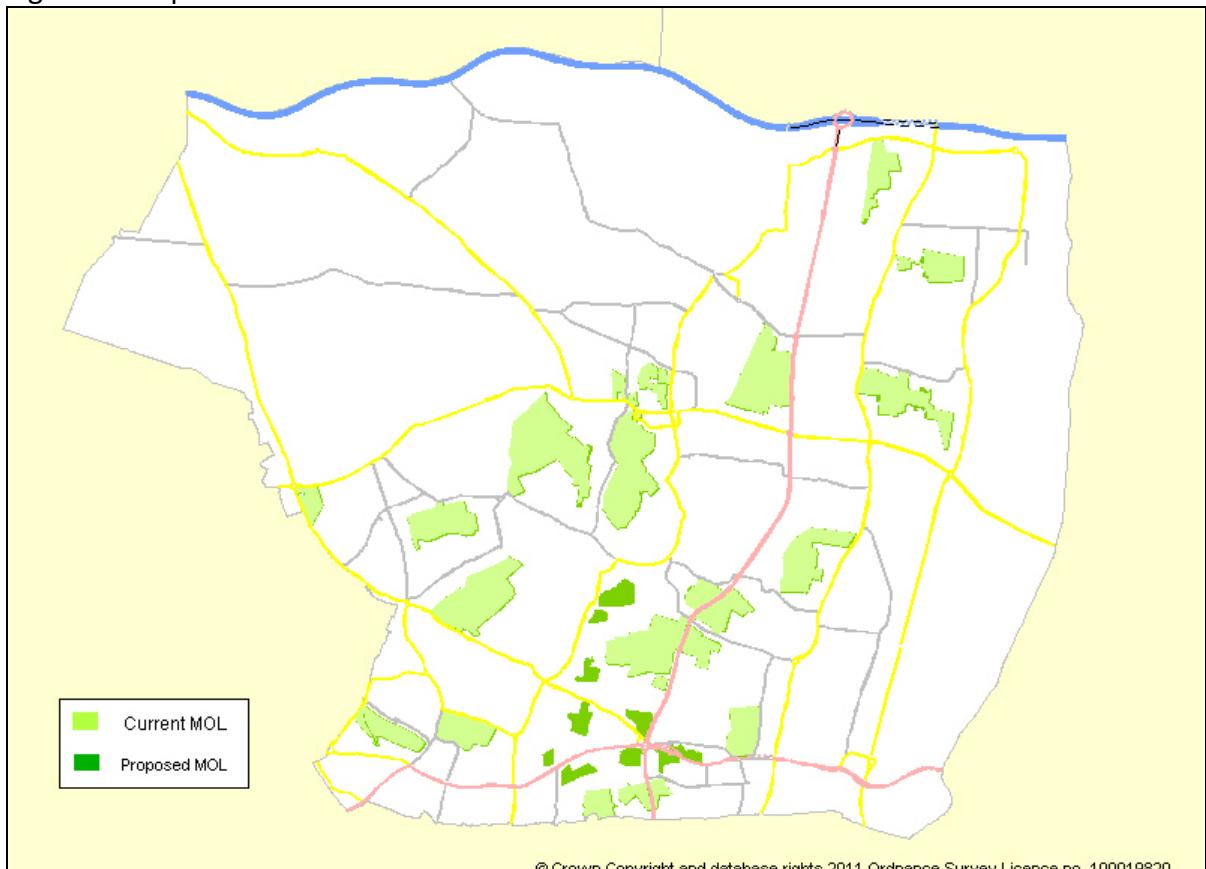


Table 2 – Description of changes to Metropolitan Open Land and Green Chain s

KEY

MOL – Metropolitan Open Land
 GCs - Green Chains
 LOS – Local Open Space

| Site | Current Designation | Proposed Designation | Proposed Boundary Changes | Category |
|--|----------------------------|-----------------------------|---|-----------------|
| 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 |

| Site | Current Designation | Proposed Designation | Proposed Boundary Changes | Category |
|--|----------------------------|-----------------------------|---|-----------------|
| 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 |
| 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 | GCs/LOS | MOL | No change | 5 |
| 18 – Highfield Primary School | GCs /LOS | MOL | Boundary adjustment to reflect current MOL policies | 6 |
| 19 – Barrowell Green Allotments | GCs /LOS | MOL | Boundary amended to reflect expansion of allotment area | 6 |
| 20 – Hazelwood Sports Ground | GCs /LOS | MOL | No change | 5 |

| Site | Current Designation | Proposed Designation | Proposed Boundary Changes | Category |
|--|----------------------------|-----------------------------|---|-----------------|
| 21 – Oakthorpe Rd Sportsground | GCs /LOS | MOL | Boundary adjustment to reflect subsequent development | 6 |
| 22 – Cherry Blossom Close & Fairbrook Allotments | GCs /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 | GCs /LOS | MOL | Boundary adjustment to incorporate additional part of Council-owned Pymmes Brook corridor | 6 |
| 24 – Wilbury Way & Sterling Way Open Space | GCs /LOS | MOL | Boundary adjustment to incorporate additional part of Council-owned Pymmes Brook corridor | 6 |
| 25 – St Davids Park, Tanners Hall allotments and Riverside Walk | GCs /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 – Tottenham Sports Ground & Boundary Playing Fields | MOL | MOL | Boundary adjustment to rectify cartographic inaccuracies | 2 |
| 28 – Queensland Ave Playing Fields & Weir Hall Allotments | MOL | MOL | No change | 1 |
| 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 |

| Site | Current Designation | Proposed Designation | Proposed Boundary Changes | Category |
|---|----------------------------|-----------------------------|---|-----------------|
| 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 |
| 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 | GCs /LOS | GCs /LOS | Boundary adjustment to rectify cartographic inaccuracies, and reflect subsequent development and boundary changes | 4 |
| 38 – Enfield Jewish Cemetery | GCs /LOS | GCs /LOS | No change | 3 |

| Site | Current Designation | Proposed Designation | Proposed Boundary Changes | Category |
|--|----------------------------|-----------------------------|--|-----------------|
| 39 – Boxers Lake Open Space | GCs /LOS | GCs /LOS | No change | 3 |
| 40 – Hazelwood Sports Club | GCs /LOS | GCs /LOS | No change | 3 |
| 41 – New River Corridor Winchmore Hill | GCs /LOS | GCs /LOS | No change | 3 |
| 42 – Broomfield Secondary School | GCs /LOS | GCs /LOS | Boundary adjustment to reflect subsequent development | 4 |
| 43 – Barrowfield Allotments | GCs /LOS | GCs /LOS | Boundary adjustment to reflect subsequent development | 4 |
| 44 – Zambezi Drive Open Space | GCs /LOS | GCs /LOS | Boundary adjustment to reflect subsequent development, and amalgamated with Montagu Rd Recreation Ground | 4 |
| 45 – Montagu Road Recreation Ground | GCs /LOS | GCs /LOS | Amalgamated with Zambezi Drive open space | 4 |

Consultation on the Draft Development Management Document (May – August 2012)

The proposed changes to MOL and Green Chains were subject to consultation as part of the publication of the Draft DMD and Policies Map. In response to consultation, 6 representations were received. These are summarised below alongside the Council's response.

| Type of Response | Reference | Respondent | Name | Summary of Representation on Draft DMD (Please note policy references refer to Draft DMD 2012) | Response and changes made to the Proposed Submission DMD (please note policy references in this column refer to those in the Proposed Submission DMD) |
|------------------|-----------|---------------------|--------------|---|---|
| Email | 18a. | | K. Jetha | Request that the MOL designation is extended to include land to the west of the running track at Enfield College. | The proposed area for MOL designation has planning permission for a new school. It is therefore not considered appropriate to include it within MOL. |
| Email | 23a. | One to One Enfield | Lesley Walls | Policies Map (Metropolitan Open Land): Request further changes to boundary of MOL (around Albany Park & Oasis Hadley Academy) to exclude car park which serves the Leisure Centre and fronts onto Connop Road, and to exclude the College Farm site and adjacent children's playground. These areas should not form part of designated MOL because of their built and developed form which is separate from the wider open space of Albany Park. | No change. The area plays an important role in providing a break in the built environment and has suffered through incremental development. The site continues to meet the aims and objectives of the MOL and open space policy and will be protected from further encroachment. |
| Email | 29a. | Cuckoo Hall Academy | Simon Ward | Polices Map (Metropolitan Open Land designation): Object to proposed expansion of MOL to include the running track. | The Council's proposed change amendment 3A to MOL 3 as reflected on the Proposed Submission Policies Map is required to include the remaining south-west corner of the athletics track (previously excluded due to a cartographical error). This provides a defensible and logical MOL boundary and |

| | | | | | |
|--------|------|--|------------------|---|---|
| | | | | | does not include land subject to the extant planning permission for a new school. |
| Email | 30a. | College of Haringey, Enfield & North East London | Alan Gunne-Jones | Polices Map (Metropolitan Open Land designation): MOL Site 3 Object to proposal to amend the boundaries of the Metropolitan Open Land in the vicinity of the Enfield College, Hertford Road campus. | The Council's proposed change amendment 3A to MOL 3 as reflected on the Proposed Submission Policies Map is required to include the remaining south-west corner of the athletics track (previously excluded due to a cartographical error). This provides a defensible and logical MOL boundary and does not include land subject to the extant planning permission for a new school. |
| Email | 52a. | Greater London Authority | Colin Wilson | Policies Map (Open Space designations): Green Chains and SINCs. The refinements being made to MOL boundaries are acceptable and do not raise any strategic issues. | Comments noted. |
| Letter | 54a. | Latymer School | J Soday | Policies Map (Metropolitan Open Land designation): Agree proposed changes and request removal of part of the Church Street recreation ground from MOL designation. | No further changes. Further de-designation of land (which is designated as MOL) suggested by respondent is not justified. Please refer to MOL Policies Map Review (2013) |

Appendix 1 - Review of Metropolitan Open Land & Green Chains (March 2013)

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Contents

Part 1: Proposed MOL (category 5, 6 and 7 of table 1 of main report) and proposed amendments to MOL boundaries (category 2).

- Site 1 – Lea Valley High School, Aylands Primary School, Aylands Open Space, Walthams Gardens & Aylands Allotments
- Site 2 – Albany Park & Bell Lane Academy
- Site 3 – Durants Park, College of Haringey, Enfield & North East London, Hertford Rd Cemetery, Brimsdown Primary School & Green St Allotments
- Site 4 – Enfield Playing Fields, Enfield Playing Field Allotments, Sketty Road Allotments and Kingsmead Academy School
- Site 5 – Enfield Lower Grammar and Enfield County Upper Schools Grounds & Sportsfields
- Site 9 – Enfield Library Gardens
- Site 10 – Bush Hill Golf Course, New River Loop Corridor (part) & Town Park
- Site 11 – Enfield Golf Course, Grange Park Primary School & Highlands Secondary School, Gladbeck Way Open Space & Railway Corridor
- Site 15 – Arnos Park
- Site 17 – Paulin Sports Ground
- Site 18 – Highfield Primary School
- Site 19 – Barrowell Green Allotments
- Site 20 – Hazelwood Sports Ground
- Site 21 – Oakthorpe Road Sportsground
- Site 22 – Cherry Blossom Close & Fairbrook Allotments
- Site 23 – Oakthorpe Primary School Sportsground & Tile Kiln Lane Open Space
- Site 24 – Wilbury Way & Sterling Way Open Space
- Site 25 – St Davids Park, Tanners Hall allotments & Riverside Walk
- Site 27 – Tottenham Sports Ground & Boundary Playing Fields
- Site 29 – Weir Hall Recreational Ground & Wilbury Primary School
- Site 30 – Tatem Park
- Site 31 – Firs Farm Primary School
- Site 32 – Edmonton Cemetery, Firs Farm Playing Fields, Church St Tennis Courts, Clowes Sports Ground & Winchmore Secondary School
- Site 34 – Churchfield Recreation Ground, Edmonton Sports Club, Cambridge Gardens, Church St Allotments Nos. 2 & 4, Churchfield Primary School and Starks Field Primary School
- Site 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
- Site 36 - Jubilee Park & Galliard Primary School

Contents (continued)

Part 2 – Existing MOL Sites where there are no changes (category 1 of table 1 of main report)

Site 6 – Chase Side Gardens

Site 7 – New River Gardens

Site 8 – Gentleman's Row

Site 12 – Bramley Road Sportsground

Site 13 – Oakwood Park

Site 14 – Grovelands Park

Site 16 – Broomfield Park

Site 26 – Pymmes Park

Site 28 – Queensland Avenue playing fields and Weir Hall allotments

Site 33 – Church St Recreation Ground/Latymer Secondary School

Part 3 – Existing Green Chain Associated Open Spaces where there are no designation changes (category 3 of table 1 of main report)

Site 38 - Enfield Jewish Cemetery

Site 39 - Boxers Lake Open Space

Site 40 - Hazelwood Sports Club

Site 41 - New River Corridor Winchmore Hill

Part 4 - Existing Green Chain Associated Open Spaces where there are changes to the boundary (category 4 of table 1 of main report)

Site 37 - Soham Road Open Space

Site 42 - Broomfield Secondary School

Site 43 - Barrowfield Allotments

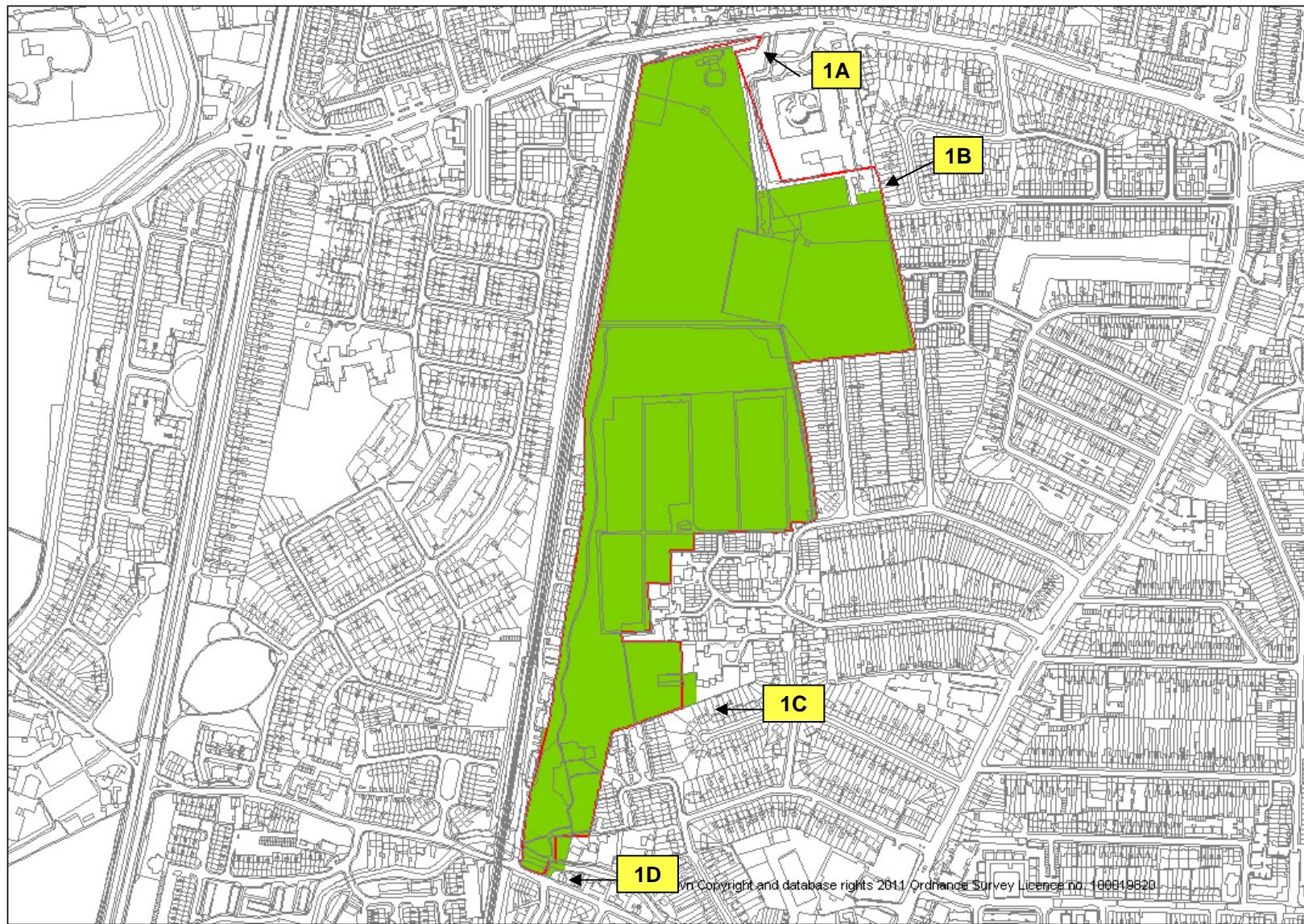
Site 44 - Zambesi Drive Open Space

Site 45 - Montagu Road Recreation Ground

Site 1 – Lea Valley High School, Aylands Primary School, Aylands Open Space, Walthams Gardens & Aylands allotments

| Site/Amendment Ref: Site 1 (Amendments 1a, 1b & 1c) | Area of MOL gain/loss: 0.33ha loss | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|--|--|--|---|
| Description: This site covers an extensive area of open space located to the south of Bullsmoor Lane in the north east of the borough. It is existing MOL, comprising school playing fields, open spaces and allotments. The boundary to the MOL is generally well defined – the railway line provides a clear boundary to the west of the site and the adjoining residential properties and schools provide the established boundary for the majority of the remaining periphery. | | Justification for proposed boundary changes: Amendment 1A – The northern boundary of the MOL includes the service/access road and highway verge as it climbs the embankment to railway overpass at Bullsmoor Lane. The areas occupied by road corridor and service road will be excluded and the MOL boundary rationalised to include only the parcel of land forming Aylands Open Space. Amendment 1B – Lea Valley High School has been extended and the south-western corner of site, previously part of school's open space, is now occupied by buildings. The MOL boundary will be amended to correspond with the undeveloped parts of the site, excluding the built element of the school and retaining the school's open space contiguous with the adjacent Aylands Open Space as MOL. Amendment 1C – Boundary to follow the line of designated open space to provide consistency Amendment 1D – The southern most boundary of this MOL is not clearly defined on the adopted Proposals Map, following an indiscernible line through the area where the MOL joins Turkey Street. The MOL boundary review provides an appropriate opportunity to clarify this boundary location, adjusting the boundary to follow the property boundaries of the adjoining residential land and Turkey Street. | |

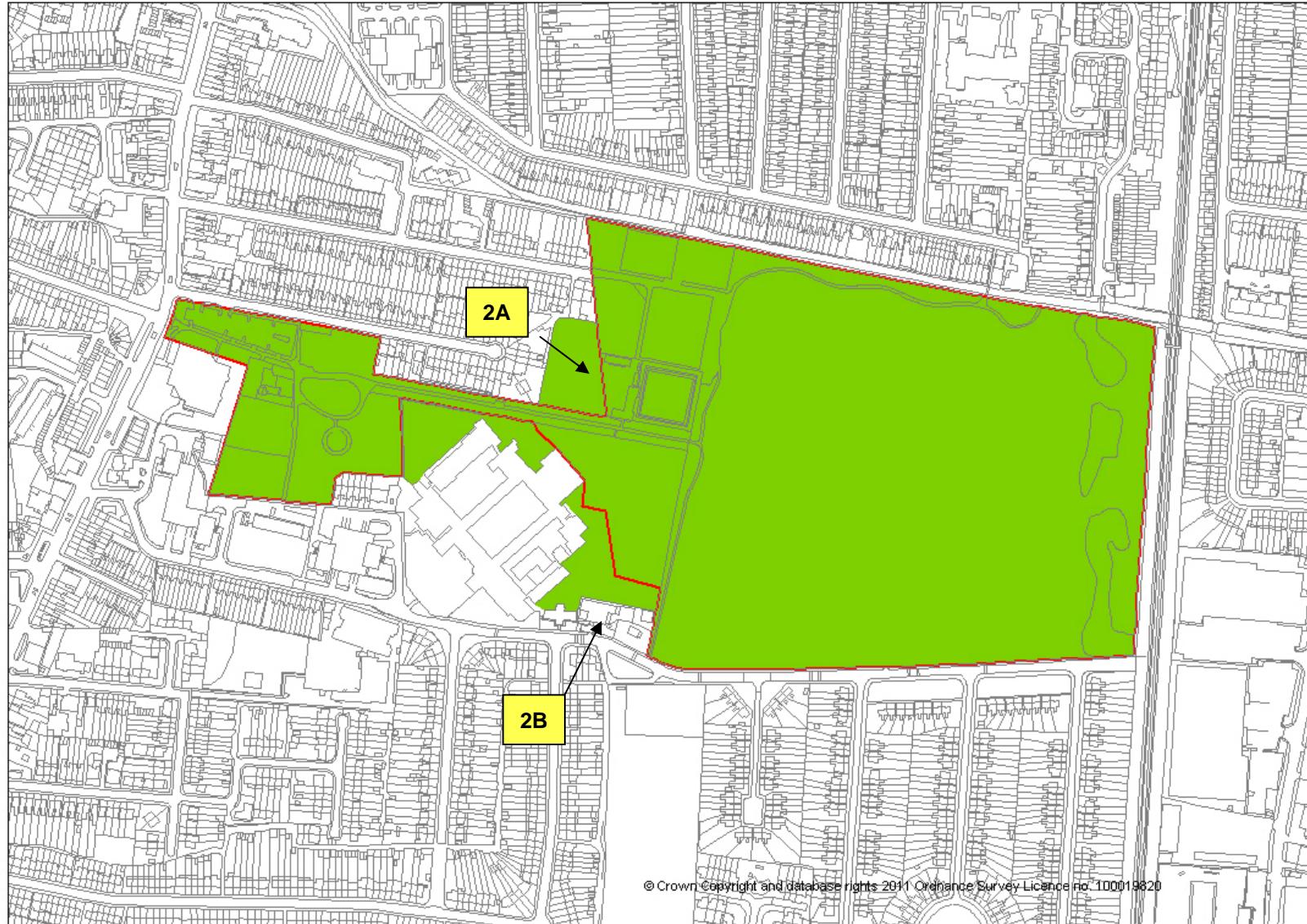
MOL 1 – Lea Valley High School /Aylands Primary School / Aylands Open Space / Waltham Gardens/
Aylands Allotments



Site 2 – Albany Park & Bell Lane Academy

| Site/Amendment Ref: Site 2 (Amendments 2a & 2b) | Area of MOL gain/loss: 1.21ha gain | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|---|--|--|---|
| Description: Albany Park is a substantial area of open space to the east of Hertford Road and Enfield Wash town centre. The Bell Lane Academy adjoins Albany Park to the south and together these areas form the current MOL. The MOL boundary is generally well defined, following the adjoining residential properties to the north, the railway line to the east and Bell Lane to a proportion of the south. | | Justification for proposed boundary changes: Amendment 2A – Under the 1994 UDP, this site was designated as a site proposal (for allotment land) and this has now been implemented. A nearby residents' association was leasing the land from the Council for allotment use, but the association has since ceased to function and the site has become overgrown. It is contiguous with Albany Park and forms a natural extension to the adjoining MOL. As part of this detailed review of the MOL boundaries, it would be appropriate to extend the MOL designation to include this site. Amendment 2B – Since its designation as MOL, the school site (now the Bell Lane Academy) has been extended and sports pitches /courts reorganised. As part of this detailed review of the MOL boundaries, this area will be amended to reflect these changes. The current MOL boundary follows an arbitrary line through the sports pitches and courts to the east of the school. These open spaces adjoin Albany Park and form a visual continuation of the Park. It is therefore recommended that the MOL boundary is amended to provide a strong boundary which follows the perimeter of the playing pitches and courts, retaining their entirety within the MOL. | |

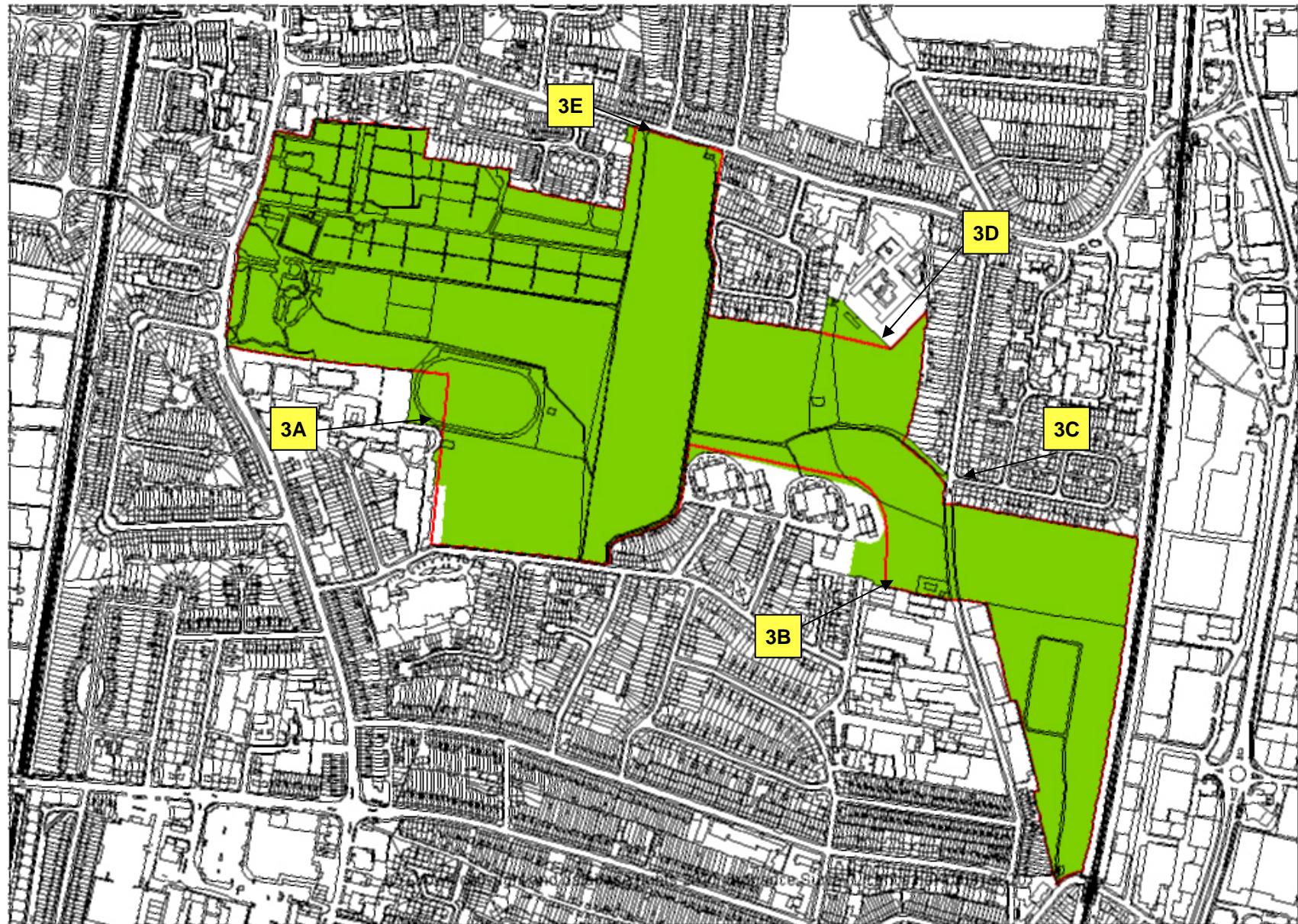
MOL 2 Albany Park / Bell Lane Academy



Site 3 – Durants Park, College of Haringey, Enfield & North East London, Hertford Rd Cemetery, Brimsdown Primary School & Green St allotments

| Site/Amendment Ref: Site 3 (Amendments 3a,3b,3c,3d & 3e) | Area of MOL gain/loss: 0.95ha gain | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|--|---------------------------------------|--|--|
| <p>Description:</p> <p>Durants Park together with Enfield College Playing Field, Hertford Rd Cemetery, Brimsdown Primary School & Green St and Alma Rd allotments form a substantial area of open space situated south-east of Enfield Highway shopping centre.</p> <p>The MOL boundary is generally well defined, following Hertford Rd to the west and the railway line to the east. The adjoining residential properties and educational uses generally form the boundaries to the north and south, however in the amendments identified (3a – 3e) a rationalisation of the existing MOL boundary is required (see Justification for Proposed Boundary Changes).</p> | | <p>Justification for proposed boundary changes:</p> <p>Amendment 3A – A correction of the previous 1994 MOL boundary is required in this area to amend the arbitrary MOL boundary which currently bisects the athletics track. The MOL boundary will be extended to include the south-western corner of site, so as to bring the entire track into the MOL.</p> <p>A reduction to the south western MOL boundary as it continues south to The Ride is necessary due to the redevelopment of the site to provide a detached school building for 450 pupils. The boundary has been amended to follow the edge of the approved plans which divides the sports field from the remainder of the new school grounds.</p> <p>Amendment 3B – The existing MOL boundary in the area to the north of the tower blocks in Exeter Road follows an arbitrary line through the southern part of Durants Park. This boundary will be amended to follow the access roads and property boundaries within this area. This will provide a stronger boundary than currently exists. It does not include the tongue of open space west of the northern prolongation of Alexandra rd, as the enclosed character of this area does not have the attributes of MOL.</p> <p>Amendment 3C – A minor amendment is required to the northern part of the boundary along Alma Road to move the boundary to follow the property boundary which adjoins the MOL, thereby including the footpath which falls between the MOL boundary and the adjoining residential property in this section of the boundary.</p> <p>Amendment 3D – The current MOL boundary (1994) bisects Brimsdown Primary School's playing fields. The boundary review provides the opportunity to rationalise the boundary to include the entire school field as MOL.</p> <p>Amendment 3E – A minor amendment is required to the northern boundary of the MOL (along Green St) to include the full extent of open space which forms the entrance to the park .</p> | |

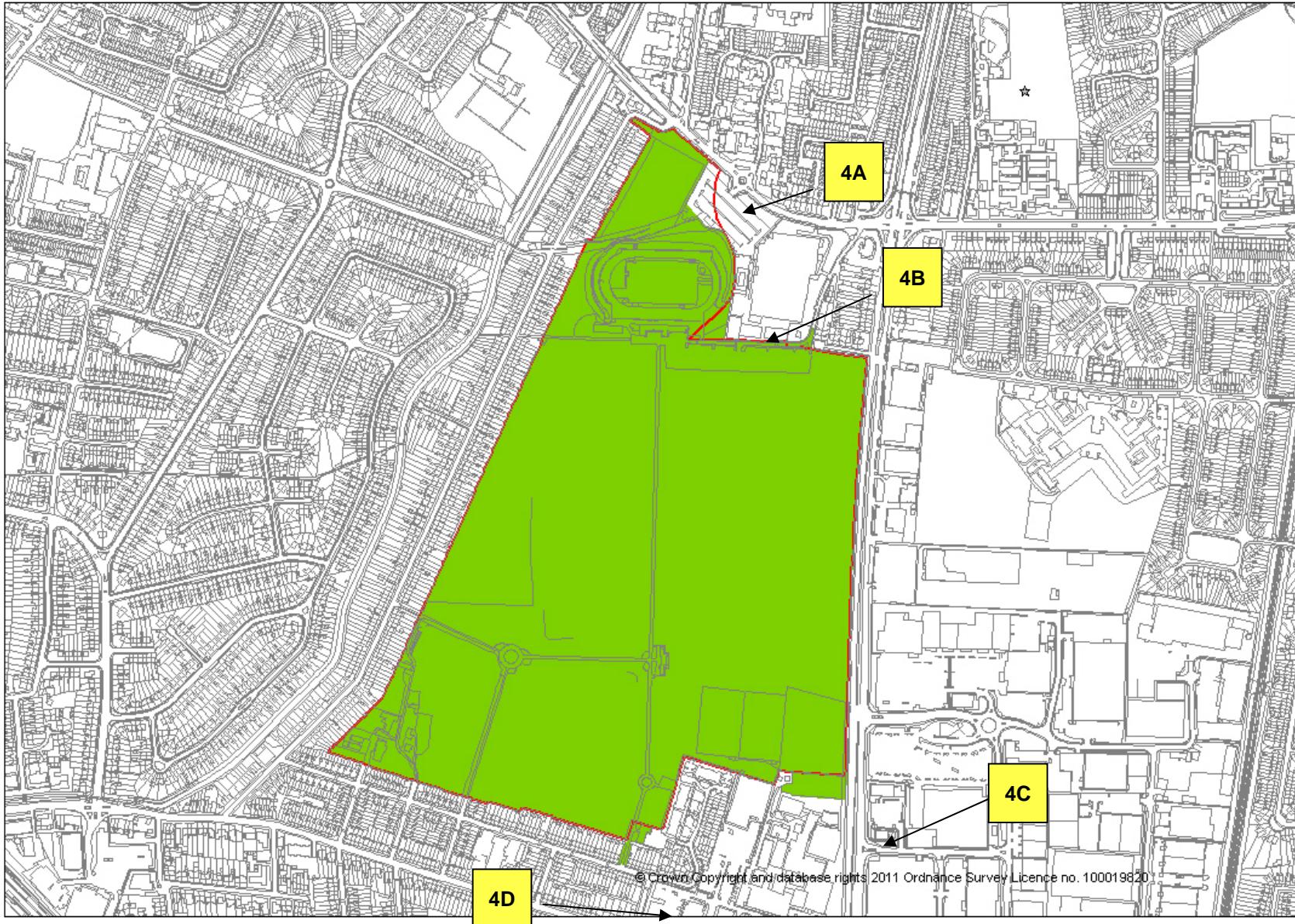
MOL 3 – Durants Park / Enfield College / Hertford Road Cemetery / Brimsdown Primary School / Green Street Allotments



Site 4 – Enfield Playing Fields, Enfield Playing Field allotments, Sketty Road allotments and Kingsmead Academy School

| Site/Amendment Ref: Site 4 (Amendments 4a) | Area of MOL gain/loss: 0.31ha gain | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|--|--|--|---|
| <p>Description: This area of MOL includes Enfield Playing Fields, Enfield Playing Field allotment, Sketty Road allotments and Kingsmead Academy School. The MOL is adjacent to the Great Cambridge Road and provides a substantial break in the urban area when travelling along the A10. The MOL has well defined boundaries – the A10 forms the eastern boundary and the property boundaries of the adjoining educational, leisure and residential uses provide the southern and western boundaries. The northern boundary needs to be amended to follow a more defined route.</p> | | <p>Justification for proposed boundary changes: Amendment 4A – The existing MOL boundary bisects the David Lloyd Centre car park. The boundary will be amended to follow the property boundary, thereby excluding the entire car park from MOL. Amendment 4B – In this vicinity the MOL boundary around the Queen Elizabeth II Stadium also needs to be rationalised. The boundary currently follows an arbitrary line to the south-eastern corner of the stadium. As part of the boundary review it is appropriate to amend the boundary to follow the David Lloyd Centre property boundary (to the south and east) and along Donkey Lane, thus including the full extent of the stadium in the MOL. Amendment 4C – This area of formalised Tennis Courts provides a clear definitive boundary with which to draw the boundary with. This maintains consistency with the local open space designation. Amendment 4D – The Car park associated with open space defines the property boundary to the south of this site.</p> | |

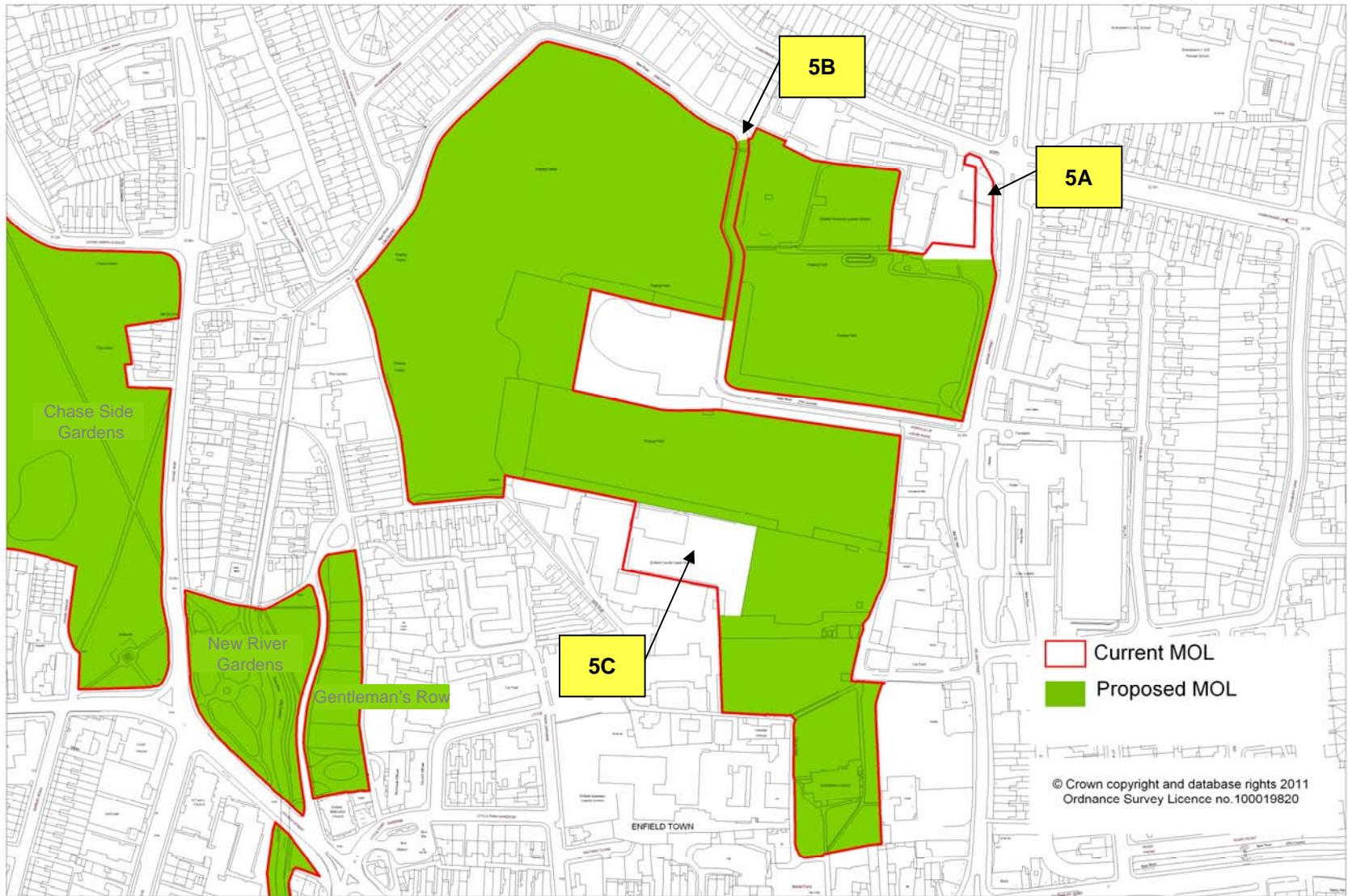
MOL 4 – Enfield Playing Fields / Enfield Playing Field Allotments / Sketty Rd Allotments / Kingsmead Academy School



Site 5 – St Andrews Churchyard, and Enfield Grammar & Enfield County Upper Schools Grounds & Sportsfields

| Site/Amendment Ref: Site 5 (Amendments 5a, 5b & 5c) | Area of MOL gain/loss: 0.42ha loss | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|---|--|--|--|
| Description: The school grounds and playing fields of Enfield Lower Grammar School and Enfield County Upper School collectively provide a significant area of MOL to the north of Enfield Town. The boundary is generally well defined following the New River Loop to the north and the property boundaries of the established uses adjoining the remaining periphery of the area. | | Justification for boundary changes: Amendment 5A – The existing MOL boundary includes a finger of land adjacent to Baker Street. This comparatively narrow strip of land forms the eastern boundary of the Lower Grammar School. Although this area includes a number of trees, its association with the adjoining MOL to the south and west is limited. As part of the boundary review, it is proposed to rationalise the boundary within this area, removing the narrow section of MOL along the eastern boundary of the school site whilst retaining the school's playing field immediately to the south. The MOL boundary will be amended to follow the southern edge of the hard surface/car parking area of the school. Amendment 5B – In this area, the school grounds and playing fields to the rear of Parsonage Lane are separated by the New River Loop. The MOL boundary review provides an appropriate opportunity to merge these independent MOL boundaries to form one coherent MOL, reflecting their visually connected nature and the substantial area they occupy. This approach is consistent with the treatment of the New River through other MOL sites. Amendment 5C – The area to the east of the school, previously part of the school's open space is now occupied by the erection of a 2-storey building and associated hard landscaping. The new development and fencing creates a strong separation between the developed and undeveloped area of the school. It is therefore recommended that, the MOL boundary be amended to reflect these changes, retaining MOL and the school open space which is contiguous with the adjacent playing fields. | |

MOL 5 - St Andrews Churchyard, Enfield Grammar & County Upper Schools Grounds & Sportsfields



Site 9 – Enfield Library Gardens, Enfield Town Centre

| Site/Amendment Ref: Site 9 (Amendment 9a) | Area of MOL gain/loss: 0.01ha gain | Local Plan Designation: MOL | Recommendation: Minor amendment to MOL boundary to reflect changes |
|--|--|---|--|
| <p>Description: Enfield Library Gardens is located to the west of the town's shopping centre, providing the setting for the library and a valuable open space within the urban area for passive recreation. Although separated by roads, Library Gardens is closely linked to the group of open spaces following the New River - to the north-west around Gentleman's Row, New River Gardens and Chase Side Gardens (Sites 6, 7 & 8) and to the south around Bush Hill Golf Course and Town Park (Site 10). Collectively these open spaces form a substantial area of MOL.</p> <p>The area has an established MOL boundary – the library forms part of the southern boundary and the remaining boundary follows the surrounding footpaths. A minor amendment is required to the north-west corner of the site.</p> | | <p>Justification for boundary changes: Amendment 9A - At the north-west corner of the site (junction of Cecil Road and Church Street) the existing MOL boundary (adopted in 1994) follows an arbitrary line which cuts the corner of the open space, therefore not reflecting its full extent. The MOL boundary review provides the opportunity to amend this minor boundary anomaly. The north-western boundary should therefore be extended to include the full extent of the gardens, following the footpath, consistent with the rest of this boundary.</p> | |

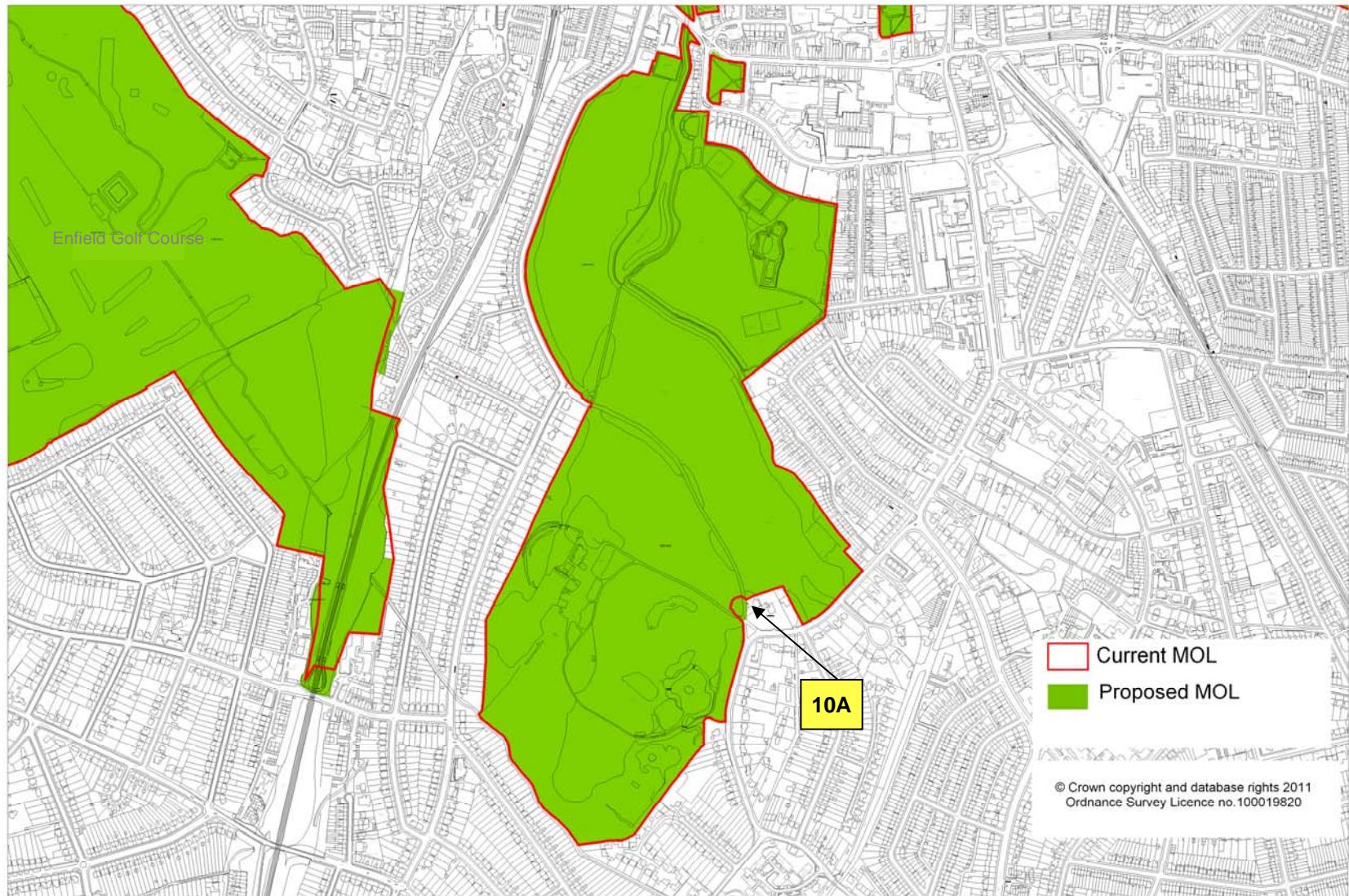
MOL 9 - Enfield Library Gardens



Site 10 – Bush Hill Golf Course, New River Loop Corridor (part) & Town Park

| Site/Amendment Ref: Site 10 (Amendments 10a) | Area of MOL gain/loss: 0.9ha gain | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|--|--|---------------------------------------|--|
| <p>Description: Bush Hill Golf Course, New River Loop corridor (part) & Town Park combine to form an extensive area of MOL to the south-west of Enfield Town. Although separated by roads, is closely linked to the group of open spaces following the New River to the north-west around Gentleman's Row, New River Gardens and Chase Side Gardens (Sites 6, 7 & 8) and Enfield Library Green (site 9). It has an established boundary which generally follows the property boundaries of the adjoining residential uses. The MOL boundary review has highlighted an area (amendment 10a) where minor boundary changes would be beneficial to give greater clarity to the boundary.</p> | <p>Justification for boundary changes: Amendment 10A – The MOL boundary review identified a small wooded area at southern end of Carrs Lane immediately inside the vehicular gate to the golf course which is not currently designated as MOL. This is a minor amendment but one that should be made to ensure a clear MOL boundary.</p> | | |

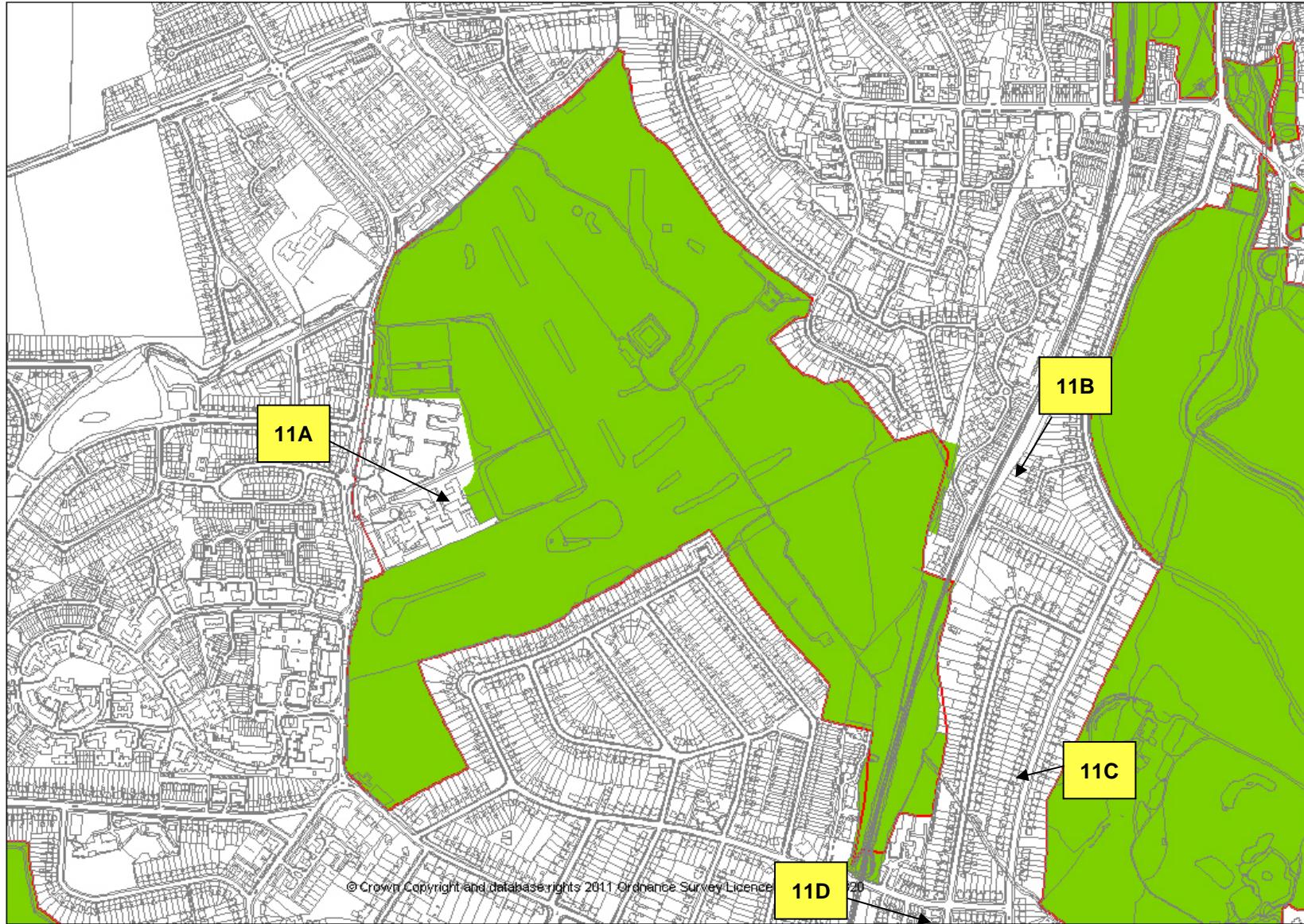
MOL 10 - Bush Hill Golf Course, New River Loop Corridor (part) / Town Park



Site 11 – Enfield Golf Course, Grange Park Primary School & Highlands Secondary School, Cheyne Walk Open Space, Cheyne Walk Allotments & Grange Park Railway Corridor

| Site/Amendment Ref: Site 11 (Amendments 11a, 11b, 11c & 11d) | Area of MOL gain/loss: 4.04ha loss | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|---|--|---|---|
| <p>Description: This area of MOL currently includes Enfield Golf Course, Grange Park Primary School & Highlands Secondary School, Worlds End Lane, Cheyne Walk, Gladbeck Way Open Spaces, Cheyne Walk allotments and the railway corridor around Grange Park Station. It provides an extensive area of open space in the heart of the borough.</p> <p>The MOL boundary is generally well defined following the established property boundaries of the predominantly residential areas surrounding its periphery.</p> | | <p>Justification for boundary changes:</p> <p>Amendment 11A – Since the 1994 adopted UDP, Highlands Secondary School was built in the MOL.. This development included raising the height of the land to the north of the school site to create level areas for sports pitches/courts. This change in height creates a discontinuity in the open space providing a natural MOL boundary in this section. In addition to a new school in this area, Grange Park Primary School (also within the MOL boundary) has been extended. The undeveloped playing fields to the east of both schools are contiguous with the adjoining Enfield Golf Course and will be retained as MOL.</p> <p>The MOL boundary review provides an appropriate opportunity to rationalise MOL coverage within this area. It is therefore recommended that the built elements of both schools, and the tennis courts/football pitches (Highlands School) be removed from the MOL, retaining playing fields to the east of both the schools as MOL.</p> <p>Amendments 11B & 11C – The adopted MOL boundary within both these sections of MOL boundary follows arbitrary lines through the wooded area along the perimeter of the golf course (11b) and through a wooded area of railway land to the west of The Chine (11c). In both cases, the MOL boundary review provides an appropriate opportunity to make minor adjustments the boundary to follow the property boundaries of the surrounding residential uses, thus establishing a much stronger boundary within both sections.</p> <p>Amendment 11D – This amendment relates to the area around Grange Park Station to the south of the current MOL. The current boundary between the western side of the railway corridor and Brook Park Close does not fully reflect the existing land use patterns within this area. Minor adjustments which follow the existing residential property boundaries within this area will be adjusted to provide a stronger MOL boundary in this area.</p> <p>To the south of Grange Park Station, where the railway corridor joins Vera Avenue, the current MOL boundary follows an arbitrary line through the open space of the railway corridor with not obvious boundaries. It is recommended that the MOL boundary be extended down to Vera Avenue to include the full extent of the railway corridor in this area.</p> | |

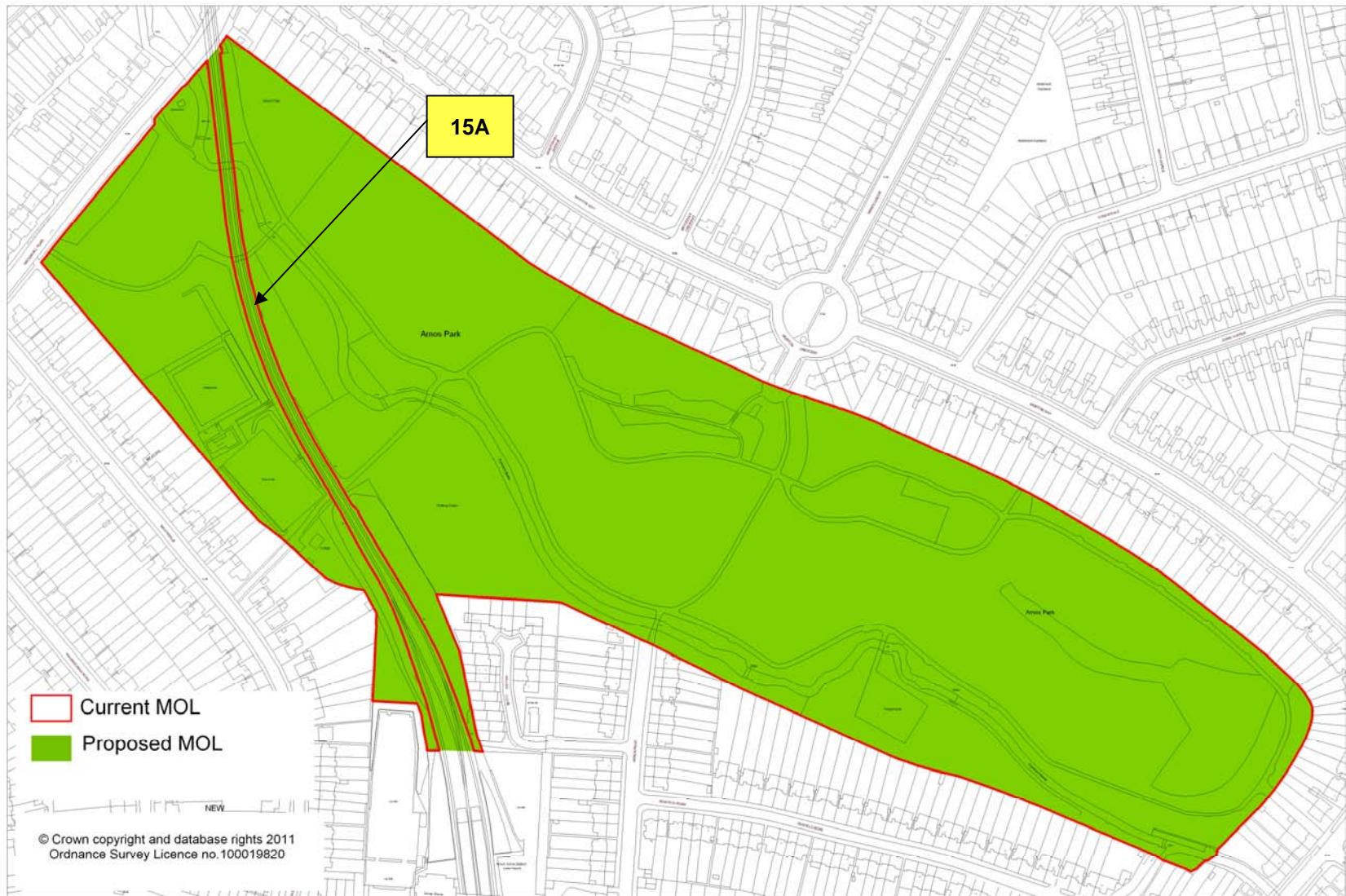
MOL 11 – Enfield Golf Course/ Worlds End Lane Open Space / Highlands Secondary School / Grange Park Primary School / Middlesex University Sports Ground/ Cheyne Walk Open Space / Cheyne Walk Allotments / Grange Park Railway Corridor



Site 15 – Arnos Park

| Site/Amendment Ref: | Area of MOL gain/loss: | Local Plan Designation: MOL | Recommendation: Amend boundary to include railway corridor in MOL |
|---|------------------------|---|--|
| <p>Description:</p> <p>Arnos Park is an extensive area of MOL parkland located in the southwest of the borough. The park follows the Pymmes Brook valley but is intersected by the corridor of the Piccadilly railway line. As the line crosses Arnos Park from south to north it is initially in a shallow cutting then at natural ground level and then, as the land falls northward towards Pymmes Brook, the railway is on a brick arch viaduct, with the park extending beneath these arches, so that the park is continuous from one side of the railway to the other beneath the arches. The southern section of the railway corridor as it passes through the park is in a shallow cutting and the public does not have access to the corridor.</p> <p>Arnos Park is clearly visible along Waterfall Road to its west which provides a natural break to the urban environment.</p> <p>The existing perimeter MOL boundary is clearly defined on all sides and does not require any amendments.</p> | | <p>Justification for boundary changes:</p> <p>Amendment 15A – the existing proposals map did not include the corridor of the Piccadilly railway in the MOL designation. Because the park is continuous from one side of the railway to the other beneath the arches and the full length of the railway corridor within the park reads as a route traversing the park rather than cutting it into two totally discrete sections, it was deemed appropriate to designate the railway corridor as MOL.</p> | |

MOL 15 - Arnos Park

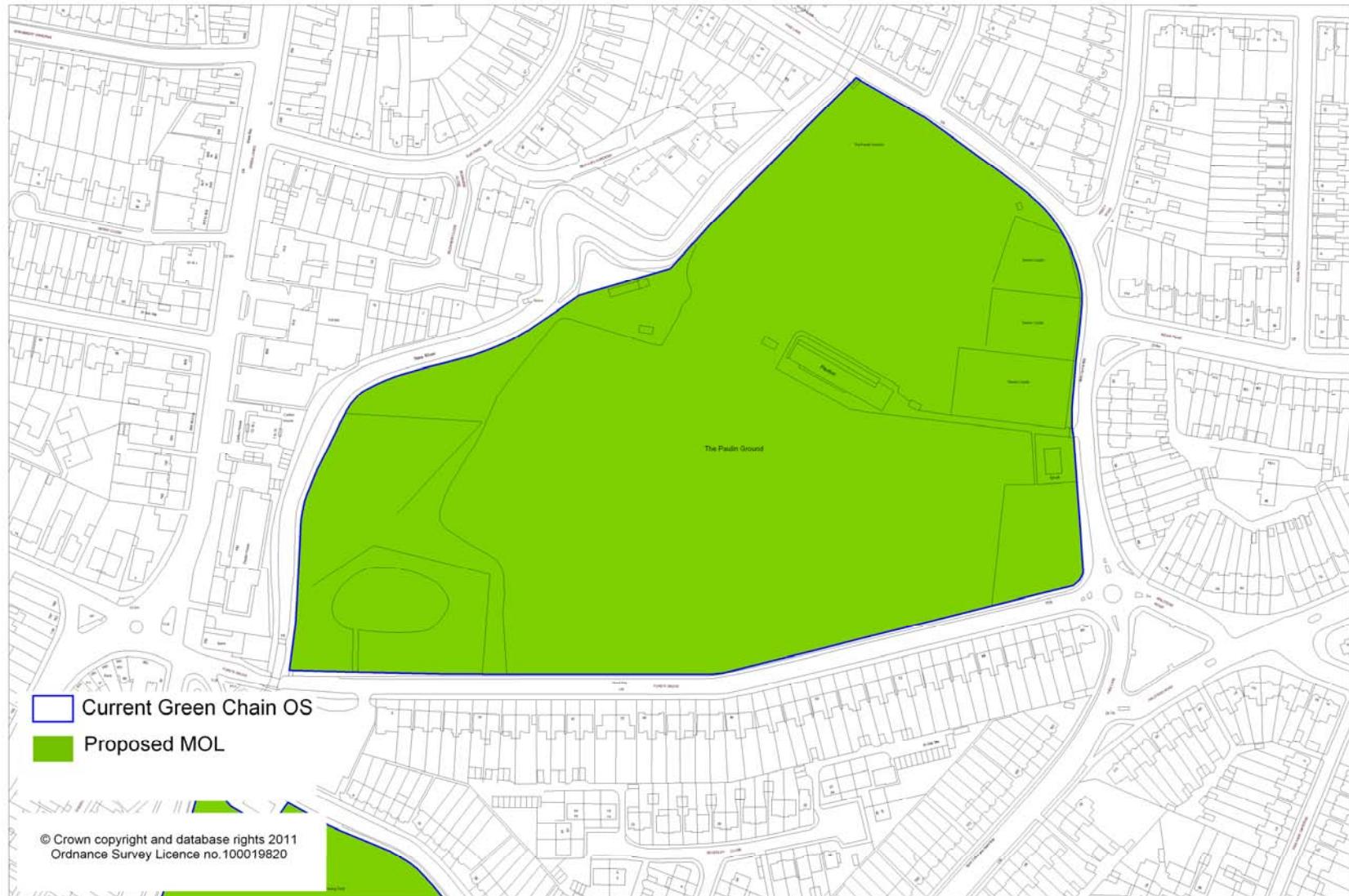


Site 17 Paulin Sports Ground, Firs Lane Winchmore Hill

| Site/Amendment Ref: Site 17 | Area of MOL gain/loss: 8.33ha gain | Local Plan Designation: GCAOS | Recommendation: Designation of site as MOL |
|---|--|--|--|
| <p>Description: This open space is currently designated as GCAOS as its north-western boundary follows the New River. It is a substantial area of open space providing sports pitches, practice areas and a club house. It is one of the major open spaces in Winchmore Hill and along the New River Corridor.</p> <p>This site is close to other significant open spaces along this section of the New River including Highfield Primary School playing fields (site 18), Barrowell Green allotments (site 19), Hazelwood Sports Ground (site 20) and Oakthorpe Road Sports Ground (site 21). Collectively, these sites create a discernible chain of significant open spaces along this length of the New River.</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS to MOL.</p> | | <p>Justification for designation change: As one of a group of open spaces located along the Winchmore Hill-Palmers Green section of the New River in close proximity to each other, this site provides relief from the built character of the urban area and forms part of the chain of major open spaces along the New River which link with the extensive areas of existing MOL along the New River corridor in Enfield Town. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d). It is therefore proposed that this site (as part of a chain of sites) be designated as MOL.</p> <p>Justification for boundary changes: No boundary changes proposed.</p> | |

| LONDON PLAN MOL CRITERIA | | | | |
|---|--|--|---|----|
| Contributes to the physical structure of London by being distinguishable from the built up area a | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d | |
| X | | | X | 23 |

MOL 17 - Paulin Ground

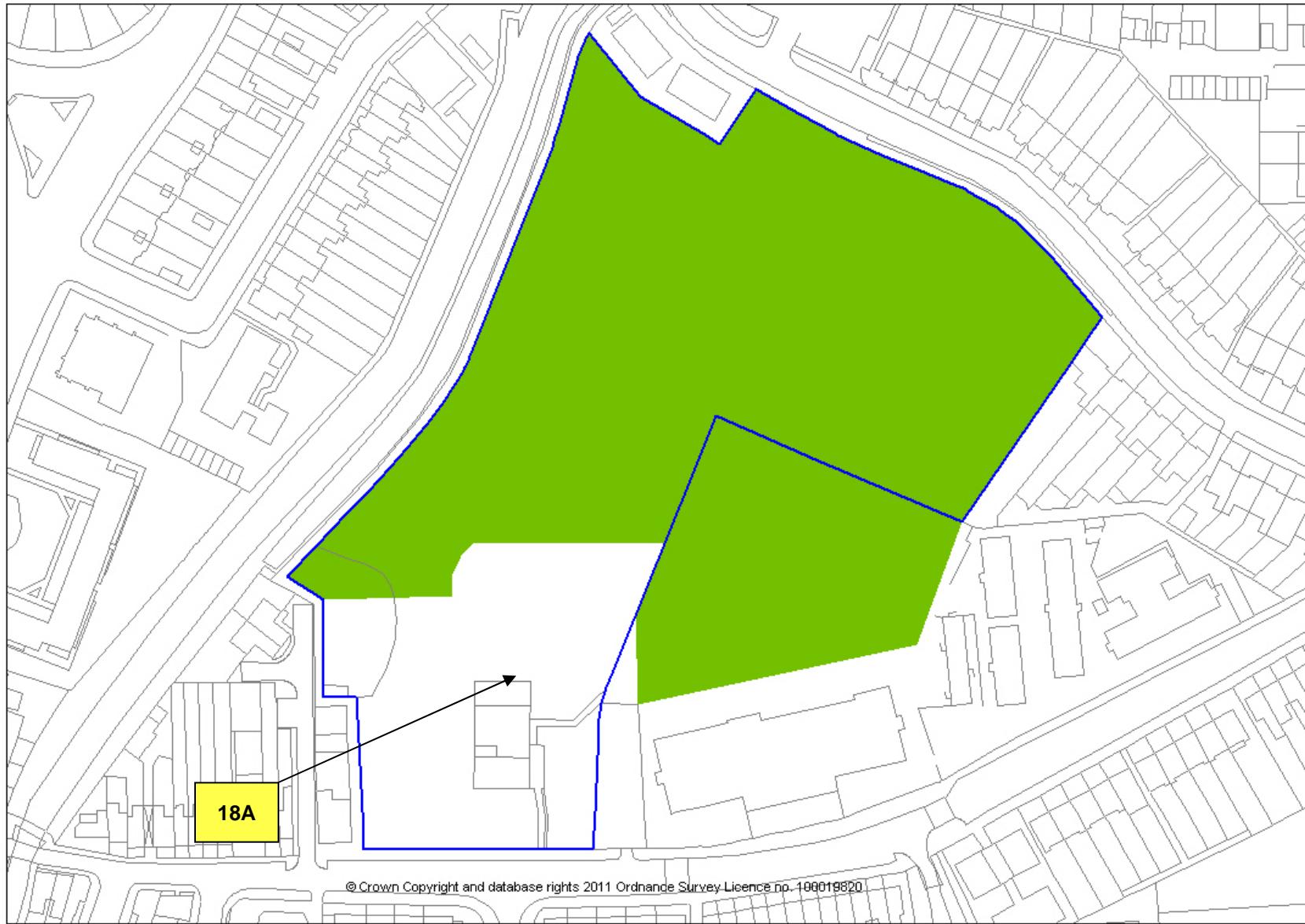


Site 18 - Highfield Primary School, Winchmore Hill

| Site/Amendment Ref: | Area of MOL gain/loss: | Local Plan Designation: GCAOS | Recommendation: Designation of site as MOL |
|--|------------------------|---|---|
| <p>Description: This section of open space is currently designated as GCAOS follows the New River. It is a significant area of school playing field, providing a natural break to the urban environment within the Winchmore Hill area and along the New River corridor.</p> <p>This site is close to other significant open spaces along this section of the New River including the Paulin Sport Ground (site 17) to its north and Barrowell Green allotments (site 19), Hazelwood Sports Ground (site 20) and Oakthorpe Road Sports Ground (site 21) to its south. Collectively, these sites create a discernible chain of significant open spaces along this length of the New River.</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS to MOL.</p> | | <p>Justification for designation change: As one of a group of open spaces located along the Winchmore Hill-Palmers Green section of the New River in close proximity to each other, this site provides relief from the built character of the urban area and forms part of the chain of major open spaces along the New River which link with the extensive areas of existing MOL along the New River corridor in Enfield Town. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d). It is therefore proposed that this site (as part of a chain of sites) be designated as MOL.</p> <p>Justification for boundary changes: Amendment 18A – the GCAOS designated area includes the southern part of the site, occupied by the school buildings and service areas, including carparking. As these do not meet the criteria for MOL at this scale, as they comprise approximately one fifth of the site, it is proposed that the MOL designation exclude this part of the site.</p> | |

| LONDON PLAN MOL CRITERIA | | | |
|---|--|--|---|
| Contributes to the physical structure of London by being distinguishable from the built up area a | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d |
| X | | | X 25 |

MOL 18 – Highfield Primary School



Site 19 - Barrowell Green allotments

| Site/Amendment Ref: | Area of MOL gain/loss: | Local Plan Designation: GCAOS | Recommendation: Designation of site as MOL |
|--|------------------------|---|--|
| <p>Description: This section of open space is currently designated as GCAOS as it adjoins the New River. It is a substantial allotment area and is one of the major open spaces along the New River corridor within the Palmers Green area.</p> <p>This site is close to other significant open spaces along this section of the New River including the Paulin Sports Ground (site 17) and Highfield Primary School playing fields (site 18) to its north and Hazelwood Sports Ground (site 20) and Oakthorpe Road Sports Ground (site 21) to its south. Collectively, these sites create a discernible chain of significant open spaces along this length of the New River.</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS to MOL.</p> | | <p>Justification for designation change: As one of a group of open spaces located along the Winchmore Hill-Palmers Green section of the New River in close proximity to each other, this site provides relief from the built character of the urban area and forms part of the chain of major open spaces along the New River which link with the extensive areas of existing MOL along the New River corridor in Enfield Town. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d). It is therefore proposed that this site (as part of a chain of sites) be designated as MOL.</p> | <p>Justification for boundary changes: Amendment 19A – the present GCAOS boundary excludes the northern part of the allotments, and so it is intended to amend the boundary as part of the redesignation to MOL, so that the whole allotment area is designated as MOL.</p> |

| LONDON PLAN MOL CRITERIA | | | |
|---|--|--|---|
| Contributes to the physical structure of London by being distinguishable from the built up area a | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d |
| X | | | X 27 |

MOL 19 - Barrowell Green Allotments

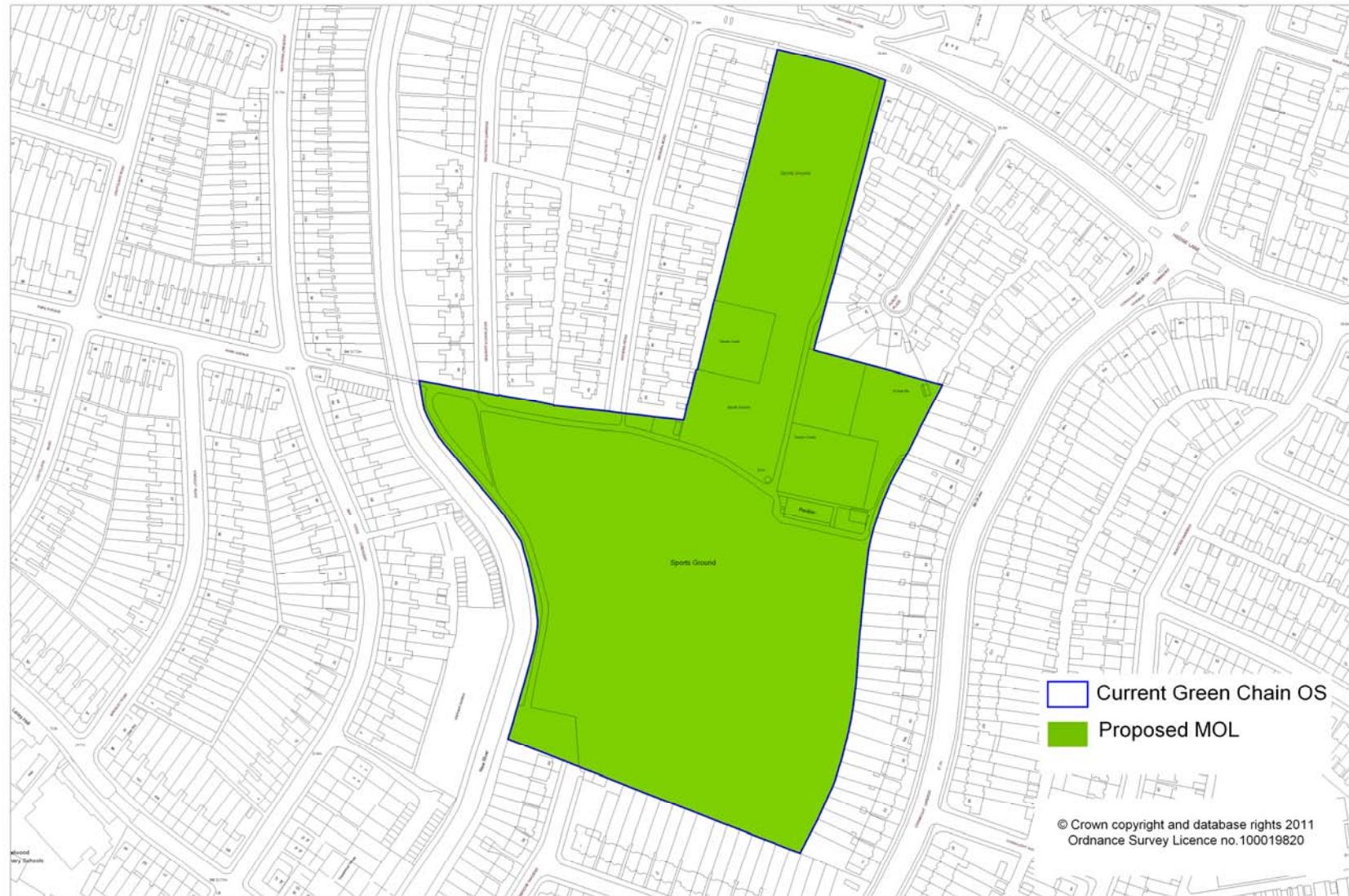


Site 20 - Hazelwood Sports Ground, Hedge Lane Palmers Green

| Site/Amendment Ref: Site 20 | Area of MOL gain/loss: 5.02ha gain | Local Plan Designation: GCAOS | Recommendation: Designation of site as MOL |
|--|--|--|--|
| <p>Description: This section of open space is currently designated as GCAOS as it adjoins the New River. It is a substantial area of open space providing sports pitches, tennis courts and children's play area and is one of the major open spaces along the New River in the Palmers Green area.</p> <p>This site is close to other significant open spaces along this section of the New River including the Paulin Sports Ground (site 17), Highfield Primary School playing fields (site 18) and Barrowell Green allotments (site 19) to its north and Oakthorpe Road Sports Ground (site 21) to its south. Collectively, these sites create a discernible chain of significant open spaces along this length of the New River.</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS to MOL.</p> | | <p>Justification for designation change: As one of a group of open spaces located along the Winchmore Hill-Palmers Green section of the New River in close proximity to each other, this site provides relief from the built character of the urban area and forms part of the chain of major open spaces along the New River which link with the extensive areas of existing MOL along the New River corridor in Enfield Town. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d).</p> <p>Justification for boundary changes: No boundary changes proposed.</p> | |

| LONDON PLAN MOL CRITERIA | | | |
|---|--|--|---|
| Contributes to the physical structure of London by being distinguishable from the built up area a | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d |
| X | | | X |

MOL 20 - Hazelwood Sports Ground



Site 21 - Oakthorpe Road Sportsground

| Site/Amendment Ref: | Area of MOL gain/loss: | Local Plan Designation: GCAOS | Recommendation: Designation of site as MOL |
|--|------------------------|---|---|
| <p>Description:</p> <p>This section of open space is currently designated as GCAOS as it adjoins the New River. Since the adoption of the 1994 UDP the site has been partially developed. The remaining element of open space continues to provide sports pitches and a natural break in the built environment within this area of Palmers Green.</p> <p>This site is close to other significant open spaces along this section of the New River including the Paulin Sports Ground (site 17), Highfield Primary School playing fields (site 18), Barrowell Green allotments (site 19) and Hazelwood Sports Ground (site 20) to its north. Collectively, these sites create a discernible chain of significant open spaces along this length of the New River.</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS to MOL.</p> | | <p>Justification for designation change:</p> <p>As one of a group of open spaces located along the Winchmore Hill-Palmers Green section of the New River in close proximity to each other, this site provides relief from the built character of the urban area and forms part of the chain of major open spaces along the New River which link with the extensive areas of existing MOL along the New River corridor in Enfield Town. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d). It is therefore proposed that this site (as part of a chain of sites) be designated as MOL.</p> <p>Justification for boundary changes:</p> <p>No boundary changes proposed</p> | |

| LONDON PLAN MOL CRITERIA | | | |
|---|--|--|---|
| Contributes to the physical structure of London by being distinguishable from the built up area a | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d |
| X | | | X |

MOL 21 - Oakthorpe Road Sports Ground

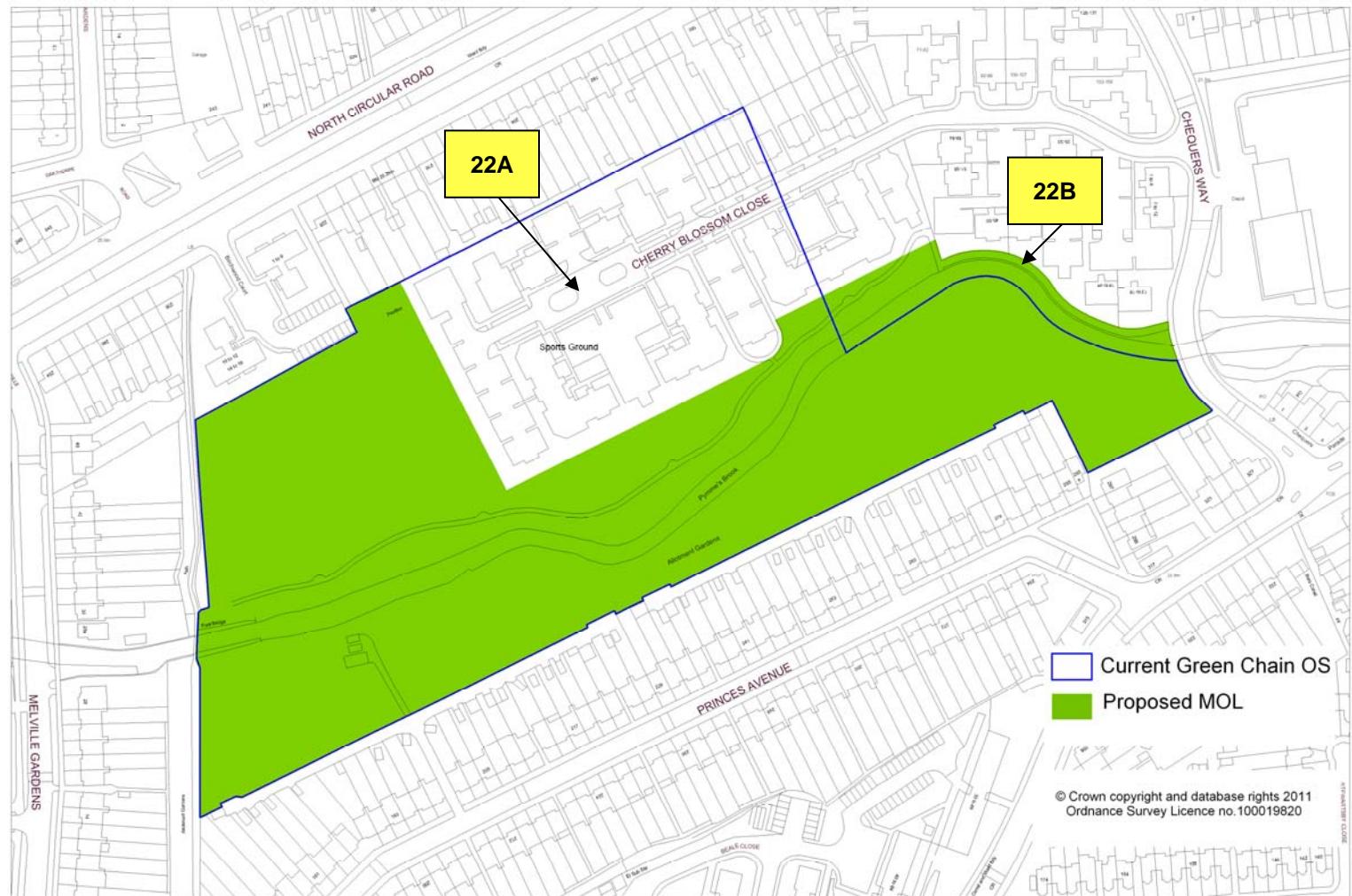


Site 22 - Cherry Blossom Close & Fairbrook allotments

| Site/Amendment Ref: | Area of MOL gain/loss: | Local Plan Designation: GCAOS | Recommendation: Designation of site as MOL |
|--|------------------------|---|---|
| <p>Description:</p> <p>This area of open space is currently designated as GCAOS as it adjoins Pymmes Brook. Since the adoption of the 1994 UDP the Cherry Blossom Close (Pymmes Brook open space) site has been partially developed. The remaining element of this site will provide a private sports pitch (yet to be developed) and public open space with access along the adjacent northern bank of Pymmes Brook. Together with the Fairbrook allotments to the south of Pymmes Brook, these sites continue to provide a significant area open space along this section of Pymmes Brook and a natural break in the built environment within this area of Palmers Green.</p> <p>This site is closely linked to three other groups of open space along this section of Pymmes Brook - Oakthorpe Primary School Sportsfield and Tile Kiln Lane open space (site 23), Wilbury Way and Sterling Way open spaces (site 24) and St Davids Park (Millfield House & Arts Centre) and Tanners Hall allotments (site 25). Collectively, these sites create a discernible chain of significant open spaces along this length of Pymmes Brook</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS to MOL.</p> | | <p>Justification for designation change:</p> <p>The size and nature of this open space do not qualify it in itself to be considered as MOL, however, this site provides relief from the built character of the urban area and forms part of the chain of major open spaces in close proximity to each other along the Palmers Green section of Pymmes Brook which link with the existing Pymmes Park MOL to the east. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d). It is therefore proposed that this site (as part of a chain of sites) be designated as MOL.</p> <p>Justification for boundary changes:</p> <p>Amendment 22A – The proposed boundary change reflects the fact that part of the area designated as GCAOS has subsequently been built on.</p> <p>Amendment 22B – the construction on part of the GCAOS-designated site (amendment 22a) has resulted in an additional length of green chain corridor path being constructed along the bank of the Pymmes Brook. It is appropriate to include this section of the corridor and the parallel section of Pymmes Brook into the area covered by the MOL designation, reflecting the fact that the significance of this and the other sites along Pymmes Brook is their connectedness.</p> | |

| LONDON PLAN MOL CRITERIA | | | |
|---|--|--|---|
| Contributes to the physical structure of London by being distinguishable from the built up area a | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d |
| X | | | 33 X |

MOL 22 - Cherry Blossom Close Open Space / Fairbrook Allotments



Site 23 - Oakthorpe Primary School Sports Ground & Tile Kiln Lane Open Space

| Site/Amendment Ref: | Area of MOL gain/loss: | Local Plan Designation: GCAOS | Recommendation: Designation of site as MOL |
|---|------------------------|--|---|
| <p>Description:</p> <p>This area of open space is currently designated as GCAOS as it adjoins Pymmes Brook. It consists of Tile Kiln Lane Open Space to the north of Pymmes Brook and Oakthorpe Primary School Sports Ground to the south. A footpath follows the length of the Brook between these sites. These sites provide a significant area of open space along this section of Pymmes Brook and, since the A406 North Circular Road forms the northern boundary of this area, the openness of the site provides an important visual break in the built environment along this arterial route.</p> <p>This site is closely linked to three other groups of open space along this section of Pymmes Brook – Cherry Blossom Close and Fairbrook allotments (site 22) to the west and Wilbury Way and Sterling Way open spaces (site 24) and St Davids Park (Millfield House & Arts Centre) and Tanners Hall allotments (site 25) to the east. Collectively, these sites create a discernible chain of significant open spaces along this length of Pymmes Brook</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS to MOL.</p> | | <p>Justification for designation change:</p> <p>This site provides relief from the built character of the urban area and forms part of the chain of major open spaces in close proximity to each other along the Palmers Green section of Pymmes Brook which link with the existing Pymmes Park MOL to the east. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d). It is therefore proposed that this site (as part of a chain of sites) be designated as MOL.</p> <p>Justification for boundary changes:</p> <p>The current GCAOS and local open space boundaries are inconsistent with other, do not include the full length of the path which provides the means of movement along this section of the Pymmes Brook green chain corridor and do not include the brook itself. Although this area of open space consists of different open space units, the full extent of the open space form the boundary of Ostliffe Road to the rears of the houses in Lister Gardens. The opportunity is therefore being taken to rationalise the boundary in conjunction with the proposed change of designation as follows:</p> <p>Amendment 23A – add path to designated area Amendment 23B – add Pymmes Brook to designated area Amendment 23C – correct boundary errors relating to edge of highway land.</p> | |

| LONDON PLAN MOL CRITERIA | | | |
|---|--|--|---|
| Contributes to the physical structure of London by being distinguishable from the built up area a x | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d x |
| | | | 35 |

MOL 23 - Oakthorpe Primary School Sports Ground / Tile Kiln Lane Open Space



Site 24 - Wilbury Way & Sterling Way Open Spaces

| Site/Amendment Ref: | Area of MOL gain/loss: | Local Plan Designation: | Recommendation: |
|---|-----------------------------------|-------------------------|--|
| <p>Description:</p> <p>Wilbury Way Open Space is designated as GCAOS as its northern boundary follows Pymmes Brook. Sterling Way Open Space is currently designated as Local Open Space and lies on the northern bank of Pymmes Brook. The two open spaces meet at the point where Pymmes Brook flows under the North Circular Road. Together these sites provide a significant area of open space along this section of Pymmes Brook and provide valuable open space for passive recreation within the area. As the A406 North Circular Road forms the northern boundary of Sterling Way Open Space, the openness of this area also provides an important visual break in the built environment along this arterial route.</p> <p>This site is closely linked to three other groups of open space along this section of Pymmes Brook - Cherry Blossom Close and Fairbrook allotments (site 22) and Oakthorpe Primary School Sportsfield and Tile Kiln Lane open space (site 23) to the west and St Davids Park (Millfield House & Arts Centre) and Tanners Hall allotments (site 25) to the east. Collectively, these sites create a discernible chain of significant open spaces along this length of Pymmes Brook</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS and Local Open Space respectively, to MOL.</p> | <p>Site 24</p> <p>2.99ha gain</p> | <p>GCAOS</p> | <p>Justification for designation change:</p> <p>The size and nature of this open space do not qualify it in itself to be considered as MOL, however, this site provides relief from the built character of the urban area and forms part of the chain of major open spaces in close proximity to each other along the Palmers Green section of Pymmes Brook which link with the existing Pymmes Park MOL to the east. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d). It is therefore proposed that this site (as part of a chain of sites) be designated as MOL.</p> <p>Justification for boundary changes:</p> <p>Amendment 24A – currently part of the route of Pymmes Brook through this area of open space is not designated. In order to reflect the metropolitan importance of the chain of open spaces along Pymmes Brook, and of the brook itself, it is proposed to include the full length of the brook through this open space in the proposed MOL, as opposed to the present situation whereby only part of the brook here is designated as GCAOS.</p> |

| LONDON PLAN MOL CRITERIA | | | |
|--|---|---|--|
| <p>Contributes to the physical structure of London by being distinguishable from the built up area</p> <p>a</p> | <p>Open air facilities, especially leisure, recreation, sport, the arts & cultural activities</p> <p>b</p> | <p>Features or landscapes of Metropolitan value</p> <p>c</p> | <p>Forms part of a Green Chain or a link in the Green Infrastructure</p> <p>d</p> |
| <p>X</p> | | | <p>X</p> <p>37</p> |

MOL 24 - Wilbury Way & Sterling Way Open Spaces



Site 25 - St Davids Park, Tanners Hall Allotments and Riverside Walk Open Space

| Site/Amendment Ref: | Area of MOL gain/loss: | Local Plan Designation: | Recommendation: |
|--|------------------------|---|----------------------------|
| Site 25 | 3.13ha gain | GCAOS | Designation of site as MOL |
| Description: | | Justification for designation change: | |
| <p>This area of open space is currently designated as GCAOS as it adjoins Pymmes Brook. It includes St Davids Park (Millfield House & Arts Centre), Riverside Walk Open Space and Tanners Hall allotments. A footpath follows the length of the Brook through St Davids Park and Riverside Walk. These sites provide a significant area of open space along this section of Pymmes Brook and, since the A406 North Circular Road forms the southern boundary of this area, the openness of the site provides an important visual break in the built environment along this arterial route.</p> <p>This site is closely linked to three other groups of open space along this section of Pymmes Brook – Cherry Blossom Close and Fairbrook allotments (site 22), Oakthorpe Primary School Sportsfield and Tile Kiln Lane open space (site 23), and Wilbury Way and Sterling Way open spaces (site 24), all to the east of this site. Collectively, these sites create a discernible chain of significant open spaces along this length of Pymmes Brook</p> <p>Due to the character and nature of these open spaces when considered as a group, it is recommended that their designation be changed from GCAOS to MOL.</p> | | <p>The size and nature of this open space do not qualify it in itself to be considered as MOL, however, this site provides relief from the built character of the urban area and forms part of the chain of major open spaces in close proximity to each other along the Palmers Green section of Pymmes Brook which link with the existing Pymmes Park MOL to the east. As such, these sites collectively meet the London Plan's criteria for MOL designation (criteria a & d). It is therefore proposed that this site (as part of a chain of sites) be designated as MOL.</p> | |
| | | Justification for boundary changes: | |
| | | <p>Amendment 25A – this is in response to redevelopment of the Millfield Theatre and arts complex, and reflects the areas covered by new building and carparking.</p> <p>Amendment 25B – is an adjustment of the boundary so that it is more meaningful, by following the edge of the landscaped grass and garden areas rather than cutting arbitrarily across them.</p> <p>Amendment 25C – it is now intended to include the adjoining length of Pymmes Brook, which is the basis of designating this chain of open spaces as MOL.</p> <p>Amendment 25D – these are minor corrections to exclude an area of public highway and to include a small part of the Tanners Hall allotments which earlier mapping had failed to include.</p> | |

| LONDON PLAN MOL CRITERIA | | | |
|---|--|--|---|
| Contributes to the physical structure of London by being distinguishable from the built up area a | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d |
| X | | | X 39 |

MOL 25 - St Davids Park / Tanners Hall Allotments / Riverside Walk



Site 27 – Tottenham Sports Ground & Boundary Playing Fields

| Site/Amendment Ref: Site 27 (Amendments 27a & 27b) | Area of MOL gain/loss: 0.07ha gain | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|--|---------------------------------------|---|--|
| <p>Description: This area of MOL includes Tottenham Sports Ground and Boundary Playing Fields. Together these spaces provide an extensive area of open space in the south of the borough. The MOL boundary is generally well defined following the established property boundaries of the predominantly residential uses surrounding its periphery.</p> | | <p>Justification for boundary changes:</p> <p>Amendment 27a - Since the adoption of the Core Strategy, the former park lodge has been sold and is now used as a private dwelling. Generally, it is not appropriate to include residential dwelling within MOL, hence the land parcel occupied by the dwelling should be removed. The MOL boundary should be amended to follow the curtilage of this property.</p> <p>Amendment 27b - The adopted MOL boundary follows an arbitrary line to the south-west corner of Boundary Playing Fields. The MOL boundary review provides an appropriate opportunity to amend this section of the boundary, extending the MOL at this point to include the full extent of the open space. The boundary should also be consistent with the proposed changes constituting proposed amendment 27a and follow the adjoining public footpath to the west of the area which runs north from Norfolk Avenue to St Pauls Rise/ Colet Close, thus establishing a much stronger boundary in this length of open space perimeter.</p> | |

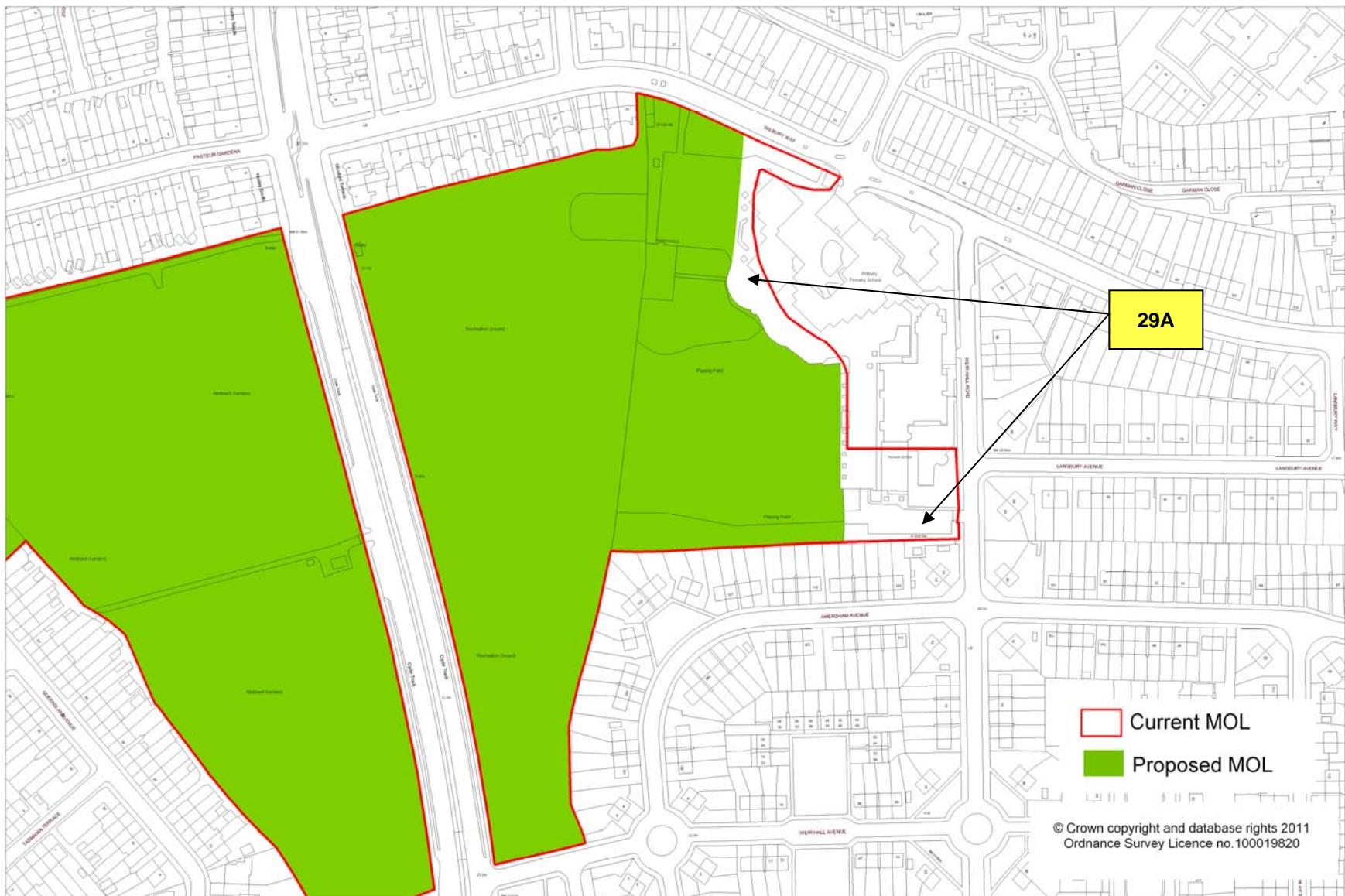
MOL 27 - Tottenham Sports Ground / Boundary Playing Fields



Site 29 – Weir Hall Recreation Ground & Wilbury Primary School

| Site/Amendment Ref: Site 29 (Amendments 29a) | Area of MOL gain/loss: 0.46ha loss | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|--|--|--|---|
| <p>Description: Weir Hall Recreational Ground & Wilbury Primary School form an extensive area of MOL to the east of the A10 Great Cambridge Road.</p> <p>The value of this area of MOL is enhanced with its proximity to Queensland Avenue Playing fields and Weir Hall Allotments (Site 28) which form an equally substantial area of MOL to the west of the Great Cambridge Road. Together these MOLs create a significant green gateway into the borough from the south. They also complement the extensive areas of MOL flanking the Great Cambridge Road to the north of the North Circular Road.</p> | | <p>Justification for boundary changes:</p> <p>Amendment 29A – Since the adoption of the current Core Strategy, Wilbury Primary School has been extended and areas to the north and south-east of the school, previously part of school's open space, are now occupied by buildings. The MOL boundary needs to be amended to correspond with the undeveloped parts of the site, excluding the built element of the school and retaining the school's open space contiguous with the adjacent Weir Hall Recreational Ground as MOL .</p> | |

MOL 29 - Weir Hall Recreation Ground / Wilbury Primary School

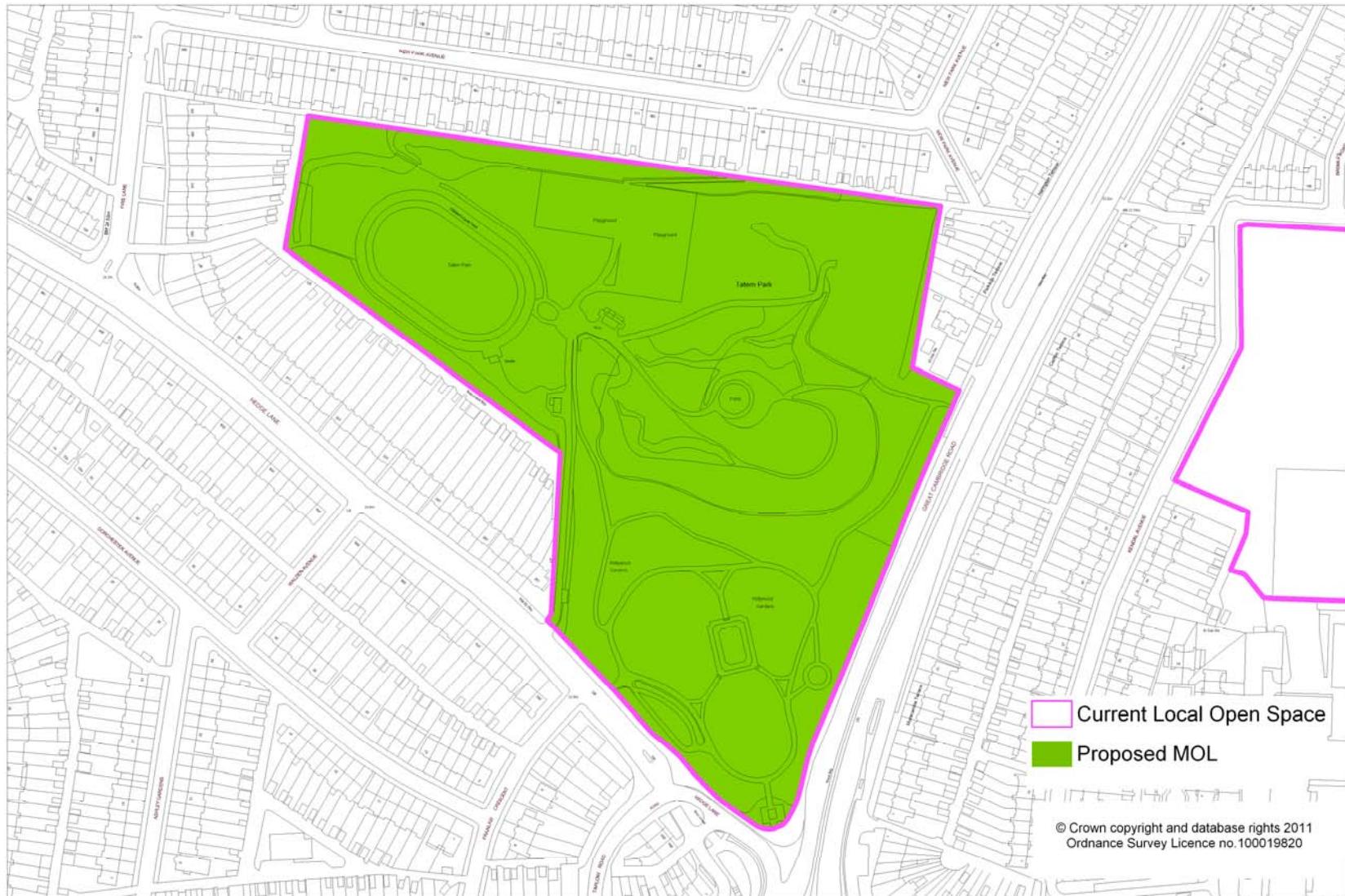


Site 30 –Tatem Park

| Site/Section Ref: | Area of MOL gain/loss: | Local Plan Designation: Local Open Space | Recommendation: Designate site as MOL |
|--|------------------------|--|--|
| <p>Description:</p> <p>Tatem Park is a significant open space in the south of the borough. It is currently designated as Local Open Space in the LDF Core Strategy. The park is adjacent to the Great Cambridge Road and provides a substantial break in the urban area when travelling along the A10.</p> <p>The Park also occupies a highly prominent position in relation to other designated/proposed areas of MOL, providing the cornerstone to several MOL corridors. Its location contributes to the proposed east-west MOL corridor which follows Pymmes Brook to Pymmes Park. It also contributes to the series of MOL sites which flank the Great Cambridge Road to its north and south.</p> <p>The existing Tatem Park boundary is clearly defined on all sides and does not require any amendments.</p> | | <p>Justification of Proposed Changes:</p> <p>The size and nature of this open space do not qualify it in itself to be considered as MOL, however, this site provides relief from the built character of the urban area and acts as the cornerstone to several MOL corridors in the area (discussed previously). As such, Tatum Park meet the London Plan's criteria for MOL designation (criteria a & d).</p> <p>It is therefore proposed that this site (as the cornerstone to several chain of sites) be designated as MOL.</p> | |

| LONDON PLAN MOL CRITERIA | | | |
|---|--|--|---|
| Contributes to the physical structure of London by being distinguishable from the built up area a | Open air facilities, especially leisure, recreation, sport, the arts & cultural activities b | Features or landscapes of Metropolitan value c | Forms part of a Green Chain or a link in the Green Infrastructure d |
| X | X | | X |

MOL 30 - Tatum Park



Site 31 – Firs Farm Primary School

| Site/Amendment Ref: Site 31 (Amendments 31a) | Area of MOL gain/loss: 0.36ha loss | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|--|--|--|---|
| <p>Description: Firs Farm Primary School playing field is existing MOL. Its proximity to the much larger areas of MOL to its north forms an extensive area of open space along this section of the Great Cambridge Road.</p> <p>The buildings of Firs Farm Primary School separate this site from site 32 immediately to its north and therefore complements the extensive area of MOL which follow the Great Cambridge Road in this vicinity (Sites.31, 33, 34 and 35). Collectively these open spaces form a major concentration of MOL within this part of the borough.</p> <p>The boundary to the MOL is generally well defined – the school building itself forms the northern boundary of the MOL and the property boundaries of the adjoining residential uses provide the established boundary for the remaining periphery.</p> | | <p>Justification for boundary changes: Amendment 31A – Firs Farm School is currently being extended. The current MOL boundary therefore needs be amended to take account of the additional school buildings, excluding the area occupied by these buildings from the MOL but retaining the remaining area of playing field as MOL.</p> | |

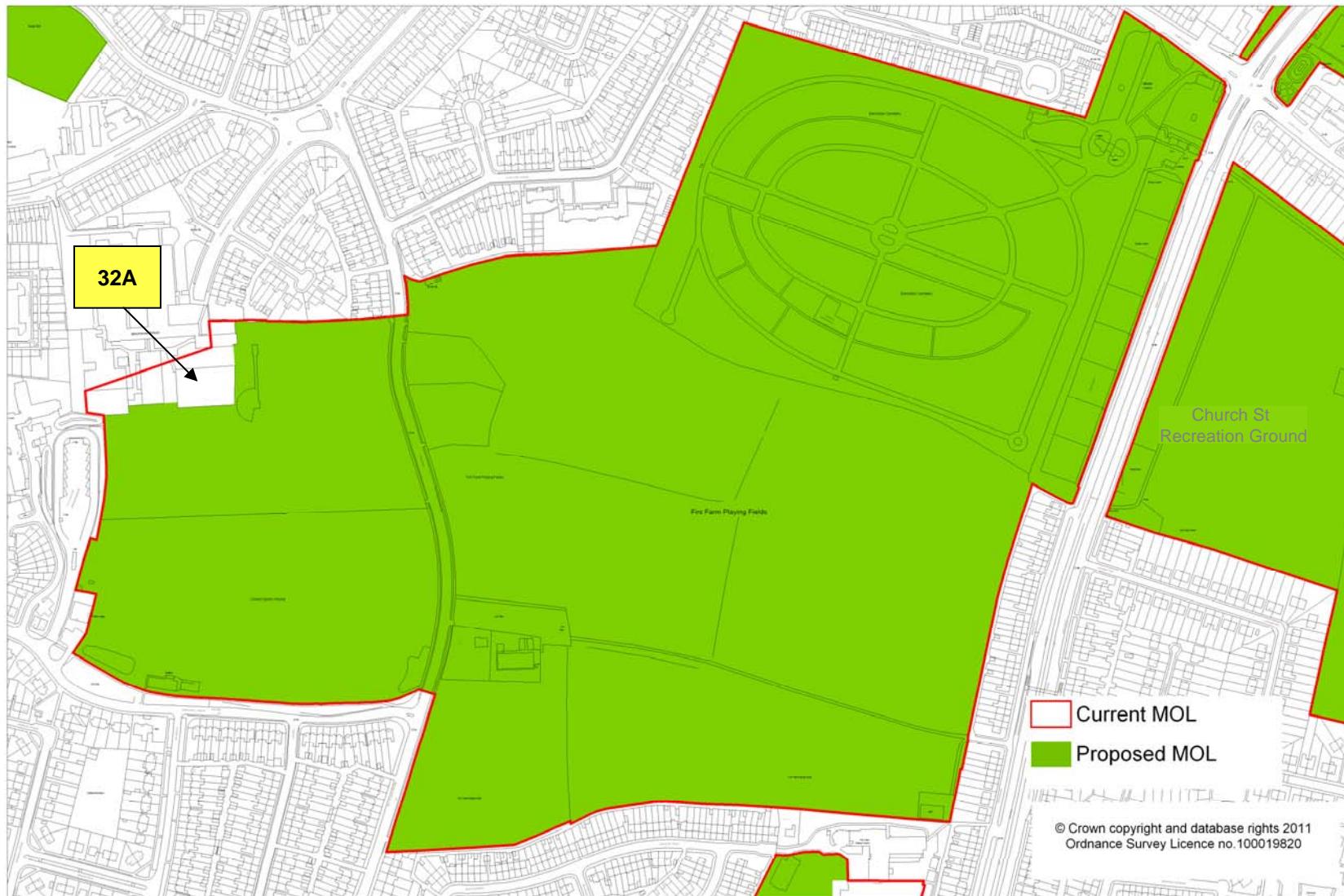
MOL 31 – Firs Farm Primary School



Site 32 – Edmonton Cemetery, Firs Farm Playing Fields, Church St tennis courts, Clowes Sports Ground & Winchmore Secondary School

| Site/Amendment Ref: Site 32 (Amendments 32a) | Area of MOL gain/loss: 0.18ha loss | LDF Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|---|--|--|---|
| <p>Description: This site covers an extensive area of open space located to the west of the Great Cambridge Road, south of its junction with Church Street. It is existing MOL comprising Edmonton Cemetery, Firs Farm Playing Fields, Church St tennis courts, Clowes Sports Ground & Winchmore Secondary School.</p> <p>Although separated by the Great Cambridge Road and Church Street, this group of open spaces is closely linked to the group of open spaces following the Great Cambridge Road in this vicinity (Sites.31, 33, 34 and 35). Collectively these open spaces form a major concentration of MOL within this part of the borough.</p> <p>The boundary to the MOL is generally well defined on all sides.</p> | | <p>Justification for boundary changes: Amendment 32A – Since the adoption of the Core Strategy, Winchmore Secondary School has been extended. The MOL boundary needs to be amended to correspond with the undeveloped parts of the site, excluding the built element of the school and retaining the school's open space contiguous with the adjacent Clowes Sports Ground as MOL .</p> | |

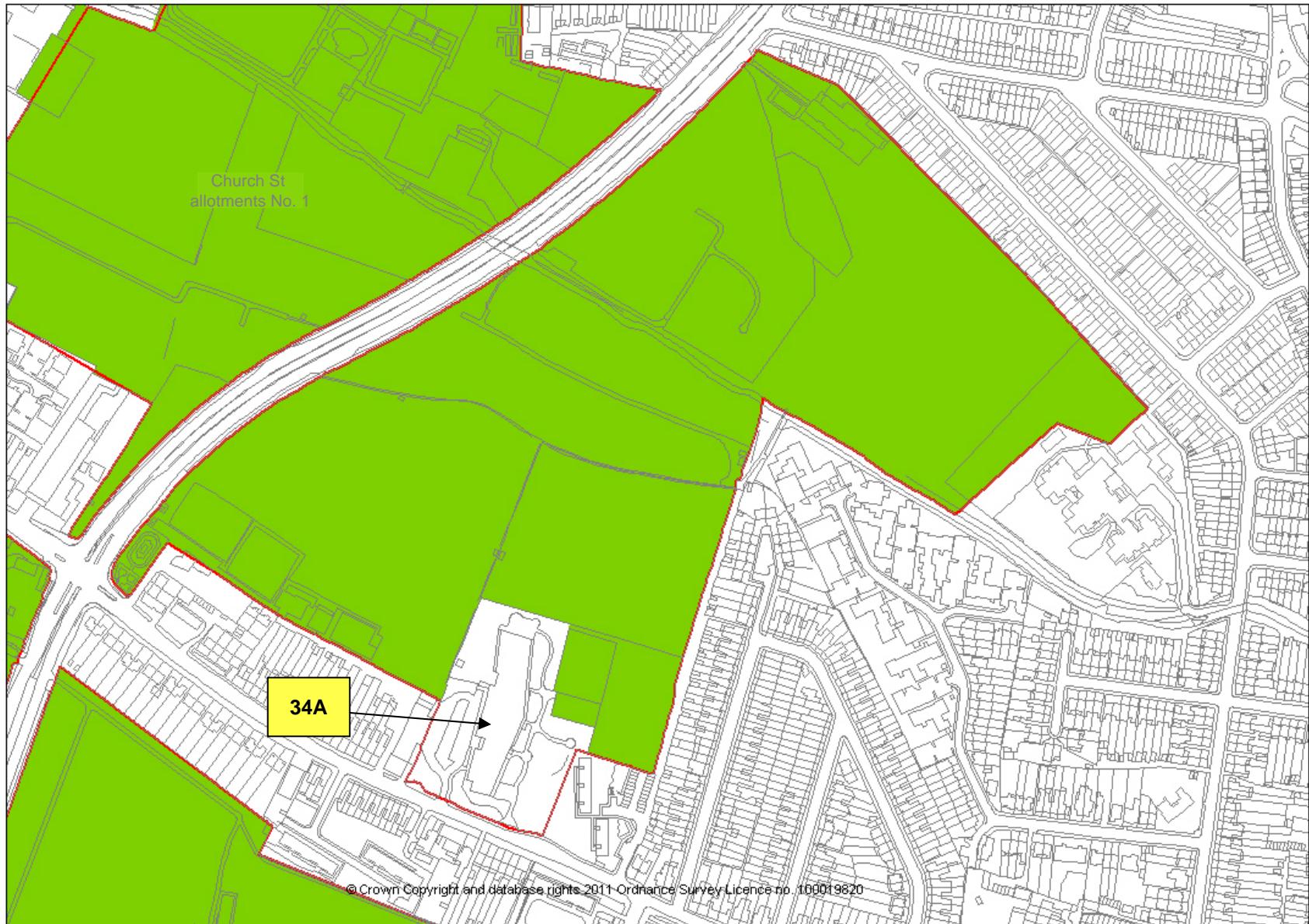
MOL 32 - Edmonton Cemetery / Firs Farm Playing Fields / Church St Tennis Courts / Clowes Sports Ground / Winchmore Secondary School



Site 34 – Churchfield Recreation Ground, Edmonton Sports Club, Cambridge Gardens, Churchfield Primary School, Starks Field Primary School and Church St allotments nos. 2 & 4

| Site/Amendment Ref: | Area of MOL gain/loss: | LDF Designation: MOL | Recommendation: |
|--|------------------------|--|---------------------------------------|
| Site 34 (Amendments 34a) | 1.34ha loss | | Amend MOL boundary to reflect changes |
| <p>Description:</p> <p>This area of MOL includes Churchfield Recreation Ground, Edmonton Sports Club, Cambridge Gardens, Church St allotments, Churchfield Primary School and Starks Field Primary School. It form an extensive area of MOL to the east of the A10 Great Cambridge Road and its sizable open frontage provides a highly visible natural break in the urban environment along this section of the arterial route.</p> <p>Although separated by the Great Cambridge Road and Church Street, this group of open spaces is closely linked to the group of open spaces following the Great Cambridge Road in this vicinity (Sites.31, 32, 33 and 35). Collectively these open spaces form a major concentration of MOL within this part of the borough.</p> <p>The boundary to the MOL is generally well defined on all sides.</p> | | <p>Justification for boundary changes:</p> <p>Amendment 34A - Since the adoption of the Core Strategy, Starks Field Primary School has been built in the southern part of this MOL at Church Street. The MOL boundary needs to be amended to correspond with the unbuilt-on and non-hard surface parts of the site, excluding the built element of the school and retaining the part of the school's open space which is contiguous with the adjacent open space of Edmonton Sports Club and Church Street allotments as MOL</p> | |

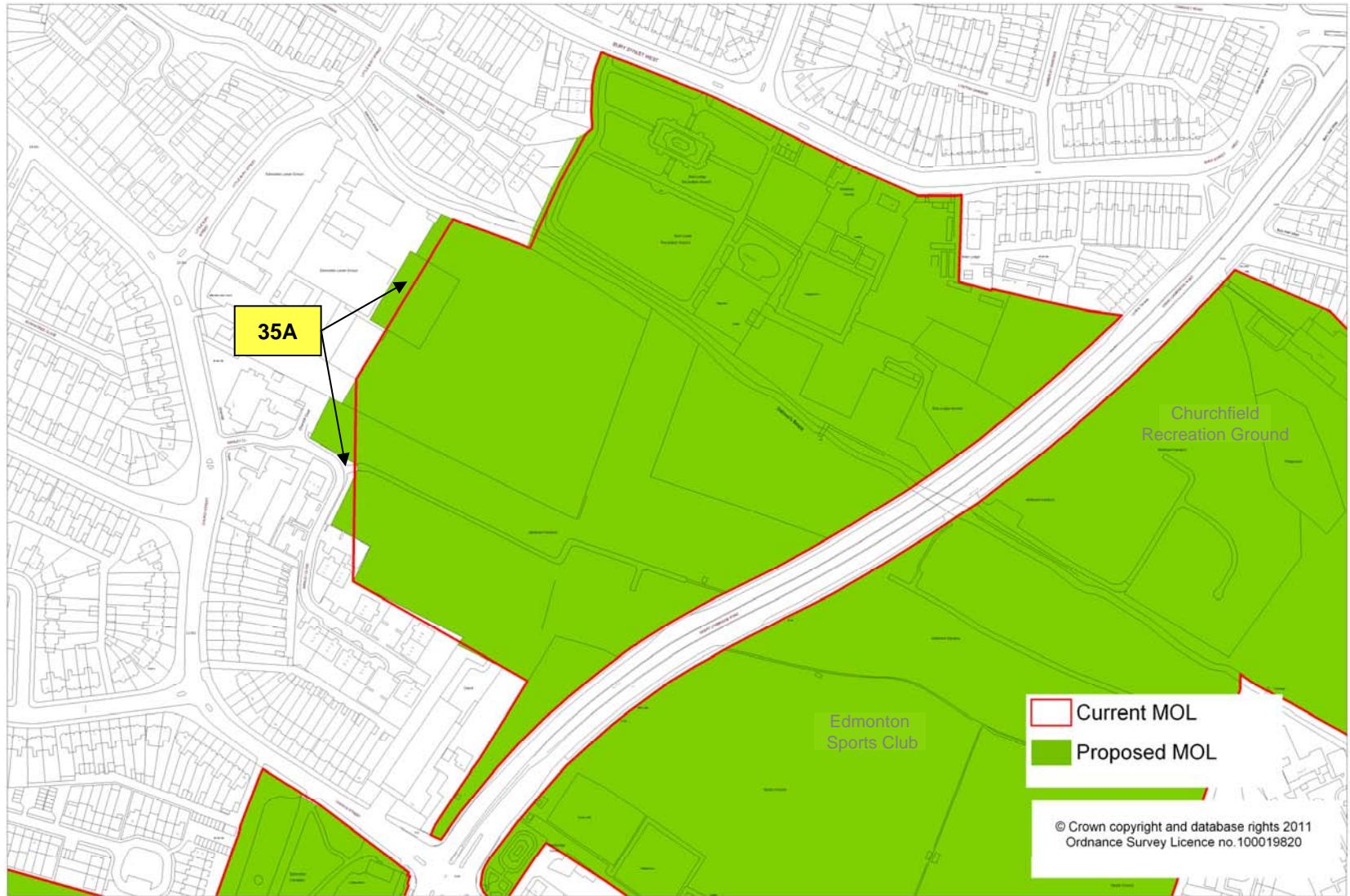
MOL 34 – Churchfield Recreation Ground / Edmonton Sports Club / Cambridge Gardens / Churchfield Primary School / Starks Field Primary School / Church St Allotments nos 2 & 4



Site 35 – Bury Lodge Gardens, Church St allotments no. 1, Edmonton County Lower School, Great Cambridge Rd & Church St highway verge landscaping and Bury Street Council depot

| Site/Amendment Ref: | Area of MOL gain/loss: | LDF Designation: MOL | Recommendation: |
|--|---|----------------------|---|
| <p>Description: This existing MOL includes Bury Lodge Gardens, Church St allotments, Edmonton County Lower School, Great Cambridge Rd & Church St highway verge landscaping and Bury Street Council depot. It forms an extensive area of MOL to the west of the A10 Great Cambridge Road and its sizable open frontage provides a highly visible natural break in the urban environment along this section of the arterial route.</p> <p>Although separated by the Great Cambridge Road and Church Street, this group of open spaces is closely linked to the group of open spaces following the Great Cambridge Road in this vicinity (Sites.31, 32, 33 and 34). Collectively these open spaces form a major concentration of MOL within this part of the borough.</p> <p>The boundary to the MOL is generally well defined on most sides. However, the western boundary of Church Street allotments and the adjoining grounds of Edmonton County Lower School, as noted on the diagram, need to be clarified (see Justification for Boundary Changes).</p> | <p>Site 35 (Amendments 35a)</p> <p>0.8ha loss</p> | | <p>Justification for boundary changes:</p> <p>Amendment 35A – The existing MOL boundary follows an arbitrary line through the western part of Church Street allotments and through the grounds of Edmonton County Lower School. The MOL boundary review provides the appropriate opportunity to clarify the boundary by amending this section of boundary to include the full extent of Church Street allotment and rationalise the boundary through the school site. The boundary is proposed to be amended to include the western corner of Church Street, following the property boundaries of the adjoining residential uses. The boundary is then proposed to follow the eastern boundary of the school's buildings and open playground/courts immediately adjoining the buildings, but retaining the adjacent enclosed courts within MOL.</p> |

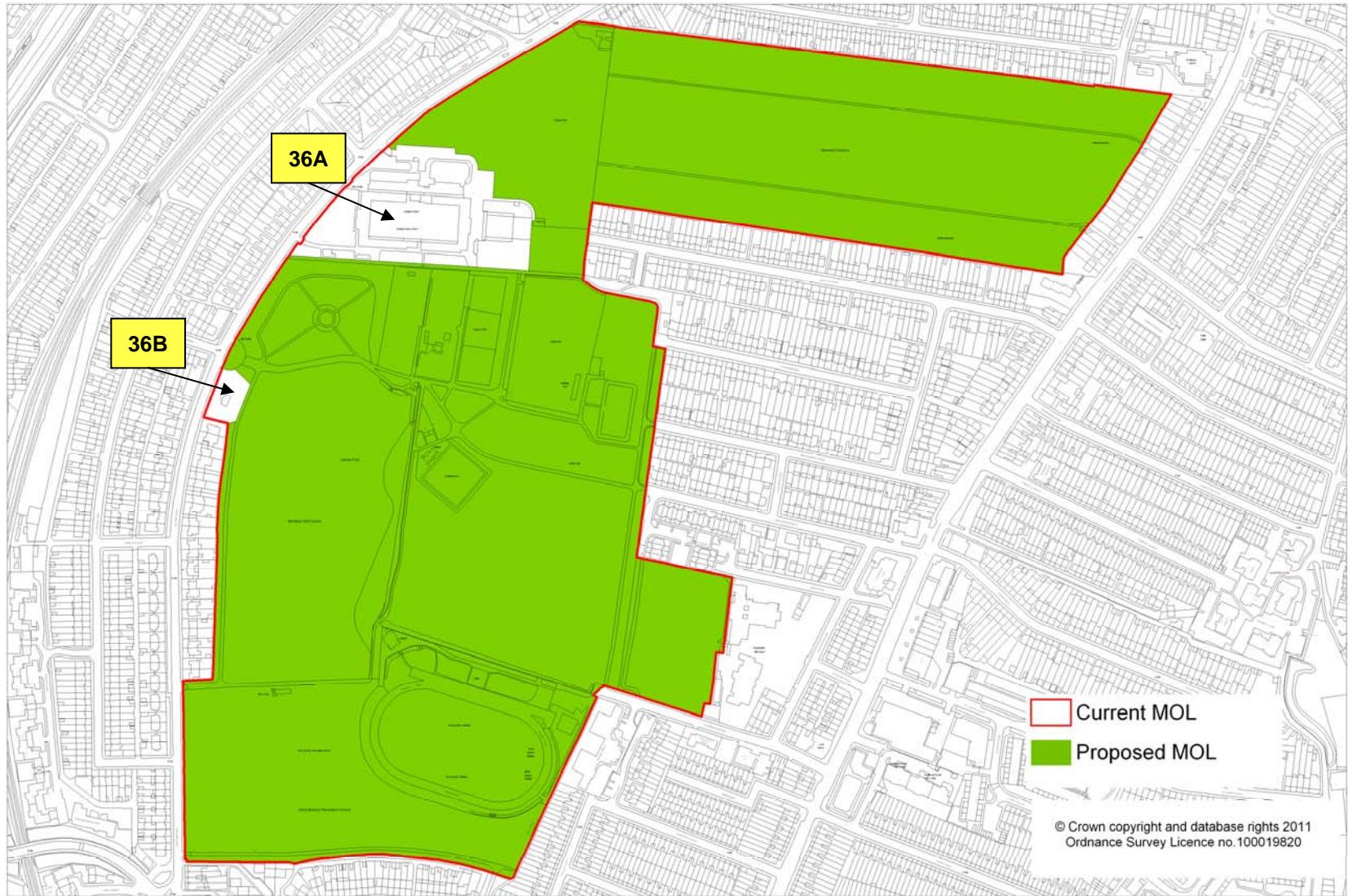
MOL 35 - Bury Lodge Gardens / Edmonton County Lower School / Church St allotments no. 1/ highway verge landscaping / Bury Street Council depot



Site 36 - Jubilee Park & Galliard Primary School

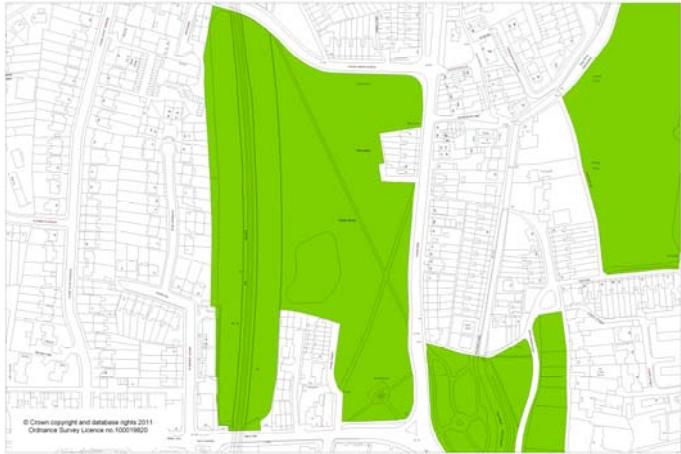
| Site/Amendment Ref: Site 36 (Amendments 36a & 36b) | Area of MOL gain/loss: 1.85ha loss | Local Plan Designation: MOL | Recommendation: Amend MOL boundary to reflect changes |
|--|--|---|---|
| Description: Jubilee Park is an extensive open space to the north of Edmonton Green. Allotments and school grounds/playing fields adjoin the park and together create a substantial area of MOL. The MOL boundary is generally well defined, following Galliard Road along its western boundary and the property boundaries of the adjoining residential and educational uses for the remaining periphery. | | Justification for boundary changes: Amendment 36A – The Galliard Primary School has been extended into the designated MOL. This boundary review provides the opportunity to remove the areas now occupied by the additional school buildings. It is recommended that the boundary be amended to follow the building envelope and access routes but retaining the playing field within MOL. Included in the area to be removed from MOL is an area of the school's open space facing Galliard Road. This has limited continuity with the adjoining MOL to its south, due to an east-west access road running between the park and the school. It is therefore appropriate to use the established hedge to the south of this access route as the amended boundary. Amendment 36B – 56a Galliard Road is now used as a private dwelling. Generally, it is not appropriate to include residential dwelling within MOL, hence the land parcel occupied by the dwelling should be removed. The MOL boundary should be amended, in line with the property boundary. | |

MOL 36 - Jubilee Park / Galliard Primary School



Part 2. MOL sites where no changes are proposed

MOL 6 - Chase Side Gardens



MOL 7 - New River Gardens



MOL 8 - Gentlemen's Row



MOL 12 - Bramley Road Sports Ground



Part 2. MOL sites where no changes are proposed

MOL 13 - Oakwood Park



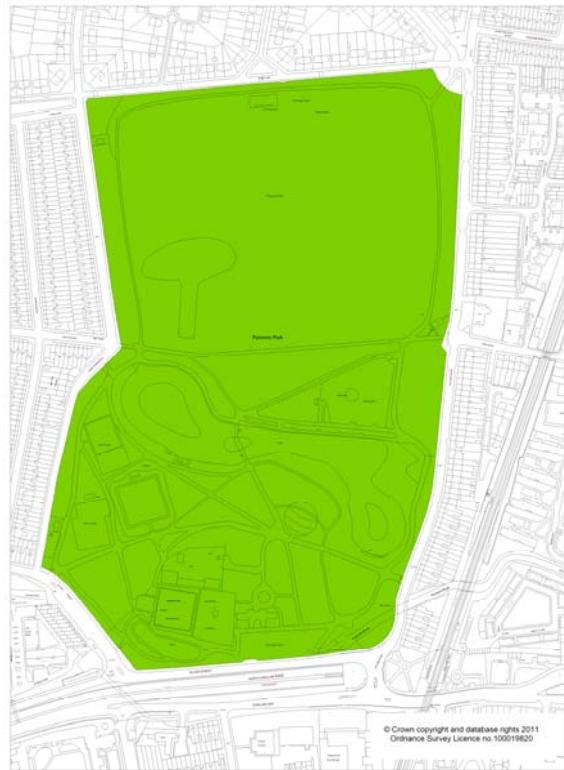
MOL 14 - Grovelands Park



MOL 16 - Broomfield Park



MOL 26 - Pymmes Park



MOL 28 - Queensland Avenue Playing Fields / Weir Hall Allotments



MOL 33 - Church St Recreation Ground



Part 3. Green Chain Associated Open Spaces where there are no designation

The boundaries of these sites will, where applicable, be adjusted to match those of the corresponding local open space.

3 - Boxers Lake Open Space



5 - New River Corridor, Winchmore Hill



2 - Enfield Jewish Cemetery



4 - Hazelwood Tennis Club



Part 4. Green Chain Associated Open Spaces where there are boundary changes

1 - Soham Road Open Space



8 - Broomfield Secondary School



10 - Barrowfield Allotments



11 - Zambezi Drive Open Space



12 - Montagu Road Recreation Ground

