

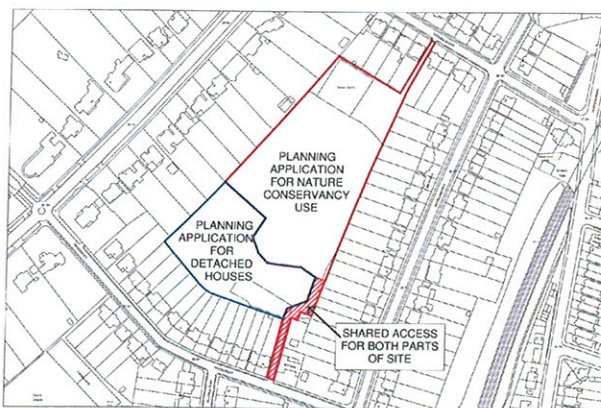
This display sets out the Planning Application proposals for the Woodcroft site

Pre Application Review

The information boards give an opportunity to review and comment on the proposals, in advance of the planning submission.

This pre-application consultation does not affect your right to comment in greater detail on the proposals when the applications are formally submitted for determination.

The Planning Applications



Two separate planning applications are to be submitted (see plan). Both share the access to the public highway at Woodcroft.

Together the two planning applications confirm future arrangements for the overall Woodcroft site.

The proposals seek to reassure local residents that the Council has a long term commitment to the continuing open space role for the main part of the site.

Main Part of Woodcroft Site

The proposals for the main area are submitted jointly by Enfield Council's Parks Department and Woodcroft Wildspace.

The purpose of the application is to clarify the nature conservation proposals, access and parking arrangements, and to secure permission for the Apiary building.



Application for Detached Homes

A planning application for 5 large detached houses is proposed on the remainder of the site. This application is submitted by Thomas Wrenn Homes, who will also be responsible for upgrading the access to adoptable standards.

Background to Planning Applications

The last ten years

Woodcroft Wildspace volunteers have been associated with the site for nearly ten years, constructing an apiary, carrying out planting and other environmental works. When the lease expired, the Council and Woodcroft Wildspace expressed a joint desire to achieve a longer term future for the site, and to secure funding for proper nature conservation management.



Council decision on Woodcroft's future



In October 2011 the Council decided to sell part of the site to raise a capital receipt, to agree management and funding for the Woodcroft site, and to widen community access.

An Information Update leaflet was distributed locally in December 2011, and details were set out in a newsletter on the Woodcroft Wildspace website.

The leaflet included an illustrative Masterplan which explained the reasons for selecting the southern part of the site for development, and suggested the potential for 5 detached houses.

In February 2012 Thomas Wrenn Homes Limited acquired approximately 1.5 acres of the site. Part of the proceeds from the sale of the land will help fund the future management of the main site.

New Management Agreement

Enfield Council has granted a new licence to Woodcroft Wildspace, and a new Management Agreement is being established. This formalises the joint aspirations for the Woodcroft site.

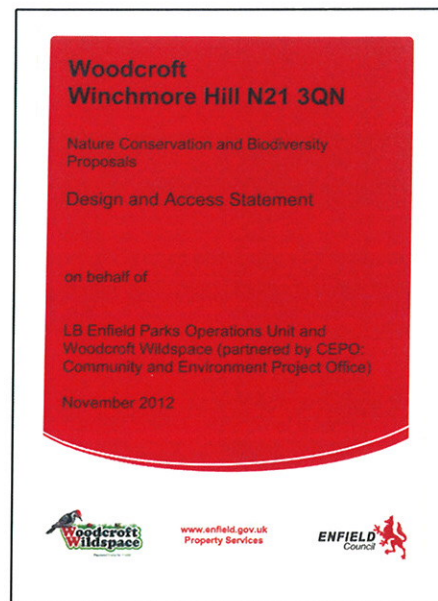
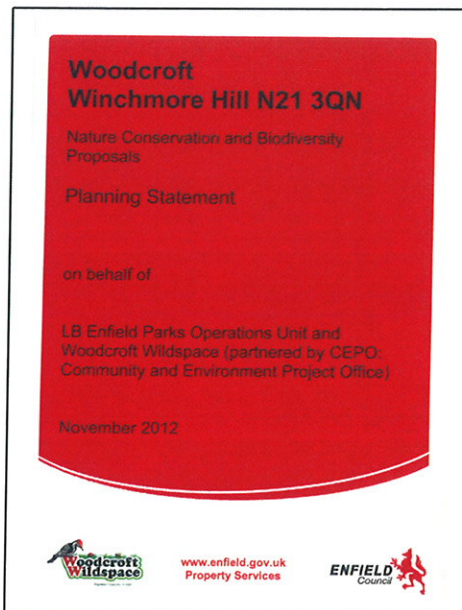
Background to Planning Applications

Enfield Council Parks Department and Woodcroft Wildspace are entering into a new partnership to help to secure funding for nature conservation and to encourage use of the site as an educational resource.



Woodcroft Wildspace is also partnered by the Community and Environment Project Office (CEPO). CEPO has a Borough-wide remit and has supported community groups in securing additional funding, in environmental and regeneration projects, and other initiatives such as promoting food growing spaces

Following further detailed investigations and surveys at the Woodcroft site, the planning applications are now being finalised for formal submission.



Registered Charity No. 1115921



Nature Conservation and Biodiversity Proposals

The overall aim is to include a variety of habitats and different areas within the site to broaden the nature conservation interest of the site.

A number of features are already completed or are underway, but the layout shows the full extent of the proposals. The precise location of some features is subject to on site management.

A network of informal pedestrian routes, using natural materials, will link different parts of the site:

- 'field studies area' for educational and associated use at the northern end of the site (old tennis courts area). A bird hide and shelter is also planned
- perimeter and screen planting to reinforce existing trees and vegetation
- fruit orchard across the central part of the site (80 apple trees already planted)
- wetland habitats for amphibians and marsh plants
- meadow areas, including space for community events (similar function as village green)
- ponds with water features and varying depths
- apiary and beehive area
- EcoGym outdoor fitness trail with exercise stations (using natural materials from the site) at points around the site
- small informal car park at the site entrance



Although it does not form part of this application, Woodcroft Wildspace has a longer term ambition to construct a Field Study Centre building. The value of an additional building would be to provide a reception point for visitors, and to develop the teaching and interpretation potential for the site.

Copies of the main supporting documentation that is intended to be submitted with the planning application is available for inspection.