

**PROPOSED MARKETING OF LAND AT
RAMMEY MARSH WEST, ENFIELD**

Presented by the Deputy Chief Executive

EXECUTIVE SUMMARY

In June 2018 (Paper E/567/18) Members declared a site of approximately 4.86 hectares (12 acres) at Rammev Marsh West as potentially no longer required for Park purposes, and authorised steps to be taken to consider disposal of the land on the open market. In May 2020 (Paper E/677/20) Members approved the exchange of adjacent land with the London Borough Enfield which opens up a road frontage and vehicular access for the site. Subject to completion of the land exchange with the London Borough Enfield this report asks Members to approve marketing the entire site including the additional land holding of approximately 7.07 hectares (17.47 acres) on the open market.

RECOMMENDATION

Members Approve: (1) that the area of land shown edged in red on the plan at Appendix A to this report be offered on the open market to invite expressions of interest.

BACKGROUND

- 1 Members approved in June 2018 that the original land holding was potentially no longer required for Park purposes and approved the site be disposed of on the open market and any provisionally agreed terms reported back to Members for approval .
- 2 The site approved for disposal was effectively "landlocked" and to improve the outcome of a disposal, attempts were made to engage with the owners of adjacent land. Authority officers approached Transport for London (TfL) in respect of its land holding in September 2019 but a disposal of its interest to the Authority or marketing a disposal by way of a joint land sale combined with the Authority land was declined by TfL.
- 3 In November 2018, the London Borough of Enfield (LBE) approached the Authority to initiate the compulsory acquisition of land at Harbet Road for its

Meridian Water Masterplan and terms for a "land swap" for land at Rammey Marsh were ultimately agreed and approved by Members in May 2020 (Paper E/677/20). This transaction is currently with lawyers and is expected to complete in August 2020.

- 4 Upon completion of the transfer of the LBE land at Rammey Marsh, the Authority's new landholding will have an extensive frontage and vehicular access from/to Mollison Avenue and a new combined site area of approximately 7.07 hectares (17.47 acres). Importantly, this enables the site to be brought into use without reliance upon agreements with neighbouring freeholders.
- 5 Despite the site having Green Belt designation, if offered on the open market, it is anticipated that the site will generate a significant degree of interest from a wide variety of leisure and employment land users.

POTENTIAL DISPOSAL TIMELINE

- 6 In the event that Members approve marketing the land, the following timeline is anticipated:

2020

Early September:

site widely exposed to the market and expressions of interest invited

Late November:

offers reported to Members with officer recommendations

2021

January:

seek Member approval to terms agreed

ENVIRONMENTAL IMPLICATIONS

- 7 It is thought that the site was originally part of a sewage treatment plant and as such may be contaminated, but no ecological assessments or ground investigations have been undertaken which would confirm this. The Rammey Marsh West site falls outside of the adjacent site of Metropolitan Importance for Nature Conservation.

FINANCIAL IMPLICATIONS

- 8 The Authority will bear its own costs in the proposed marketing of the site and legal completion of the documentation.

HUMAN RESOURCE IMPLICATIONS

- 9 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 10 Whilst the Authority declared its original landholding as potentially no longer required for Park related purposes, this will need to be reconsidered following marketing of the site. Members should note that under section 21 of the Lee Valley Regional Park Act 1966 (the Park Act) the Authority is able to dispose of

land when it is no longer required for Park purposes. This must be a properly applied test under Section 21 of the Park Act and all of the facts should be taken into consideration when making a decision to dispose. The Authority can also grant a long-leasehold interest. Members are not being asked to consider this as part of this report but will be asked to consider options in a future report and following the outcome of marketing.

RISK MANAGEMENT IMPLICATIONS

- 11 The site may be contaminated land although no investigations have been carried out to confirm this. In addition, the site has suffered in the past from trespassing horses illegally grazing on Authority and neighbouring land. The land has Green Belt status and this designation will need to be considered before any consent for commercial or residential development would be achievable.

EQUALITY IMPLICATIONS

- 12 There are no equality implications arising directly from the recommendations in this report.

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BACKGROUND REPORTS

Corporate Land & Property Strategy 19 January 2017

PREVIOUS COMMITTEE REPORTS

Executive Committee	Paper E/567/18	Proposed Disposal of Site At Rammey Marsh West Enfield	21 June 2018
Executive Committee	Paper E/677/20	Proposed Exchange of Authority Land at Harbet Road Edmonton for London Borough of Enfield Land at Rammey Marsh	21 May 2020

APPENDIX ATTACHED

Appendix A Rammey Marsh West boundary plan

LIST OF ABBREVIATIONS

TfL	Transport for London
LBE	London Borough of Enfield
the Park Act	Lee Valley Regional Park Act 1966



Appendix A: Proposed Disposal of Land at Rammey Marsh Area = 7.07 Ha. / 17.47 Acres

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