

Your Ref:-
677/8750.

23rd April, 1931.

Sir,

WHITE WEBBS ESTATE, ENFIELD.

With reference to the application of the County Council for consent to the raising of a loan of £23,300 for the acquisition of the above Estate, and to the request of the Minister for further information, I have to say that a copy of the resolution of the County Council authorising the application has already been transmitted to the Ministry.

The estate is about 254 acres in extent and forms part of the system of proposed regional open spaces which have been recommended by the North Middlesex Joint Town Planning Committee, and is an integral portion of the proposed Green Girdle. The present moment affords a favourable opportunity of acquisition on reasonable terms before development in the neighbourhood has proceeded too far. The total area of public open space in the Enfield Urban District is 217.75 acres, being less than two per cent. of the area of the Urban District. The Estate contains a substantial residence and this, with the outbuildings and some 14 to 20 acres of the surrounding land, is proposed to be separated from the remainder and used by the Public Assistance Committee for Institutional accommodation. It is proposed to lease the major portion of the remainder of the Estate to the Urban District Council at a nominal rent for a period of 999 years for purposes of public open space, public walks and pleasure grounds and an estimated area of about 50 acres as sports ground under Section 69 of the Public

Health Act, 1925.

The Enfield Urban District Council are contributing 25 per cent. of the cost of the acquisition with the exception of so much of the land as is to be retained by the County Council for Public Assistance Institutional purposes. I enclose a copy of a further resolution of the County Council indicating the conditions under which the land is proposed to be purchased. It is not anticipated that any expensive scheme of adaptation will be necessary, but it is possible that a large area may be utilised temporarily as a public golf course in order to reduce the maintenance cost to a minimum. If this were carried out a charge for the use of apparatus would be made which it is hoped would produce a large portion of the revenue necessary for maintenance. When the population of the District has considerably increased there will probably be a greater demand for the more usual type of open space, and the increased rateable value will then justify a higher maintenance cost.

It is proposed to reserve from dedication as an open space a certain part of the frontage land to White Webbs Lane in order that it may be resold for recoupment of a portion of the cost of acquisition of the estate.

The Surveyor of the Enfield Urban District Council reports as to the suitability of the site for the purpose in view, as follows:-

(1) "No works of adaption are at present contemplated in connection with the use of the above as an open space but doubtless when the land has been properly surveyed it will be found that a considerable amount of fencing and possibly some clearing will be necessary to adapt it for use as such. Also in the event of games such as Golf, Cricket and so forth being permitted considerable work must of necessity be done to permit of such games being played."

(2) "The subsoil appears to be generally of clay and in the lower levels this is somewhat wet."

"Subsoil drainage work will be necessary where these
"wet places occur but it is thought the levels will
"permit such drainage being discharged into the
"brook except of course in times of flood. Some
"levelling may be necessary where such games as
"cricket are played."

"With regard to Field No. 746 which is now
"arable land, work of levelling and sowing will be
"necessary to convert this into a playing field."

I enclose a map of the whole of the Urban District on
scale of six inches to a mile, shewing the site of the land
edged in green and the whole of the existing open spaces in the
Urban District coloured green.

I enclose a Report and plan of the District Valuer as to
his valuation of the land. The land actually to be conveyed
to the Council includes a further small area of about 3 acres,
which has been included in the purchase to give a better
entrance from the south. This has been hatched in black on
the ~~plan~~ *map*

Notice ^{is being} ~~has been~~ inserted in a local newspaper for two
successive weeks setting out the proposal and intimating that
any interested person may object within fourteen days. It will
be noted that the amount of loan sanction asked for is the
actual amount of the purchase money, and in addition to this
there will be the attendant legal costs including stamp duty,
estimated at about £350, but the County Council will not require
to raise ^{the whole of} this amount themselves as the Enfield Council will pay
their quota which will probably amount to between £3,000 and
£5,000. The County Council will finance the purchase and make
the necessary adjustments with the District Council.

I am, Sir,

Your obedient Servant,

Clerk of the County Council.

The Secretary,
Ministry of Health.