

**PLANNING CONSULTATION BY
EPPING FOREST DISTRICT COUNCIL**

**BARNFIELD RIDING STABLES, SEWARDSTONE ROAD,
WALTHAM ABBEY, E4 7RH**

**OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR
MEANS OF ACCESS TO, BUT NOT WITHIN, THE SITE), FOR PROPOSED
MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (UP TO 81 NO.
UNITS) WITH OPEN SPACE & PLAY AREA TOGETHER WITH
RELOCATION OF EXISTING RIDING SCHOOL
(REVISED SCHEME TO EPF/2594/21)**

Presented by Head of Planning

SUMMARY

This application seeks outline consent for a mixed use development comprising residential development of 81 no. dwellings, open spaces and play area together with the relocation of the existing Barnfield Riding Stables. This is a revised scheme to the one Members objected to in February 2022 and which was refused by Epping Forest Council in June 2022; the number of dwellings has been reduced from 117 to 81 (36 less) and the proposed community building has been omitted. Relocation of the Equestrian Centre further into the site is still required to facilitate the development. All matters are reserved except access to, but not within, the site.

The whole site is within the Regional Park, adjacent to the entrance into Sewardstone Marsh and is designated as Green Belt. The residential component of the outline proposal although reduced in terms of the number of units proposed still requires almost half the site area to be developed, necessitating the relocation of the Equestrian Centre further into the undeveloped and more open section of the Park adjacent to Sewardstone Marsh with the construction of a new access road. The proposed layout therefore draws the built and urban character associated with Sewardstone Road well into the more open areas of the Park and the Green Belt.

The changes made are noted but do not overcome the main concerns previously raised about the impact of the development on the open character, landscape and ecology of the Regional Park and the visitor enjoyment and use of the Park's adjacent recreational and biodiverse spaces. It is therefore proposed that the Authority objects to the revised outline proposal.

RECOMMENDATIONS

Members Approve:

- (1) that Epping Forest District Council be informed that the Authority objects to the revised outline application for the proposed mixed use development at Barnfield Riding Stables on the grounds that:
 - a) the extent and density of the residential component places new built elements such as the new road and car parking within the more open areas of the site, and together with the relocated Equestrian Centre positioned adjacent to Sewardstone Marsh draws the built and urban character associated with Sewardstone Road well into the more open areas of the Park and the Green Belt. This will impact negatively on the open character and landscape of the Regional Park and visitor enjoyment and use of the Park's adjacent recreational and biodiverse spaces;
 - b) the location of the new access to the open space and play area and relocated equestrian centre as proposed from Godwin Close is likely to have a detrimental impact on the pedestrian and cycle entrance point into the Regional Park which sits adjacent;
 - c) concern remains about the location of the application site, its distance from neighbouring towns and the lack of connectivity between the proposed development and local services and facilities, including public transport;
 - d) the lack of up to date ecological information which is required to inform the development and identify any impacts it might have on designated sites, protected and Priority Species and habitats and any appropriate mitigation required.
- (2) that should the Council be minded to approve the application then the Authority would wish to see conditions included to ensure that:
 - a) the site layout is revised to reposition the facility buildings for the Equestrian Centre closer to the residential area away from the Park's boundaries to the west and south, thereby also reducing the length of new roadway required in order to minimise the impact on the open character and

landscape of the Regional Park and visitor amenity;

- b) the landscape design for the public open space makes provision for a range of recreational uses including dog walking/exercise and play, includes space for wildlife and incorporates wildlife friendly planting;
- c) existing boundary hedges, scrub and trees around the southern and western boundaries of the site are retained, protected and enhanced as wildlife corridors, and buffer habitat between the Park, site access points and activities on the development site, and that additional planting on the western boundary should avoid shading the existing ditch
- d) the design of the new site access off from Godwin Close takes account of visitor access into the Park and the Authority's operational access requirements, giving priority to pedestrians and cyclists at this entrance point to the Park;
- e) a lighting strategy is provided and designed, in accordance with the 'Institution of Lighting Professionals Guidance Note 08/23 (2023), Bats and Artificial Lighting at Night', both for the construction period and once the sites are occupied to take account of the adjoining Park areas and designated species;
- f) the badger survey is updated taking account of areas outside the application site to ensure development, including the construction phase will not impact on this protected species;
- g) a biodiversity enhancement plan is provided demonstrating a 10% gain in biodiversity and the incorporation of biodiversity enhancements within the development, including integrated bat bricks, bird boxes and hedgehog access points;
- h) Section 106 monies and/or SANGs contributions are allocated to the Regional Park area adjacent to the development for access and habitat enhancements to mitigate for recreational impacts as outlined in the attached Schedule at Appendix C.

- (3) that Epping Forest District Council be informed that the Authority would wish to be consulted on the above matters.

DESCRIPTION OF APPLICATION SITE AND CONTEXT

- 1 The application site is located within the Regional Park on the west side of Sewardstone Road and forms part of the Green Belt. It sits behind the existing residential properties fronting the road. It forms a boundary in the west with Sewardstone Marsh an area of open space and informal recreational use that links into Patty Pool Mead to the south and Knight Pits and the wider area of Gunpowder Park to the north. Immediately to the south is Godwin Close which serves an established residential area and to the north of the application site lies the residential area associated with Butlers Drive. Please refer to the Plan at Appendix A to this report.
- 2 The site comprises 5.36ha the majority of which is open land apart from a number of small buildings including timber stables and hardstanding associated with the Barnfield Stables Equestrian Centre which operates on the south eastern part of the site. Further west are fenced grazing paddocks and close to the western perimeter hedge, more open grassed fields.
- 3 The boundaries of the site to the south, including with Godwin Close, and to the west with Sewardstone Marsh and along the northern edge of the open paddocks, are reasonably well vegetated with a mixture of bramble scrub and hedgerow species such as hawthorn and blackthorn. There are a number of scattered broadleaved trees across the site and some conifers, mainly in the northeast corner of the site. A small Thames Water sewage pumping station sits adjacent to the site approximately half way along the southern boundary.
- 4 Access into the site is from Sewardstone Road and currently serves the Barnfield Stables Equestrian Centre. A second private access point exists, also from Sewardstone Road and is included on the application plans. Evidently, this access once served Kingsfield Nurseries but this use is no longer present and the site of the former nurseries now forms part of the application site.
- 5 Godwin Close, which runs adjacent to the southern boundary of the application site for just over half its length, terminates at a locked gate and a 3 bay parking area. This marks a pedestrian/cycle entrance point into the Sewardstone Marsh area of the Park, located west of the application site. It also serves as an important vehicular access to the Regional Park for maintenance and other operational purposes only. The route of the London Outer Orbital Path also enters the Park along Godwin Close.
- 6 The Authority owns and manages Sewardstone Marsh, to the west of the application site, Patty Pool Mead to the south and Gunpowder Park to the north as publicly accessible open spaces and areas of nature conservation interest in accordance with their designation as Local Wildlife Sites. A number of surfaced paths are provided within Sewardstone Marsh connecting through to the Park areas to the north and south. One path runs alongside the western boundary of the application site. It is separated from the horse paddocks and their boundary hedge by a ditch and area of mixed scrub and tree cover. This continues along the entire edge of the western boundary of application site.

PLANNING HISTORY

- 7** In May 2020, permission was granted for an open sided building (800sqm) to cover an existing ménage located in the central part of the application site close to its northern boundary. The open-sided construction of the building was considered acceptable in Green Belt terms as this would assist in retaining the openness of the Green Belt and its use fulfils the requirement of appropriate facilities for outdoor sport and recreation.
- 8** In February 2022 Members considered an outline application (EPF/2594/21) for the mixed use development of the same site as currently under consideration, comprising up to 117 residential units, a community building, open space and play area provision together with the relocation of the existing Barnfield Stables Equestrian Centre, (Paper RP/59/22). The Authority objected to the outline application on the grounds that:

 - (a) it represents overdevelopment of the site due to the density of the proposed residential component and places new built elements such as the community building, car parking and new road within the more open areas of the site, the Regional Park and Green Belt. This will impact negatively on the open character and landscape of the Regional Park and visitor enjoyment and use of the Park's adjacent recreational and biodiverse spaces;
 - (b) the location of the new access to the community building, play area and relocated equestrian centre as proposed from Godwin Close is likely to have a detrimental impact on the pedestrian and cycle entrance point into the Regional Park which sits adjacent;
 - (c) the amount of parking included within the outline residential scheme and associated with the community building and play area is excessive; new development should encourage the use of public transport;
 - (d) there is concern at the location of the application site, its distance from neighbouring towns and the lack of connectivity between the proposed development and local services and facilities, including public transport.

Had the Council been minded to grant consent, the Authority's response also sought the inclusion of a number of conditions in terms of the site layout, landscaping, retention of boundary hedges and planting, a lighting strategy, ecological surveys and the allocation of S106 and/or SANGs contributions to the Regional Park area adjacent to the development for access and habitat enhancements to mitigate for recreational impacts.

- 9** This application was refused by Epping Forest District Council in June 2022 for a number of reasons. This included that the proposals were in conflict with the preferred spatial development strategy of the Local Plan, that they were considered to be inappropriate development in the Green Belt and of concern in terms of the highway capacity. In particular the erection of 117 new homes was considered to have a "significant urbanising and deleterious effect on the character and appearance of the Regional Park" failing to "safeguard the countryside character of the locality".

POLICY BACKGROUND

- 10 The Epping Forest Local Plan 2011-2033 policy is supportive of the Lee Valley Regional Park, recognising its role as a key asset for the District, and an important component of the region's green infrastructure. Green Belt policy seeks to protect the openness of the Green Belt; planning permission will not be granted for inappropriate development, except in very special circumstances (SP5 and DM4). This is in accordance with national policy (NPPF Dec 2023 para 154) which considers the construction of new buildings to be inappropriate development within the Green Belt. Exceptions to this policy include:
- the provision of appropriate facilities for outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it, (para 154 b);
 - the limited infilling or partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the local planning authority. (para 154 g)
- 11 Local Plan policy states that all development should seek to deliver biodiversity net gain in addition to protecting existing habitat and species – proposals should integrate biodiversity through their design and layout, Development Management Policy DM1.
- 12 The application site is located within the Zone of Influence for the Epping Forest Special Area of Conservation (SAC), identified by the Council in consultation with Natural England as part of the Local Plan process. The Council recognises that additional development in the District is likely to give rise to further visitor and recreational pressure on the Forest and that this needs to be mitigated. This mitigation can in part, be achieved by increasing public access to land that is not in the Forest, and altering the character of existing open spaces and the links between open spaces. These requirements are embedded in Local Plan Policy DM2.
- 13 The policy position states that both provision of and access to sufficient Suitable Alternative Natural Greenspace (SANGs) and/or the implementation of enhancements to existing Green and Blue Infrastructure assets will be pursued as mitigation for the potential adverse recreational effects arising from additional residential development within the Epping Forest SAC Zone of Influence. Reference is now included to the Council's adopted Green Infrastructure Strategy (2021) which identifies green infrastructure assets that can contribute to attracting people away from using the Epping Forest. The Regional Park is recognised in the Strategy as an important part of the District's green infrastructure.
- 14 The Park Development Framework adopted Area 5 Proposals 'The Waterlands: King George V Reservoir to Rammey Marsh' locate the application site within Proposal 5.A.3 Gunpowder Park and Sewardstone. This identifies the area as having an attractive landscape requiring that landscape features which make a

positive contribution, such as hedgerows and areas of woodland, be retained and strengthened. Proposals recognise the sensitivity of this area to large scale development and seek to improve boundary treatment to assimilate 'developed sites' into the Regional Park. Visitor proposals seek the promotion of pedestrian links into Gunpowder Park. Connections between the Lee Valley Pathway and public footpaths, including the London Outer Orbital Path are to be protected and enhanced to strengthen links through to both the western and eastern sides of the Regional Park. Access into sensitive wildlife areas is to be designed to avoid disturbance to habitats.

- 15 Biodiversity proposals identify the importance of managing and enhancing Gunpowder Park, Sewardstone Marsh and Patty Pool Mead as a key access to nature site with habitat improvements to be undertaken throughout. Floodplain grassland and fen habitat is to be enhanced on Sewardstone Marsh and the wet grassland habitat of Patty Pool Mead to be improved to provide nesting opportunities for breeding waders. Existing wet woodland habitats at Osier Marsh and Sewardstone Marsh are to be managed to maintain and expand their special wildlife interest. Visitor access is to be enhanced by extending boardwalks and improving interpretation.

DESCRIPTION OF DEVELOPMENT

- 16 The current outline application is similar to the previous outline application (EPF/2594/21), although the number of residential units has been reduced to 81 (previously 117) and the community building has been omitted from the scheme. The current outline proposals have retained provision for open space and a play area together with the relocation of the existing Barnfield Stables Equestrian Centre. All matters are reserved except access to, but not within, the site. A proposed site layout for the development is included as part of the Planning Statement with general principles and details provided in an amended version of the original Design and Access Statement (DAS). Supporting documents include a Transport Assessment and a Habitats Regulation Assessment (HRA) in respect of Epping Forest SAC.

17 Proposed Layout

The proposed indicative layout places the residential component on the eastern portion of the site as before, located behind the existing houses fronting Sewardstone Road. The residential layout extends west into the site to a point approximately level with the existing residential developments along Butlers Drive to the north and Godwin Close to the south— please refer to the proposed site plan at Appendix B. An area of public open space and play area (1.7ha) is proposed adjacent and to the west of the residential area; this includes a pond, various paths and 12 car parking spaces. The relocated Barnfield Stables Equestrian Centre (1.55ha) is positioned within the western most part of the site. The purpose built stables, ménage, living quarters, offices, staff and visitor parking (approx. 20 spaces) are located in the south-western corner adjacent to Sewardstone Marsh with the paddocks on the remaining land to the north.

- 18 The main vehicular access into the site will be from Sewardstone Road as existing but will require the removal of Barnfield House to serve the proposed residential element. A secondary pedestrian access onto Sewardstone Rd through from the residential area and open space is also shown to the north of the main access road. A new vehicular access road off from Godwin Close is also proposed, at a point just south of the 3 bay parking area and the Park's access gate. This road will serve the relocated stables, and the public open and

play space; the parking spaces for this area are located adjacent to the road. The indicative layout also shows a separate path/pedestrian link from Godwin Close connecting to the public open space.

- 19 The indicative residential layout comprises a central estate road which leads into a mews court and then private drives and courtyards. 36 apartments are to be served from Godwin Close. The housing mix will include 1, 2, 3 and 4 bed dwellings and 9 bungalows, of which it is stated, 40% will be affordable. There will be a mix of apartments, semi-detached and detached houses. Matters relating to external appearance, scale and landscaping are reserved for future approval.
- 20 **Landscaping, flooding and ecology**
No new information is provided in respect of landscaping, reference is made instead to the detail contained in the original DAS dated June 2021. As with the previous application the DAS shows the mix of small trees and shrubs beyond or partially on the site boundaries that are to be retained and states that new native hedges will be planted to the site boundaries and at key locations within the layout, as specified by the ecologist and landscape architects.
- 21 The site is located within Flood Zone 1 with a very low risk, less than 0.1% chance of flooding in any one year. The original DAS recognised that the development would need to deal with its own surface water and ensure that run-off is no greater than the existing situation prior to development. No new information is provided on this matter, so it is assumed that the previously proposed open space component of the development could be configured to accommodate surface water including via the pond indicated on the indicative layout site plan.
- 22 A revised Preliminary Ecological Appraisal PEA has not been submitted with the application and the previous PEA dated Feb 2021 is now out of date. It described the habitat on site as of low to moderate ecological value and identified the importance of the hedgerow (Priority habitat) along the north western site boundary.

PLANNING APPRAISAL

- 23 The planning appraisal considers whether the changes made to the current outline proposal address the concerns previously raised by the Authority as set out in its objection to the original outline application EPF/2594/21. These matters are considered in turn below.

Layout and density of development in terms of the Regional Park and Green Belt

The original proposal raised concerns for the Authority over the density of the residential component and the fact that it placed new built elements such as the community building, car parking and new road within the more open areas of the site, the Regional Park and Green Belt. The revised outline application now proposes a reduced number of residential units (36 less than originally sought) and the community building has also been omitted from the scheme. The applicant considers this scheme would meet the provisions for exceptional forms of development in the Green Belt (as set out in paragraphs 154 of the NPPF), making use of previously developed land and would not impact on the openness of the Green Belt.

- 24 Although the reduction in the number of residential units and the omission of the community building is to be welcomed the application still seeks permission for 81 new homes, currently shown located across almost half the site, plus a new road to access the relocated stables and new areas of parking for both the stables and the public open space and play area. Some of the area can be considered previously developed land – such as where buildings used in connection with the stables are situated and the existing hardstanding located in various places across the site. However the proposal will still have a significantly greater impact on the openness of the Green Belt and the Regional Park both visually and spatially than the current situation and cannot be considered to be a 'limited' infilling of the site. The PDF Area Proposals recognise the sensitivity of this area to large scale development and the need to retain and strengthen features such as hedgerows and areas of woodland, in order to assimilate existing development into the Regional Park.
- 25 In conclusion therefore it is still considered that the outline proposal will have a negative impact on the open character and landscape of the Green Belt and Regional Park and the visitor enjoyment and use of the Park's adjacent recreational and biodiverse spaces.
- 26 **Location of new road proposed from Godwin Close to access the open space and relocated stables**
The revised outline application retains the proposal for a new access road off from Godwin Close in order to provide access to the relocated stables and the proposed new public open space and play area and its associated parking. The Transport Assessment notes that Godwin Close will be required to also provide access to 36 apartments within the residential component of the scheme. The new road together with the parking areas would intrude upon the openness and largely rural setting to the floodplain landscape of Sewardstone Marsh and would as previously commented, substantially change the quiet and rural setting to the Park entrance at the end of Godwin Close.
- 27 Given that access to the site is not a reserved matter it is of concern that more detail has not be provided as to how Godwin Close will accommodate the additional traffic (access to new residential units and stables via the new road) whilst also safeguarding pedestrians and cyclists visiting and entering the Park at this point. Without this detail the use of Godwin Close to access the development and the associated new access road and parking are still considered likely to have a detrimental impact on the pedestrian and cycle entrance point into the Regional Park which sits adjacent.
- 28 **Parking and lack of access to local services including public transport**
The two final areas of concern and reasons for objection can be considered together. These raised issues about the amount of parking associated with the outline scheme and the lack of connectivity between the proposed development and local services and facilities, in particular public transport.
- 29 A reduction in car parking is proposed from 250 to 182 car parking spaces (the existing site provides for 30 spaces). This presumably reflects the reduction in residential units and the omission of the community building. However the site is still located at some distance from local services and facilities and no information is supplied to demonstrate how measures might be provided to improve cycle and pedestrian opportunities and promote public transport.
- 30 It is understood that there is no bus service running along the section of

Sewardstone Road close to the development site and hence the site is poorly located for access to other modes of sustainable transport. It is not sufficient to take the view as stated in the applicants Transport Assessment that "residents in the development site will find that most everyday items, groceries and takeaway food can be ordered online and delivered to their doorstep, therefore significantly reducing the need to travel".

- 31 The applicant makes reference to a residential travel plan in the Planning Statement as a S106 Heads of Terms matter, to help to improve the sustainability of the proposed development and support healthy active travel but no details are provided. It is still the case therefore that the location of the application site gives rise to serious concerns, not least in terms of its lack of connectivity to local services and public transport and the need to make better provision for pedestrians and cyclists.

32 Other Matters

The Relocated Barnfield Stables Equestrian Centre

The applicant has not proposed any changes in respect of the re-location of the Barnfield Stables Equestrian Centre. The Authority's position on this element also remains the same. This an acceptable use in terms of the Regional Park and its remit and can also be considered acceptable in the Green Belt terms providing the facilities proposed preserve the openness of the Green Belt. However the placement of the built elements in the south western part of the site (to include living quarters, offices, visitor and staff parking) intrudes into the open areas of the site, drawing the built and urban character associated with Sewardstone Road well into the Park and the Green Belt. No evidence is provided that any account has been taken of the open and intimate character of the Park's landscape as visitors pass from Godwin Close into Sewardstone Marsh.

- 33 Concerns also remain about the proximity of the buildings associated with the relocated Barnfield Stables Equestrian Centre to Sewardstone Marsh, particularly in terms of the hedgerows along the southern and western boundaries. These function as dark wildlife corridors and a buffer for the Park area beyond and it is important the new development does not negatively impact on these functions. A lighting strategy would therefore be required designed, in accordance with the 'Institution of Lighting Professionals Guidance Note 08/23 (2023), Bats and Artificial Lighting at Night', both for the construction period and once the site is occupied to take account of the adjoining Park areas and designated species.
- 34 As previously proposed in response to the original application therefore, the facility buildings for the Barnfield Stables Equestrian Centre should be repositioned closer to the residential area away from the Park's boundaries to the west and south, thereby also reducing the length of new roadway required in order to minimise the impact on the open character and landscape of the Regional Park and visitor amenity.
- 35 Landscaping and Ecology**
- No additional information is provided in respect of landscaping or ecology. As previously noted landscaping is identified as a reserved matter, but a revised PEA should be provided to demonstrate that up to date ecological information has informed the basis of the application and indicative layout, and identified any impacts it might have on designated sites, protected and Priority Species

and habitats and any mitigation required. In particular Officers are aware of a Badger sett within 300m of the application site and although outside the application site a Badger Survey will be required to ensure development including the construction phase will not impact on this protected species. It is also important to ensure the existing boundary hedges, scrub and trees around the southern and western boundaries of the site are retained, protected and enhanced as they provide important wildlife corridors, notably for foraging bats, as well as providing a screen or buffer between the Park and activities on the development site.

- 36 The Council's ecological advisors 'Place Services' have responded to the outline application with a holding objection as they are "not satisfied that there is sufficient ecological information available for determination of this application" and this position is endorsed. They have also recommended that biodiversity enhancement measures should be provided and that whilst not subject to statutory Biodiversity Net Gain, due to the validation date of the application – a BNG assessment would allow the scheme to demonstrate that measurable biodiversity net gains can be achieved.

37 Planning Obligations/S106 and SANGs

Details for the on-site public open space and play area will need to be provided as part of the reserved matters. These would need to ensure it is retained and managed as public open space in the long term and caters for local recreational needs including play and sports use and provides for dog walking/exercise. This will alleviate some of the recreational pressure on the adjoining areas of the Park. However it is clear that even with the proposed reduction in residential units (to 81) the number of new residents within such close proximity to the Park will result in a considerable and sustained increase in the number of people using the Park on a regular basis. The Park Authority welcomes visitors to its open spaces but needs to manage access to and around/through sites to maintain and enhance access for all visitors and ensure the wildlife interest and key biodiversity features are protected.

- 38 Consideration should be given to how the development can contribute to works that will mitigate this impact and both protect and improve access within the Park for all users. The Regional Park could also function as SANGs in mitigation for any recreational impacts the proposed residential development might be considered to have on the Epping Forest SAC in line with the Council's Local Plan policies and Green Infrastructure Strategy. A list of indicative projects that would improve access within and between sites and enhance the robustness of sensitive habitats in order to help minimise impacts from the development was drawn up by officers in response to the previous application in 2022. This is still relevant to the current proposal and attached as Appendix C to this report.

These projects would meet SANGs requirements in terms of making natural greenspace more accessible. It is therefore proposed that if the Council are minded to approve the application, S106 monies and/or SANGs contributions should be allocated to the Park to mitigate for recreational impacts, based on the attached schedule of projects (to be updated as necessary).

39 Conclusion

In conclusion, the revised outline scheme for a mixed use development of 81 residential dwellings, open spaces and play area together with the relocation of the existing Barnfield Stables Equestrian Centre has failed to address the main

concerns raised by the Authority in response to the original outline application in 2021. Issues relating to ecology and the location of the relocated stables are also of concern. It is therefore recommended that the Authority maintain its position and object to the revised application.

ENVIRONMENTAL IMPLICATIONS

40 Environmental implications are addressed in the body of this report

FINANCIAL IMPLICATIONS

41 There are no financial implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

42 Planning applications referred to this Authority are submitted under the consultative arrangements of Section 14 (4-7) of the Lee Valley Regional Park Act 1966 (the Park Act). The Park Act requires a local planning authority to consult with the Authority on any planning application for development, whether within the designated area of the Park or not, which might affect any part of the Park.

43 The Park Act enables the Authority to make representations to the local planning authority which they shall take into account when determining the planning application.

RISK MANAGEMENT IMPLICATIONS

44 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

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

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BACKGROUND REPORTS

Application Papers 22.003

Jan 2022

PREVIOUS COMMITTEE REPORTS

Regen & Planning	RP/59/22	Outline planning application (all matters reserved except for means of access to, but not within, the site) for proposed mixed use development comprising residential development (up to 117 dwellings) with community building (Use Class	24 February 2024
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E [f], F1 or F2), open space and play area together with relocation of livery at Barnfield Riding Stables, Sewardstone Road, Waltham Abbey, E4 7RH Ref: EPF/2594/21

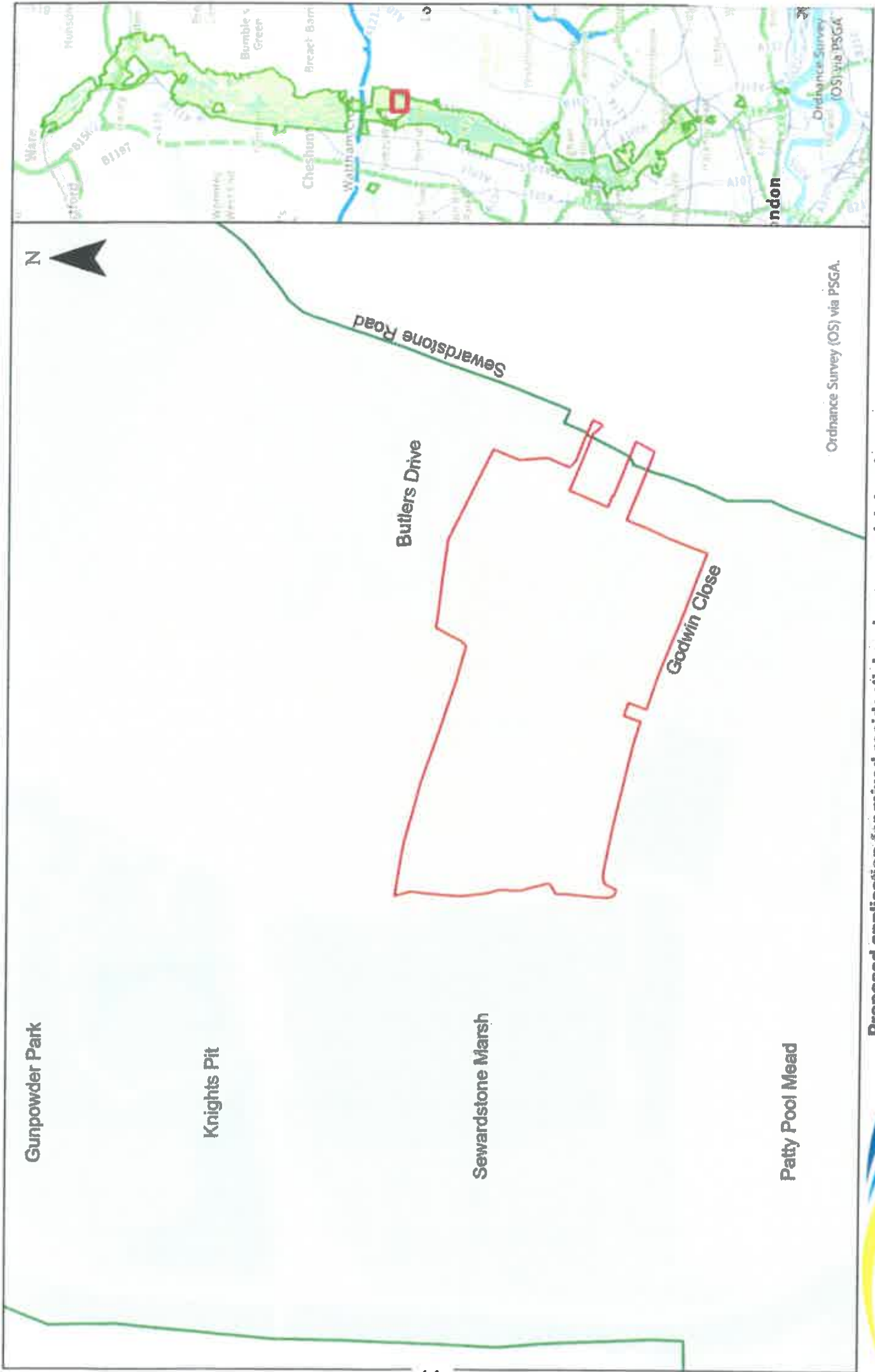
APPENDICES ATTACHED

Appendix A	Site Location Plan
Appendix B	Proposed site layout
Appendix C	Schedule of Indicative projects for Park Improvement Works

LIST OF ABBREVIATIONS

DAS	Design and Access Statement
PEA	Preliminary Ecological Survey
SAC	Site of Conservation Importance
BNG	Biodiversity Net Gain
the Park Act	Lee Valley Regional Park Act 1966

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Ordnance Survey (OS) via PSGA.

**Proposed application for mixed residential and commercial development,
Sewardstone Road, Waltham Abbey**

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27.02.24
M:ESRI System Management NEW10 Workspaces Maps and Projects\10a User Specific Maps\Committee Maps\2023 PDFs\PLN24_003

 Application Site

 Park Boundary

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SEWARDSTONE ROAD, WALTHAM ABBEY



Indicative Schedule of Projects for S106 request

Project Number	Project	Location	Project details	Indicative cost
1	Extend access to nature opportunities in south of the GPP Last Link	Linking Knight's Pit to Gunpowder Park	Install approx. 200m length of Boardwalk and improve access routes connecting Gunpowder Park to Knights pits/Sewardstone Marsh creating a circular route.	£100,000
2	Access Improvements	Gunpowder Park Farm Fields	Access improvements into and through farm fields to help protect ground nesting birds and improve site security.	£20,000
3	Ditch habitat improvements	Sewardstone Ditch/Patty Pool Mead	Habitat improvement works along ditch network to increase marginal vegetation and improve water quality, providing valuable habitat for species including Water Voles.	£3,000
4	Lake and pool habitat improvements	Knights Pits and Osier Marsh	Habitat improvements around Knights Pits and shallow pools within Osier Marsh to open up banks, increase marginal vegetation and manage invasive species.	£5,000
			Total	£128,000



Barnfield Riding Stables S106 Projects



Author: Richardson, Dawn

Scale: 1: 9,028 @A4

Date: 14 / 02 / 2022

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