

LEE VALLEY REGIONAL PARK AUTHORITY

**ADDITIONAL REGENERATION & PLANNING COMMITTEE MINUTES
20 JULY 2023**

Members in	David Andrews (Chairman)	Calvin Horner
Remote Presence:	Chris Kennedy (Vice Chairman)	Heather Johnson
	Ken Ayling	Graham McAndrew
	John Bevan	Gordon Nicholson
	David Gardner	Paul Osborn

Apologies Received From: John Wyllie

Officers in	Beryl Foster	- Deputy Chief Executive
Remote	Claire Martin	- Head of Planning
Presence:	Jon Carney	- Corporate Director
	Sandra Bertschin	- Committee & Members' Services Manager

Part I

186 DECLARATIONS OF INTEREST

There were no declarations of interest.

187 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 27 April 2023 be approved and signed.

188 PUBLIC SPEAKING

No requests from the public to speak or present petitions had been received for this meeting.

189 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL Paper RP/72/23

OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS, FOLLOWED BY THE CONSTRUCTION OF 22NO. COMMERCIAL UNITS, 6NO. FAMILY HOUSES, SUSTAINABLE DRAINAGE SYSTEMS, CAR PARKING (INCLUDING ALTERATIONS TO EXISTING GREEN LANE ACCESS), PEDESTRIAN AND CYCLE CONNECTION, REFUSE AREAS, CYCLE STORES, TREE PLANTING, SOFT LANDSCAPING AND AMENITY SPACE. AT WILLOWBROOK, GREEN LANE, NAZEING, ESSEX, EN10 6RS

The report was introduced by the Head of Planning including that in her view the development layout needed to be reviewed as the affordable housing did not appear to be very well integrated into the site.

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Member comments included:

- the proposed large open space wouldn't have much biodiversity value and would be used by residents and the commercial units;
 - there were too many commercial units and they were too close to the woodland;
 - the location of the pond didn't support biodiversity;
 - biodiversity mitigation should be provided on both sites and not to the detriment of one site;
 - the exporting of biodiversity net gain was not supported and particularly as it is outside of the Regional Park;
 - the proposed design was detrimental to the area and it was suggested that a better configuration of the site would be if the housing fronted onto the cycle and footpath with a service road at the rear;
 - there was a large amount of tarmac at the front and this together with the housing and commercial units would create a large non-porous surface area and loss of natural drainage;
 - there was an abundance of car parking which did not support active travel;
 - a minimum of 22kv EV charging should be included;
 - works to the bridge would cause huge disturbance;
 - shared access via the bridge was a safety concern;
 - we would want to see measures to provide safe access for pedestrians and cyclists using Green Lane to visit the Regional Park given the increase in traffic and nature of that traffic;
 - the proposed development should support Policy DM1 "Habitat Protection and Improving Biodiversity";
 - developers often used the Regional Park to the benefit of their developments but with no benefit to the Regional Park itself;
 - to amend the recommendation in that without full provision of biodiversity net gain on site the Authority would object in principle to the outline application.
- (1) that Epping Forest District Council be informed that without full provision of Biodiversity Net Gain on site the Authority objects in principle to the outline application for Willowbrook.**
- (2) were Biodiversity Net Gain to be provided on site the Authority would have no objection in principle subject to:**
- (a) the provision of further details for consideration in relation to:**
- (i) a revised site layout to ensure development is setback from the eastern boundary to protect the adjacent Local Wildlife Site, the woodland and boundary tree line; and**
 - (ii) a site wide lighting strategy designed in accordance with the 'Institute of Lighting Professionals (2018) Bats and Artificial Lighting in the UK Guidance Note 08/18';**

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- (b) a detailed Construction Environmental Management Plan to protect the offsite woodland during construction and to ensure there are no adverse impacts;
 - (c) measures to protect the off-site woodland habitat from littering and direct access from residents and pets which could harm wildlife – information about the Local Wildlife Site and its biodiversity should be included within the ‘Welcome Packs’ proposed by the applicant;
 - (d) measures to provide safe access for pedestrians and cyclists using Green Lane to visit the Regional Park, taking account of the increase in and nature of traffic movements that will be generated by the proposed commercial development;
 - (e) further information to demonstrate that the proposed bridge improvements to provide access onto the application site can be achieved without harm to the ecology and physical habitats associated with the ditch, particularly in relation to Otter and Water Vole activity;
 - (f) additional habitat enhancements for Grass Snakes, for example the inclusion of some wetland habitat and an on-going management strategy for the site; and
- (3) that Epping Forest District Council be informed that the Authority would wish to be consulted on the above matters in due course was approved.

Chairman

Date

The meeting started at 10.33am and ended at 10.49am