

**UPDATE ON THE SECTION 106 OUTLINE SCHEDULE
OF PROJECTS FOR THE LEA BRIDGE STATION SITES
PLANNING APPLICATION**

Presented by the Head of Planning

EXECUTIVE SUMMARY

Members considered the detail of a planning consultation for residential development on three sites located adjacent to Lea Bridge Station at the Regeneration and Planning Committee last month. Members agreed that no objection be made to the proposed development providing that Section 106 contributions could be agreed to provide for appropriate habitat works and access improvements within the Park's adjacent open green spaces in order to mitigate for the increased recreational use of the Regional Park area. This report provides an update outlining the mitigation projects under consideration and considered suitable for Section 106 funding.

RECOMMENDATION

Members Note: (1) the content of the outline schedule of Section 106 projects attached as Appendix B to this report.

BACKGROUND

- 1 At the Regeneration and Planning committee on 18 November 2021 (Paper RP/55/21) Members considered the detail of a planning consultation from the London Borough of Waltham Forest (LBWF) for the development of three sites located adjacent to Lea Bridge Station (the Station sites). The application proposed the redevelopment of the sites for a total of 345 residential units with associated commercial and community uses at ground level, provision of new public realm areas, landscaping and tree planting.
- 2 The application sites are situated outside the Regional Park, separated from its open spaces and venues by the railway line and a grouping of industrial estates along Argall Way and Lammas Road, please refer to the location plan at Appendix A to this report. They are however within 5 to 10 minutes walking distance of Walthamstow Marshes Site of Special Scientific Interest (SSSI), the WaterWorks Centre and Nature Reserve and an area known as WaterWorks Fields.
- 3 Early discussions were held between officers from the Authority and the LBWF

to understand the potential impact of the proposed development on the sensitive open spaces within the Regional Park, as a result of increased visitor pressure and regular use by new residents. Officers were seeking to agree an outline schedule of Section 106 projects that would help mitigate for these impacts, in line with the requirement that any planning obligation would need to be directly relevant to the application and proportionate to the development proposed. A commitment to a Section 106 contribution of £250k was made by LBWF prior to the Regeneration and Planning Committee, but unfortunately, further discussion was required in order to agree the content of an outline schedule of projects, and this was not available to be presented to Members at that time.

- 4 The following recommendation was therefore agreed at committee:
- (1) **that the London Borough of Waltham Forest be informed that the Authority recognises the principle of residential development on the Lea Bridge Station sites and does not object to the current application providing that:**
 - (a) **Section 106 contributions can be agreed for the delivery of the enhancements, habitat works and access improvements needed for the adjacent open green spaces and designated sites of the Regional Park, which are considered necessary to mitigate for the increased recreational use of the Regional Park area;**
 - (b) **further consideration is given to reducing the height of the towers proposed for Sites 1 and 3 to reflect the scale and height of recently permitted and built development in the locality;**
 - (2) **delegation to the Head of Planning, in consultation with the Chairman of Regeneration and Planning to finalise the wording of conditions to ensure other relevant matters, as raised in the report are covered, should the Council be minded to grant consent. These are to include matters relating to:**
 - (a) **a lighting strategy;**
 - (b) **further detail on the ecological corridor;**
 - (c) **provision of a Construction and Environmental Management Plan;**
 - (d) **further detail on improvements to offsite walking and cycling routes, including wayfinding to the Park from the new Station Plaza;**
 - (e) **detail on the interpretation to be provided to new residents about the Park and its ecological site was approved; and**
 - (3) **a report will be presented to the Executive Committee outlining mitigation projects considered suitable for S106 funding was noted.**

DRAFT SCHEDULE OF SECTION 106 PROJECTS

- 5 This report provides an update on the mitigation projects under consideration for Section 106 funding. LBWF are currently proposing to take a report up to their Planning Committee on 1 February 2022, and it is understood an outline of the draft Section 106 matters will be included as part of the officer's report. It should be noted that the Authority would not be a signatory to the Section 106, any monies would be held by the Council for payment to the Authority according to the terms of the Section 106 agreement.
- 6 It is understood that the Council must also meet other commitments via the Section 106 monies in relation to the proposed development. These include contributions towards Suitable Alternative Natural Greenspace (SANGs) measures, in order to mitigate for recreational pressure on the Epping Forest Special Area of Conservation (SAC), and funding to help deliver significant tree planting to meet their climate change mitigation objectives. The Council has duties as a competent authority to ensure that planning decisions do not result in adverse effects upon the Epping Forest SAC. The Council's Habitats Regulations Assessment (HRA) confirms that new residential development above the level of existing, that lies within (6km) of the boundary of the Epping Forest SAC, such as that currently proposed, will have a significant effect on the ecological integrity of the Epping Forest SAC due to recreational impacts. Such development is therefore required to contribute to the mitigation of development impacts on the SAC via the provision of SANGs.
- 7 The Council propose that the £250k contribution to the LVRPA would help fund measures within the Park to make its open spaces more robust and useable and improve the resilience of the Park's habitats to disturbance. This would help act as SANGs that future residents may use rather than going to the Epping Forest SAC and could meet part of the developments SANGs requirement. The Council is required to discuss any potential SANGs projects with Natural England and obtain their agreement that the measures are appropriate as SANGs measures. It is understood that any projects on the schedule that do not meet Natural England's SANGs requirements will still be funded as part of the £250k Section 106 contribution.
- 8 The attached draft Schedule of Projects has been submitted to LBWF for discussion with Natural England and the applicant. The majority have been drawn from the Authority's project list. They include a range of measures to improve and create habitats, enhance access routes, and deliver improved interpretation and information about the Park to enable new and existing visitors to engage with the Park. The projects also include a £50k contribution to the sustainable water management project at Middlesex Filter Beds, £30k towards the River Lea Restoration project as well as a tree planting scheme which would assist the Council in meeting its climate mitigation objectives.
- 9 It is hoped that a final agreed list of projects including those considered suitable as SANGs measures will be available by mid-January 2022 ready to be considered as part of the proposed development at the LBWF's planning committee.

ENVIRONMENTAL IMPLICATIONS

- 10 There are no environmental implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

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

HUMAN RESOURCE IMPLICATIONS

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

LEGAL IMPLICATIONS

- 13 There are no legal implications arising directly from the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

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

EQUALITY IMPLICATIONS

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

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PREVIOUS COMMITTEE REPORTS

Regeneration & Planning Committee	RP/55/21	Planning Consultation by London Borough of Waltham Forest	18 November 2021
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Demolition of Existing Structures and Redevelopment of Three Land Parcels to Deliver 345 X Residential Units (Use Class C3), 2427 Sqm (G1a) Commercial Floorspace (Use Class E) and Community Floorspace (Use Class F2) in Buildings of up to 26 Storeys. Associated Development Including New Public Realm Areas, Tree Planting and Landscaping, Accesses, Parking and Servicing Facilities. At Lea Bridge Road, Location As Follows:

Site 1 Adjoins Railway Overpass

To Southern Boundary, Railway
To West And Argall Way To
North And East
Site 2 Adjoins Orient Way To
West, Lea Bridge Road To The
North And Rear Of Elm Park
Site 3 Adjoins Railway Overpass
To North, Railway To West And
Orient Way To South And East

APPENDICES ATTACHED

Appendix A	Location Plan
Appendix B	Outline schedule of Section 106 projects

LIST OF ABBREVIATIONS

LBWF	London Borough of Waltham Forest
SSSI	Site of Special Scientific Interest
SAC	Special Area of Conservation
SANG	Suitable Alternative Natural Greenspace
HRA	Habitats Regulations Assessment

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Proposed redevelopment of 3 sites adjacent to Lea Bridge Station for 345 residential units.

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Outline Schedule of S106 Mitigation Projects – costs indicative

Lea Bridge Station Sites Application

Project One - Improvements to visitor infrastructure £44K

Enhancements are required to the existing visitor infrastructure to improve footpath links from Lea Bridge Road and other key access points on to and through the Regional Park. This will encourage safe and accessible access to the Park's greenspaces and manage the potential increase in visitor numbers.

Identified locations for enhancement works include; Leyton Marsh through to Kings Head Bridge, WaterWorks Fields linking existing paths and entrances to Walthamstow Marshes.

Project Two - Visitor engagement £26K

Improvements to the existing visitor engagement offer is sought to encourage new residents to visit and appreciate the Regional Park. This will be delivered through new homeowner material, information provision within the development footprint and in the Regional Park, alongside information online.

Provision on site of innovative interpretation will help encourage greater understating and appreciation of the Park. A bespoke engagement programme to raise awareness of the area for new residents alongside existing visitors will be organised. This enhanced visitor engagement offer will enthuse new residents about the Park on their doorstep, highlight the intrinsic value of the area and engage them with the wider community.

Project Three - Access to nature £130K

The Regional Park is an important area for biodiversity; its urban setting can provide city dwellers with up close interaction with nature although increased usage can impact on the long-term biodiversity value through the disturbance and displacement of key habitats and species. Work to enhance the robustness of sites for biodiversity, providing refuges for nature amongst the open access and to allow wildlife to co-exist alongside visitors is fundamental to allowing visitors these interactions with nature. Schemes to enhance the biodiversity value of the sites and public enjoyment of nature will include the creation of a Kingfisher nest bank away from disturbance but with views from existing infrastructure; vital management on Walthamstow Marshes SSSI and contributions towards the rewetting of Middlesex Filter Beds and the restoration of the River Lea.

Project Four- Climate mitigation £50K

Areas of trees and scrub can help moderate temperature extremes, provide important habitat for a range of biodiversity and improve air quality, all important functions in an urban environment. The Authority will plant a number of semi-mature trees alongside other tree and woodland fringe planting on sites including in the WaterWorks Fields where it will also provide an important buffer to the railway line and existing industrial units, reducing light pollution.

Project Details

Project Number	Project Deliverables	Location	Estimated cost
Project One Improvements to visitor infrastructure	Path improvements to a key east/west link across Leyton Marsh.	Leyton Marsh	£15,000
	Site access improvements (approx. 180m) onto WaterWorks Fields to help manage pedestrian & cycle movement and reduce encroachment	WaterWorks Fields	£25,000
	Visitor management improvements to the path network to minimise the potential conflicts between pedestrian and cyclist users.	Walthamstow Marshes	£4,000
			£44,000
Project Two Visitor engagement	Homeowner information – Information about the local sites and their wildlife value designed for relevant websites and leaflet/poster for communal areas	Development site	£2,000
	Engagement programme & events to introduce new residents to the local area	Walthamstow Marshes, Leyton Marsh, WaterWorks area	£14,000
	Interactive Interpretation for Essex Filter Beds Hide and nature reserve	Waterworks Nature Reserve	£10,000
			£26,000
Project Three Access to Nature	Habitat restoration & management to protect & improve robustness of habitat on Walthamstow Marshes SSSI	Walthamstow Marshes	£15,000
	River Lea Restoration project – contributions sought to enhancements along the River Lea/LBWF boundary to increase biodiversity & help manage visitor pressure.	WaterWorks Fields	Contribution of £30,000

Appendix B to Paper E/748/21

	New Kingfisher Bank	WaterWorks Nature Reserve	£5,000
	Water Supply to Middlesex Filter Beds to restore wetland habitat and improve biodiversity	Middlesex Filter Beds	Contribution of £50,000
	Improved provision for conservation grazing on Walthamstow Marshes SSSI	Leyton Marsh, Walthamstow Marsh	£30,000
			£130,000

Project Four Climate mitigation	Tree Planting including semi-mature trees –planting of trees and a fringe of woodland offers a good connecting habitat & buffer to existing industrial units and railway and reducing light pollution	Regional Park area	£50,000
			£50,000
			Total £250,000

