

**LEE VALLEY REGIONAL PARK AUTHORITY**

**REGENERATION & PLANNING COMMITTEE MINUTES  
25 APRIL 2024**

Members Present: Chris Kennedy (Vice Chairman) Heather Johnson  
Ken Ayling Gordon Nicholson  
John Bevan Paul Osborn  
David Gardner Richard Thake (Deputy Member for Graham  
Calvin Horner McAndrew)

Apologies Received From: David Andrews, Graham McAndrew, John Wyllie

In Attendance: Susan Barker

Officers Present: Beryl Foster - Deputy Chief Executive  
Claire Martin - Head of Planning  
Jon Carney - Corporate Director  
Cath Patrick - Conservation Manager  
Dan Buck - Corporate Director  
Marigold Wilberforce - Head of Property  
Julie Smith - Head of Legal  
Lindsey Johnson - Committee Services Officer

Part I

212 DECLARATIONS OF INTEREST

There were no declarations of interest.

213 MINUTES OF LAST MEETING

**THAT the Minutes of the Regeneration & Planning Committee meeting held on 29 February 2024 be approved and signed.**

214 PUBLIC SPEAKING

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

Calvin Horner arrived during the next item.

215 LONDON BOROUGH OF WALTHAM FOREST ON  
THE DRAFT LEYTON MILLS SUPPLEMENTARY  
PLANNING DOCUMENT

Paper RP/80/24

The report was introduced by the Head of Planning, informing Members that we are largely supportive of the Draft Leyton Mills Supplementary Planning Document, but have requested some changes to the site specific guidance text for Eton Manor to ensure the site's expansion and improvement of the sporting and recreational offer. The Chairman of the Authority felt that the requested changes for Eton Manor focussed too heavily on sport and

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that we should also mention Part Act compliant uses and development such as visitor accommodation. The Head of Planning responded, stating that this could be included under their 'Metropolitan Open Land (MOL) and Sporting Provision' section (page 17).

A Member asked if Suitable Alternative Natural Green Space (SANGS) meant that if we build on MOL at Eton Manor we would need to find another area to green within London Borough of Waltham Forest (LBWF). The Head of Planning responded stating that LBWF already have a SANGS Strategy which we were consulted on, their proposals for green uplift at Eton Manor are different in their SANGS Strategy to what is being proposed in their Supplementary Planning Document, so we need to seek clarity. We are committed to working with them to improve the entrance to Eton Manor and other links within the Olympic Park.

A Member asked about 18+ storey buildings and their impact on the Park when they border our land. The Head of Planning responded stating that we would wish tall buildings to step down when bordering our land and that our concern with 18+ storey buildings is that there is no set limit on their height.

**(1) the comments as set out in Appendix A to Paper RP/80/24 as the Authority's formal response to the consultation by the London Borough of Waltham Forest on the draft Leyton Mills Supplementary Planning Document was approved with the following amendment:**

**(a) a sentence be added to the 'Metropolitan Open Land and Sporting Provision' section to make mention of our remit for recreation and visitor accommodation as Park compliant development which could take place at Eton Manor. The wording to be delegated to the Head of Planning in consultation with the, Chairman and Vice Chairman of the Regeneration & Planning Committee and the Chairman of the Authority.**

216 LONDON BOROUGH OF ENFIELD PRE-SUBMISSION  
REGULATION 19 CONSULTATION ON THE DRAFT  
LOCAL PLAN 2019-2041

Paper RP/81/24

The report was introduced by the Head of Planning informing Members that matters still outstanding from the previous consultation relate to lack of policy support for the Park, its remit, the Park Development Framework and the need for minor amendments to the text on Picketts Lock.

A Member suggested that we highlight again the pressure that the Park faces from developments which result in greater visitor numbers. The Vice Chairman replied stating that this could be added somewhere within the letter.

A Member queried why their Local Plan is seeking 20% Biodiversity Net Gain (BNG) when the government have set it at 10%. The Head of Planning responded stating that Local Authorities are allowed to set a higher percentage, however, they will need to justify it to the Planning Inspectorate, London Borough of Enfield might argue that they have set it at 20% to help rewild their borough.

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A Member asked whether there is ambition to reduce the large car park at Picketts Lock due to modal shift, meeting CO2 emissions and helping to green the area. The Head of Planning responded stating that we would want to keep the current site allocation at Picketts Lock in order to facilitate any future projects there as car parking would be a key issue for any future planning applications. The Deputy Chief Executive added that due to the lease we have with the cinema at the site we are obliged to provide approximately 1073 car parking spaces. The Head of Planning added that public transport is an issue for that site. The Member added that ambition to improve public transport should also be included in the Local Plan. The Head of Planning responded that this is mentioned on Page 22 of Paper RP/81/24, where development of the site would require improvements to bus routes along with improved pedestrian/cycle routes.

- (1) **the representations as set out in Appendix A to Paper RP/81/24 as the Authority's formal response to consultation by the London Borough of Enfield on the Pre-Submission draft Local Plan 2019 – 2041 as approved, with the following addition:**
- (a) **highlight in the letter the pressure that the Park faces from developments resulting from greater visitor numbers.**

217	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)	Paper RP/82/24
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The report was introduced by the Head of Planning, who informed Members that we looked at a similar application for this site two years ago. The changes are that they have reduced the number of residential units to 81 and taken out the community building. They still wish to relocate the stables further into the site and develop a new road. Our concerns are that there are no public transport links to support the development and the site is not included in Epping Forest District Council's Local Plan for housing. It is recommended that an objection is made on similar grounds as previously raised.

A Member asked whether the indicative costs at Appendix C had been uplifted. The Head of Planning responded stating that the costs at Appendix C have not been uplifted and would only come into play if the application was approved, at which point we would go back through it and re-cost.

A Member asked that as the site is within the Park, what power we had over the land. The Head of Planning responded stating that as we are a statutory consultee not the land owner, it would be for the Local Planning Authority to decide.

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- (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;

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

218 PREPARING FOR BIODIVERSITY NET GAIN

Paper RP/83/24

The report was introduced by the Head of Planning, where Members were informed that the Executive Committee had received the report attached as Annex A to Paper RP/83/24 earlier this morning and approved the recommendations, with the addition under recommendation 3 that officers would offer a discussion with the Authority as to any assistance it may be able to consider providing in relation to the BNG process.

A Member suggested that we might like to offer a paid consultancy service on Biodiversity Net Gain to riparian authorities where planning applications fell within the Park or would impact upon the Park. The Deputy Chief Executive responded stating that this is something we could look into.

- (1) the content of Executive report E/850/24 attached as Annex A to Paper RP/83/24 and the recommendations as regards the Authority's planning consultee role were noted.

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Chairman

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Date

The meeting started at 11.30am and ended at 12.20pm.