

To: David Andrews (Chairman) Graham McAndrew
Chris Kennedy (Vice Chairman) Gordon Nicholson
John Bevan Paul Osborn
David Gardner Mary Sartin
Calvin Horner John Wyllie
Heather Johnson

A meeting of the **REGENERATION AND PLANNING COMMITTEE** (Quorum – 3)
will be held at Myddelton House on:

17 NOVEMBER 2022 AT 11.30

at which the following business will be transacted:

AGENDA

Part I

1 To receive apologies for absence.

2 **DECLARATION OF INTERESTS**

Members are asked to consider whether or not they have disclosable pecuniary, other pecuniary or non-pecuniary interests in any item on this Agenda. Other pecuniary and non-pecuniary interests are a matter of judgement for each Member. (Declarations may also be made during the meeting if necessary.)

3 **MINUTES OF LAST MEETING**

To approve the Minutes of the Meeting held on 22 September 2022 (copy herewith).

4 **PUBLIC SPEAKING**

To receive any representations from members of the public or representative of an organisation on an issue which is on the agenda of the meeting. Subject to the Chairman's discretion a total of 20 minutes will be allowed for public speaking and the presentation of petitions at each meeting.

- 5 **PLANNING CONSULTATION BY BROXBOURNE BOROUGH COUNCIL** Paper RP/63/222
FULL PLANNING APPLICATION FOR THE ERECTION OF A 5,650 SQM INDUSTRIAL / WAREHOUSE BUILDING, SERVICE YARD AND PARKING INCLUDING ACCESS ONTO RATTY'S LANE. REF 07/22/0844/F.
LAND AT RATTY'S LANE HODDESDON, HERTFORDSHIRE, EN11 0RF

Presented by the Head of Planning

- 6 **PLANNING CONSULTATION BY THE BOROUGH OF WALTHAM FOREST** Paper RP/64/22
HYBRID PLANNING APPLICATION (PART DETAILED AND PART OUTLINE) FOR THE PHASED DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES (EXCLUDING UPLANDS HOUSE), SITE PREPARATION WORKS, AND COMPREHENSIVE INDUSTRIAL-LED MIXED-USE REDEVELOPMENT OF PARTS OF UPLANDS BUSINESS PARK AND FOREST TRADING ESTATE, BLACKHORSE LANE, WALTHAM FOREST, LONDON, COMPRISING:
DETAILED APPLICATION FOR THE CONSTRUCTION OF ONE 3 STOREY BUILDING AND ONE 4 STOREY BUILDING (BLOCKS A1 AND A2) OF FLEXIBLE INDUSTRIAL FLOORSPACE AND ONE MIXED-USE 18 STOREY BUILDING (BLOCK B) COMPRISING 119 RESIDENTIAL DWELLINGS OF FLEXIBLE INDUSTRIAL FLOORSPACE, AS WELL AS ANCILLARY YARD AREAS; CAR/CYCLE PARKING; AMENITY; PLANT; PUBLIC, COMMUNAL, AND PRIVATE REALM; SOFT/HARD LANDSCAPING; INFRASTRUCTURE, ACCESS, AND HIGHWAY WORKS; AND OTHER ASSOCIATED WORKS; AND OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR CONSTRUCTION OF UP TO EIGHT DEVELOPMENT PLOTS (WITH MAXIMUM BUILDING HEIGHTS RANGING FROM 22.6M A.O.D. (PLOT C), UP TO 145.0M A.O.D. (PLOTS D AND H), COMPRISING UP TO 167,398SQM (GEA) RESIDENTIAL FLOORSPACE, UP TO 14,824 SQM (GEA) OF FLEXIBLE INDUSTRIAL FLOORSPACE AND UP TO 5,000 SQM (GEA) OF CLASSES E AND F AND SUI GENERIS (DRINKING ESTABLISHMENT/BAR) FLOORSPACE, AS WELL AS ANCILLARY YARD AREAS; CAR/CYCLE PARKING; AMENITY; PLANT; PUBLIC, COMMUNAL, AND PRIVATE REALM; SOFT/HARD LANDSCAPING; INFRASTRUCTURE, ACCESS, AND HIGHWAY WORKS; AND OTHER ASSOCIATED WORKS.

Presented by the Head of Planning

- 7 **Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.**
- 8 **Consider passing a resolution based on the principles of Section 100A(4) of the Local Government Act 1972, excluding the public and press from the**

meeting for the items of business listed on Part II of the Agenda, on the grounds that they involve the likely disclosure of exempt information as defined in those sections of Part I of Schedule 12A of the Act specified beneath each item.

AGENDA
Part II
(Exempt Items)

- 9 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.

9 November 2022

Shaun Dawson
Chief Executive

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LEE VALLEY REGIONAL PARK AUTHORITY

REGENERATION & PLANNING COMMITTEE MINUTES 22 SEPTEMBER 2022

Members Present: David Andrews (Chairman) Graham McAndrew
 Chris Kennedy (Vice Chairman) Gordon Nicholson
 John Bevan Paul Osborn
 David Gardner Mary Sartin

Apologies Received From: Calvin Horner, Heather Johnson, John Wylie

Officers Present: Shaun Dawson - Chief Executive
 Claire Martin - Head of Planning
 Jon Carney - Corporate Director
 Cath Patrick - Conservation Manager
 Lindsey Johnson - Committee Services Officer

Part I

152 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	Prejudicial
David Andrews	Item 5	Member of Hertfordshire County Council	Non-Pecuniary ✓
Graham McAndrew	Item 5	Member of Hertfordshire County Council Environment Cabinet Panel and Deputy Cabinet Member for Transport	Non-Pecuniary
Gordon Nicholson	Item 5 & 6	Member for Broxbourne Borough Council and Trustee of Herts Young Mariners Base	Non-Pecuniary
Mary Sartin	Item 5	Member of Epping Forest District Council	Non-Pecuniary

153 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 24 February 2022 be approved and signed.

154 PUBLIC SPEAKING

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

REGENERATION & PLANNING COMMITTEE MINUTES 22 SEPTEMBER 2022

155 HERTFORDSHIRE COUNTY COUNCIL CONSULTATION
MINERALS AND WASTE DRAFT LOCAL PLAN 2040
(REGULATION 18)

Paper RP/62/22

The Head of Planning introduced the report, explaining to Members that the key points of her letter attached as Appendix A to Paper RP/62/22, was that the draft local plan needs to reference both the Lee Valley Regional Park and the Park Development Framework; functionally linked habitats for biodiversity need to be recognised in the draft local plan; we need to understand what is meant by 'valued landscape'; and how mineral extraction from the Briggens Estate will be transported.

Members discussed how a new access route through the Park is likely to be detrimental. It would be important to ensure that mitigation measures were in place before any mineral extraction took place. A Member suggested that it might be beneficial to have a guided tour with Tarmac on the Briggens Estate to better understand the area and the impacts mineral extraction would have on the Regional Park.

Members discussed how conveyors might move the mineral extraction around the county and how the mineral extraction might tie in with the development of the Gilston Garden Village.

(1) the comments as set out in Appendix A to Paper RP/62/22 as the Authority's formal response to the consultation by Hertfordshire County Council on the draft Minerals and Waste Local Plan 2040 (Regulation 18 version) was approved with the following amendments:

(a) page 10 – 'It is essential that this reference also included...'; and

(b) page 11 – 'Where a development site has wetland habitats, (as in the case of the Lee Valley SPA/Ramsar site located within the Lee Valley Regional Park) the ecological assessment should be carried out in conjunction with the Lee Valley Regional Park Authority to determine whether the site may be used by key bird species noted in the SPA or Ramsar citations'.

156 PLANNING CONSULTATION BY BROXBORNE
BOROUGH COUNCIL. REDEVELOPMENT OF LAND
AT DELAMARE ROAD TO PROVIDE A RESIDENTIAL
LED MIXED USE DEVELOPMENT COMPRISING 471
RESIDENTIAL UNITS AND ANCILLARY RESIDENTIAL
FLOORSPACE; UP TO 2436SQM OF NON-RESIDENTIAL
FLOORSPACE INCLUDING OFFICE (CLASS E(G)(I) LIGHT
INDUSTRIAL (CLASS E(G)(III) LEISURE (CLASSES E(D)
AND SUI GENERIS), COMMUNITY (CLASS E(F) AND
CLASS F1)) FLOORSPACE AND RETAIL (CLASS E(A) (B)
(C)) A NEW LOCAL CENTRE, PLAZA, LANDSCAPING, CAR
PARKING, CYCLE PARKING, PEDESTRIAN CYCLE AND
VEHICULAR ROUTES AND ASSOCIATED WORKS.
REF: 07/22/0597/F PARCELS 12 & 13 LAND AT DELAMARE
ROAD, CHESHUNT, EN8 9AP.

Paper RP/60/22

REGENERATION & PLANNING COMMITTEE MINUTES 22 SEPTEMBER 2022

The report was introduced by the Head of Planning, explaining to Members that the key issues were around the height of 14 storeys for the Landmark building and 8 storeys for the Wayfinder building, as these will be visible from the River Lee Country Park and will interrupt the feeling of seclusion that the area currently enjoys. Members commented that the original outline planning consent only allowed for a maximum of 7 storeys and Broxbourne Borough Councils Local Plan limits buildings in the area to 8 storeys.

Members expressed concerns that the height of these buildings represented a 'Londonisation' of Cheshunt and likened the plans for the heights of the blocks to Tottenham Hale.

A Member expressed concerns over light pollution from the development into the River Lee Country Park.

Members expressed concerns over the number of parking spaces allocated. The Head of Planning informed Members that a ratio of 1:1 had already been agreed in the outline planning documents. The Chairman suggested that our concerns be expressed regarding this.

The Chairman suggested that the Authority commission some photographs from known datum points in order to better understand how the encroachment of developments are affecting the Regional Park.

- (1) the Authority objects to the current application on the grounds that:**
 - (a) the height of the landmark building within Block 8, at 14 storeys will have a negative impact on the visual and recreational amenity of visitors to the River Lee Country Park and undermine the secluded and attractive landscape character of the area. The landmark building should be reduced in accordance with the heights consented under the outline consent, and parameter plans, Broxbourne Borough Council's Local Plan policy and to take account of its location in relation to the Regional Park;**
 - (b) further consideration needs to be given to the design of buildings within Block 8, in particular the bolt on balconies which face onto the Regional Park boundary, to reassure the Authority that disturbance from light pollution will not adversely impact upon the ecology of the Park, the biodiversity buffer, or the green biodiverse roofs proposed as part of the development;**
- (2) that should the Council be minded to approve the above application, then the Authority would wish to see conditions included to ensure that:**
 - (a) a lighting strategy is provided and designed in accordance with the 'Institute of Lighting Professionals (2018), Bats, and Artificial Lighting in the UK Guidance Note 08/18';**
 - (b) a Construction Environmental Management Plan is produced;**

REGENERATION & PLANNING COMMITTEE MINUTES 22 SEPTEMBER 2022

- (c) a Landscape Environmental Management Plan is provided with provision for on-site habitat and species monitoring based on agreed baseline targets and provision for enhancements if these are not met; and**
- (d) Section 106 monies area allocated to the River Lee Country Park proportionate to the uplift in residential units, in order fund further visitor infrastructure improvements, and habitat enhancements to mitigate for the increased recreational impacts.**

INFORMATIVE:

Given the highly accessible location of the current development adjacent to Cheshunt Station, Members expressed concern at the number of car parking spaces provided as part of the development.

157 PLANNING CONSULTATION BY THE BOROUGH OF ENFIELD. DETAILS OF RESERVED MATTERS (SCALE, LAYOUT, ACCESS, EXTERNAL APPEARANCE AND LANDSCAPING) FOR 274 UNITS IN RESPECT OF PLOT Z02-01 WITHIN BUILDINGS FROM 10 TO 16 STOREYS IN HEIGHT PURSUANT TO CONDITION 4 OF OUTLINE PLANNING PERMISSION 19/02718/RE3 DATED 31ST MARCH 2022 FOR DEVELOPMENT OF PHASE 2 OF MERIDIAN WATER COMPRISING RESIDENTIAL, PURPOSE BUILT STUDENT ACCOMMODATION AND/OR LARGE SCALE PURPOSE BUILT SHARED LIVING; HOTEL, COMMERCIAL DEVELOPMENT; RETAIL, SOCIAL INFRASTRUCTURE, A PRIMARY SCHOOL, HARD AND SOFT LANDSCAPING, NEW PUBLIC OPEN SPACES INCLUDING EQUIPPED AREAS FOR PLAY, SUSTAINABLE DRAINAGE SYSTEMS, CAR PARKING PROVISION, AND FORMATION OF NEW PEDESTRIAN AND VEHICULAR ACCESS (ALL MATTERS RESERVED). AT: MERIDIAN WATER, FORMER GAS HOLDER SITE, LEESIDE ROAD, LONDON, N18 2HR.

Paper RP/61/22

The report was introduced by the Head of Planning explaining to Members that details for the design of Leaside Road and the new bridge sit outside this application and have yet to come forward for our approval. Meridian Water will be a transformative development, however, the positioning of the taller buildings adjacent to the Park will be detrimental to the visual amenity. Whilst the height of 16 storeys have already been agreed in the outline planning permission, reconfiguring the orientation so that the smaller blocks face the Park with the larger ones behind, would minimise the impact upon the Park.

Members expressed concern over whether the blocks would be multi-coloured and suggested that the Head of Planning discuss this with the case officer at London Borough of Enfield.

A Member expressed concern over the pollution of light from the blocks.

- (1) that the London Borough of Enfield be informed that whilst the Authority**

REGENERATION & PLANNING COMMITTEE MINUTES 22 SEPTEMBER 2022

notes the details of the reserved matters are of high quality and in accordance with the parameter plans, there are concerns about aspects of the building design and its scale. Further consideration should be given to the relationship between the development and the Regional Park in particular:

- (a) the siting of blocks A and D should be swapped with blocks B and C so the taller buildings are situated further back from the Regional Park in order to reduce their visual dominance and impact on the Regional Park;
 - (b) the treatment of the south and south east boundary of the development site to improve the physical and visual interface with Tottenham Marshes and create an attractive entrance point into the Regional Park;
 - (c) how future provision of safe routes for pedestrians and cyclists between Tottenham Marshes via the existing Leaside footbridge and Leaside Road and new bridge over Pymmes Brook will interface with this development – these matters to be addressed under the Meridian Water Strategic Infrastructure Works detailed application for Leaside Road and Bridge;
 - (d) the maintenance of the dark corridor alongside Pymmes Brook is important to the Authority and the biodiversity of the Regional Park, and alternative solutions should be sought to minimise light spill and light pollution as part of the landscape design along the eastern boundary of the site;
 - (e) a mix of native species should be incorporated into the site's planting palette, to help tie the development into the wider landscape and Regional Park and to be set out within a Landscape Environmental Management Plan;
 - (f) channel softening alongside the boundary of Pymmes Brook with the application site to include floating reedbeds and Sand Martin nest holes;
 - (g) the allocation of Section 106 monies towards establishing a safe and attractive means of access and public realm adjacent to the Park entrance at Tottenham Marshes to be delivered as part of the Leaside Rd element of the Meridian Water Strategic Infrastructure works; and
- (2) that the London Borough of Enfield be informed that the Authority would wish to be consulted on these matters in due course.

Chairman

Date

The meeting started at 11.30am and ended at 12.45pm.

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PLANNING CONSULTATION BY BROXBOURNE BOROUGH COUNCIL

**FULL PLANNING APPLICATION FOR THE ERECTION OF A 5,650 SQM
INDUSTRIAL / WAREHOUSE BUILDING, SERVICE YARD AND PARKING
INCLUDING ACCESS ONTO RATTY'S LANE. REF 07/22/0844/F.
LAND AT RATTY'S LANE HODDESDON, HERTFORDSHIRE, EN11 0RF**

Presented by Head of Planning

SUMMARY

This is an application for an industrial warehouse building (Class B2/B8) within a designated employment area located outside but adjacent to the Regional Park south of Ratty's Lane. The site is also designated as a Local Wildlife Site (LWS). The application includes a scheme of ecological mitigation and enhancement to compensate for the impact of the proposal on the LWS, which has degraded over the years. The Council's advisers on biodiversity the Herts Middlesex Wildlife Trust (HMWT) have highlighted the need for further work in relation to Biodiversity Net Gain (BNG) calculations to inform the ecological mitigation. Further detail on the proposed landscape boundary treatment alongside the Lee Navigation towpath is also required as this will help to screen the development from the Park and improve the waterside wildlife corridor. Therefore whilst it is recommended that in principle no objection be raised to the proposed development, this should be subject to the provision of suitable ecological mitigation and habitat creation, informed by the BNG process, a substantial planted buffer along the eastern boundary of the application site and details on lighting and management. A contribution is also sought to habitat enhancement works within the adjoining areas of the Regional Park as compensation for further loss to the LWS.

RECOMMENDATIONS

- Members Approve:
- (1) the Authority offers no objection in principle to the proposed development provided that:
 - (a) the development provides suitable ecological mitigation and habitat uplift informed by the Biodiversity Net Gain process, both within the application site and on the adjacent land to the south in order to establish a viable Local Wildlife Site and achieve a net gain in biodiversity as required by the Local Plan

policy;

- (b) a detailed habitat and landscape management plan is produced for the delivery and maintenance of the Local Wildlife Site, to be approved by the HMWT as ecological advisers to the Council;
- (c) a substantial buffer of native tree and shrub planting is provided and maintained along the eastern boundary of the application site, with a minimum width of 8m to be secured via a management agreement, this should include taller planting stock (10% to be min height 175cm) to achieve more immediate screening effect;
- (d) a lighting strategy is provided and designed in accordance with the 'Institute of Lighting Professionals (2018), Bats, and Artificial Lighting in the UK Guidance Note 08/18', this should ensure that the eastern edge of the site is maintained as a dark wildlife corridor;
- (e) a financial contribution via a Section 106 agreement is allocated for habitat enhancement works within the adjoining area of the Regional Park to compensate for the further erosion of the Local Wildlife Site in accordance with the Schedule attached as Appendix B; and
- (f) further detail is provided as to the treatment of land adjoining the towpath adjacent to the site entrance so as to improve the quality and amenity of the towpath and clarify whether access onto and from the towpath is to be provided for the public as well as employees.

DESCRIPTION OF APPLICATION SITE INCLUDING SITE HISTORY

- 1 The application site is located on the eastern part of the Hoddesdon Employment Area and sits outside but adjacent to the Regional Park. This area is also designated as a Local Wildlife Site (LWS), please refer to the plan at Appendix A to this report. To the east the site is bordered by the River Lee Navigation and its towpath, a public right of way, footpath 059. This is set within a well wooded corridor with the wider open spaces and water body of the Glen Faba area of the Regional Park beyond. To the north lies Ratty's Lane, the main access to the site, and the Hoddesdon Advanced Thermal Treatment Plant. To the west is the Biogen Energy Plant with further employment areas and industrial units to the south.
- 2 The application site plan as submitted encompasses an area of approximately

3.17 ha although it is the land on the larger northern portion of the site which will accommodate the proposed built development (red line area approx. 2.36ha identified as the application site). The site extends into the smaller southern portion 'the southern area' (shaded blue on the plan at Appendix A) via a narrow pinch point and this land is also in the applicants' ownership.

- 3 The site is currently vacant and consists of areas of scrub vegetation, hedges and trees, and overgrown ponds of varying sizes. Trees are more abundant in the southern portion of the site around the ponds and along parts of the eastern boundary where there is a mix of tree planting and self-set trees species of varying quality and ages. Within the site large areas have been cleared leaving open rough ground; it is understood this was required to remove asbestos from historical industrial activities. Electricity pylons and overhead power lines run through the site from north to south.
- 4 **Site History**
In March 2012 Hertfordshire County Council granted permission (ref. 7/0510 - 10) for a Sustainable Energy Facility (SEF) comprising an Advanced Thermal Treatment Facility (ATT) and an Anaerobic Digestion (AD) facility to enable the treatment of various type of waste, together with the creation of an eco-zone comprising landscaping, ecological enhancement and flood attenuation ponds on land at Ratty's Lane, Hoddesdon, Hertfordshire. The entire 6 ha application site was at that time designated as a County Wildlife Site (now known as Local Wildlife Sites) and the development as permitted included the creation of a 3.7ha Eco-zone to ensure part of the County Wildlife site would be set aside for the protection, management and enhancement of priority habitats and species. It should be noted that the current application site covers almost the same area (total area of the site both the northern and southern parts is 3.17ha) as this Eco-zone.
- 5 The Authority had concerns in respect of the SEF application and the intrusion of development into the Eco-zone and sought the inclusion of conditions to cover these matters. In particular a Section 106 agreement was sought to cover the provision of a detailed scheme for sustainable management of the retained "Ecological Zone" area, and contributions of £100,000 for habitat management works on Glen Faba and the River Lee focussing on otters and water voles (Ref ULV/45/10). The Authority received an 'Ecology Contribution' of £75,000 allocated by the County Council for ecological improvements in the vicinity of the site and this funded reedbed works at Glen Faba completed in 2019. Separately Herts and Middlesex Wildlife Trust (HMWT) received £125,000, towards the costs of surveying, assessing and reporting of Local Wildlife Sites.
- 6 The Eco-zone was intended to be kept in a favourable condition with a 20 year management plan to ensure it was restored and maintained. Condition 13 of the permission required the approval of a Management Agreement prior to the commencement of development, to provide for the future management of the Eco-Zone. It is understood the HMWT were also commissioned to undertake a management plan for the eco-zone but were unable to proceed with this due to the fact they were denied access to the site.

DESCRIPTION OF DEVELOPMENT

- 7 **Layout, Scale and Materials**
The applicant proposes the erection of a new 5,650sqm industrial warehouse building (Class B2/B8) central to the northern section of the site with associated

service and storage yards and parking. Storage yards will accept deliveries, store goods and deal with wider dispatch mainly using HGVs. Vehicle and pedestrian access will be from Ratty's Lane in the north. Amenity areas, tree and shrub planting are proposed throughout the site and Sustainable Urban Drainage measures are included by way of attenuation storage.

- 8 The main central industrial storage warehouse will have a maximum height of approximately 15m to the ridge from ground level and 14m approx. to the eaves. The lower office element, or northern wing offers two floors and is approximately 10m in height. The southern wing housing the plant and ancillary uses is the same height.
- 9 The scheme will be of a steel frame construction with insulated metal cladding panels. The elevations are broken up through the use of two contrasting panels with the main shed in horizontal long-span white grey panel, further broken up by vertical grey cladding panels. The low pitch roof has dark grey finish for its edges and accessories. The northern accommodation wing will be clad in the vertical grey cladding with horizontal strip windows to the office space and full height glazing screens to the entrance. The southern wing will be clad in vertical grey cladding.
- 10 The main service and parking yard sits behind or to the west of the building. A number of access points are included in this elevation of the main shed for HGV deliveries and general access. The remainder of the site to the north is indicated as yard space. No built development is shown on the southern area beyond the pinch point other than a roadway for maintenance vehicles although the landscape plan indicates planting, habitat enhancements and pond works.
- 11 **Access and Parking**
Access along Ratty's Lane using the existing entrance into the site from the northern boundary is to be retained and improved to cater for all vehicles, cyclists and pedestrians. It will be widened to allow for HGV access and a 3m wide shared footway/cycleway will be created leading south to the warehouse. At this entrance point the applicant proposes to provide access to the River Lee Navigation towpath. The scheme allows for 56 car parking spaces, plus 5 disabled parking spaces, 15 light goods vehicle spaces, 16 cycle spaces, 1 side loading and 4 rear loading HGV parking bays.
- 12 **Landscaping**
It is proposed to retain existing landscaping where possible generally in the north eastern corner of the site adjacent to the site entrance and on the southern part of the south area close to the site boundary. A number of trees and tree groups are to be removed in line with the recommendations of the Arboricultural Report, both close to the site entrance and along the eastern boundary of the site. A Landscape Plan is included as part of the application and this proposes new planting to be concentrated along the eastern boundary to create a 2m wide green corridor and buffer with new native tree and hedge planting of varying sizes.
- 13 In the southern area existing remaining woodland is to be enhanced through the planting of further native deciduous trees. Alongside this a large proportion of the southern area (circa 8345sqm) is proposed as open mosaic habitat with areas of bare ground and shallow depressions to create pools at times of high rainfall. The southernmost pond is to be retained and planted

with appropriate native aquatic species suitable for Great Crested Newt (GCN) habitat. The administrative northern wing of the industrial building will include a green/brown roof (circa 511sqm) and the parking bays on the eastern side of the warehouse will be grasscrete.

14 Ecology

The application is accompanied by an Ecological Impact Assessment. This describes the site as “an unmanaged Local Wildlife Site, which had been recently partially cleared..” It found the site to be of moderate ecological value with GCN presence confirmed on site and good quality bird nesting habitat and some low suitability bat roosting trees also identified on site.

15 A series of ecological mitigation, compensation and enhancement measures are to be incorporated into the scheme including translocation of GCN under EPSML licence from the northern development area to a restored pond in the southern part of the site. Other damp areas and ponds (2no to be created) are to be accommodated within the landscape proposals. Also proposed are improvements to the grassland habitat conditions by planting with native species, construction of refuge and hibernacula for reptiles, amphibians and invertebrates and construction of an artificial badger sett to support badgers within the local area. Vegetation clearance works are to be carried out outside bird nesting season and precautionary methods to be adopted for vegetation clearance and felling of trees.

16 Enhancement measures include the use of native species in order to enhance the ecological value of the site for local populations of invertebrates, birds, bats and small mammals. The exact nature of the enhancement measures are to be guided by the BNG calculation. However the BNG assessment identified a loss of 1.84 units (7.41%) so an off-site contribution is proposed. This to be secured to deliver an overall 10% net gain through the Section 106 agreement.

17 Lighting and Flood Risk

The applicant has not included any details on lighting but recognises the need for an appropriate lighting scheme, sympathetic to the sites location that minimises pollution. It is proposed that this matter be dealt with via an appropriate condition.

18 The site is located within Flood Zones 2 and 3 as defined by the Environment Agency and vulnerable to fluvial flooding from the River Lea and surface water flooding. A Flood Risk Assessment and Drainage Strategy has been submitted with the application. Hydraulic modelling shows that the majority of the site is in Flood Zone 1. All developed areas of the Site in Flood Zone 1 and 2 are to be raised above 200mm, with the finished floor level of the building raised at least 300mm above the flood level.

POLICY CONTEXT

19 Local Plan

The application site has a dual notation and is designated in the Broxbourne Local Plan 2018 – 2033 as both part of Employment Area ED2 and as a Local Wildlife Site (Policy NEB1 and NEB2). Policy ED2 ‘Employment Areas’ states that designated Employment Areas are:

“reserved for employment use and other uses which support, or are wholly compatible with, the designation”.

Within these areas the Council welcomes proposals for redevelopment and intensification of sites for uses within the B1 and B2 use classes with flexible floorspace capable of adaption.

- 20 Policy NEB1 General Strategy for Biodiversity expects development proposals to apply the mitigation hierarchy of avoidance, mitigation and compensation and that proposals should result in net gains to biodiversity wherever possible. It also states that the Council will seek the creation of new networks of biodiversity, as well as the extension, enhancement and active management of existing sites. Policy NEB2 Wildlife Sites states under 'Locally designated sites of wildlife value'

V. Development on, or which negatively affects, a Local Wildlife Site or Local Nature Reserve, as shown on the Policies Map, will not be permitted unless:
(a) local development needs significantly outweigh the nature conservation value of the site; and
(b) the development provides appropriate avoidance or mitigation, and as a last resort compensation measures to offset any detriment to the nature conservation interest on the site.

- 21 Local Plan Policy NEB4: 'Landscaping and Biodiversity in New Developments' seeks to ensure proposals for new development submit details on how existing landscaping will be protected, enhanced and integrated into the development. Connections to biodiversity features and habitat networks outside of the site should be made, particularly through the use of a strong landscape framework and green infrastructure to strengthen and widen wildlife corridors. Landscaping schemes should maximise their benefits to biodiversity by using locally appropriate native species wherever possible.

- 22 Policy W1: Improving the Quality of the Environment states that:

"I. The Council will resist any development which has an adverse impact on river channel stability or quality and the potential to significantly damage wildlife habitats;" and

"IV. A landscaped buffer strip of an appropriate size should be maintained alongside all main rivers and ordinary watercourses."

Buffer strips, which set development back from the edge of a river or stream, are considered an essential element in making space to allow natural processes to take place and for wildlife habitats.

- 23 **Park Development Framework**

Park Development Framework (PDF) Strategic Policies address development outside the Regional Park boundaries. Policy E2 states:

"E2: Development proposed on sites either within or outside the Park which could adversely impact on its amenity will be resisted or planning obligations sought in line with other policies within this Plan".

Policy D3 contains the following guidance:

"D3: Work in partnership with riparian councils to ensure that the design and layout of new development on sites both within the Regional Park and adjacent to its boundary:

- a) enhances the Park avoiding detrimental impact on its ecological and

heritage assets;"

- 24 Park Development Framework (PDF) Area Proposals (7.A.3 Wetland Park Central and North: Glen Faba and Roydon) for the Glen Faba area of the Regional Park adjacent to the application site, seek to maintain the current positive conservation management status of the Glen Faba Local Wildlife site and undertake habitat improvements. Access to nature and improved pedestrian and cycle access generally for informal recreation is sought to enable circular routes using the existing routes alongside the River Lee Navigation and River Stort.
- 25 The Authority's Landscape Strategy identifies the strong framework of trees surrounding the River Lee Navigation as important in terms of shielding the Park from the industrial and urban development outside the Park on its western boundary. This mature framework of trees (within the Park and on its boundary) contributes to the sense of relative tranquillity and naturalness within the Glen Faba area of the Park. Any new development should fit within and respond to the established landscape framework of trees and vegetation and not erode or fragment it or result in loss of mature vegetation.

PLANNING APPRAISAL

26 Principle of Development

The application proposal is for an employment use – expected to provide circa 50 full time jobs following construction - located within a designated Employment Area outside but adjacent to the Regional Park. In this respect the proposal would be considered acceptable. However the application site is also designated as a Local Wildlife Site and retains some ecological value. The principle issues of relevance to the Authority are considered to be impacts on the ecology, in particular of the adjacent Park area, visual impacts in relation to visitor amenity and recreational use of the Park and the need for further detail on access between the site and the towpath.

27 Ecology

The application site is a designated a LWS and despite its lack of management and the clearance of vegetation across part of the site is considered to be of moderate ecological value. It will therefore contribute to some extent to the ecology and nature conservation value of the adjoining Park areas particularly in relation to the waterway corridor where existing trees and vegetation along the eastern boundary, and within the southern portion of the site, contribute to the wooded nature of the River Lee Navigation corridor and the network of linked waterside spaces further within the Park.

- 28 However as the LWS has degraded due to lack of management and recent clearance works the planting and habitat improvements proposed as part of the application – in the north corner of the site, along its eastern boundary and on the southern part around the existing pond – will improve the value of the site and its contribution to the wider biodiversity of the area, even within the reduced area available. These mitigation measures will need to be secured by conditions should the Council decide to grant permission and a mechanism for their long term management secured.

- 29 These improvements would need to meet the requirements of the NPPF and the Local Plan policy by providing suitable mitigation and compensation and provide a measurable net gain in biodiversity. Currently the BNG assessment has

identified a loss of 1.84 units (7.41%). It is understood that the HMWT who advise BBC on ecological matters are querying the current assessment and the baseline used for calculations and are seeking corrections to the metric. Their calculations give a total net loss of 2.31 units or 9.19%. Under the Environment Act 2020 a 10% unit increase is considered to be the minimum to deliver a net gain. A revised BNG calculation is to be provided by the applicant to address these concerns.

- 30 To compensate for the further erosion of the LWS it is also considered appropriate to seek S106 contributions for habitat improvement projects within the adjoining areas of the Regional Park. These projects have not been designed to contribute to any biodiversity net gain calculation as this is a separate matter. Details of the relevant projects are included in the schedule of projects at Appendix C.
- 31 The treatment of the eastern boundary of the site alongside the Lee Navigation and the Park should also be reviewed as part of the wider ecological and landscape plans to ensure a substantial buffer of native tree and shrub planting can be established and a functioning wildlife habitat secured. The buffer planting should include taller planting stock (10% to be min height 175cm) to help achieve a more immediate screening effect. This would help to maintain the continuity of the waterside wildlife corridor and to buffer the Park from the built form and associated activities within the application site. The location of the industrial warehouse and associated parking and access brings the built footprint close to this buffer area in the middle of the site. Further detail on the width of the buffer area is needed – as a minimum it should be 8m wide but ideally this should be wider as appropriate to enable a sustainable wildlife corridor. Broxbourne Borough Council Local Plan policy W1 considers buffer strips as essential along the water's edge to provide sufficient space "to allow natural processes to take place and for wildlife habitats".
- 32 A lighting strategy will be important in terms of biodiversity and will need to be conditioned should the Council be minded to grant consent. This should be designed in accordance with the 'Institute of Lighting Professionals (2018), Bats, and Artificial Lighting in the UK Guidance Note 08/18'. Any lighting should be kept to a minimum and not illuminate the waterside buffer planting or the southernmost part of the site so as to maintain a dark wildlife corridor alongside the towpath and Navigation. This is particularly important give the proximity of the access road to the proposed buffer.
- 33 **Visual Impacts**
The proposed industrial warehouse will be visible to users of the towpath both prominent above and in views through the boundary fencing to the site. It will however sit and be viewed as part of the employment area which already consists of a number of large industrial style shed structures. The Rye House Power Station is also clearly visible as part of the views experienced as people move along the towpath. Similarly in the more distant views across Glen Faba lake it may be visible alongside the other buildings within the employment area through gaps in the tree line.
- 34 Clearly the provision of an appropriate buffer along the eastern edge of the application site will be important in screening views for visitors walking and cycling along the towpath and boating on the Navigation. It is therefore essential that a sufficiently wide buffer is provided and maintained both for biodiversity reasons and for the amenity improvements it will deliver for users of

the Park. This would be in accordance with the Authority's landscape strategy guidelines.

35 Access Issues

Ratty's Lane lies outside the Park and is not promoted as an access link into the Park. It is a poor quality but busy access road, with no pavements, servicing employment uses with regular HGV movements. The availability of public access onto and from the towpath for pedestrians and cyclists is unclear. Various fences and a barrier across the road are present at the eastern end of Ratty's Lane where it terminates in an area of hardstanding currently used for informal parking including a storage container. This area also lies outside the current application site, although appears to be in the ownership of the applicant. It is not clear from the details submitted with the application how access onto the towpath will be secured or whether there will be a gated access provided for employees only. Further detail is required, the land adjoining the towpath needs to be addressed to protect the quality and amenity of the towpath, regularise its use and potentially allow for public access for cyclists if this can be achieved safely.

36 Conclusion

The proposed development is appropriate in terms of the Employment Area designation. It seeks to provide ecological mitigation and enhancements to compensate the impact of the proposal on the LWS and includes a landscape boundary treatment to address the waterside wildlife corridor. The Council's advisers on biodiversity the HMWT have highlighted shortcomings with the current BNG calculations which are being revised. The outcome of this work will influence the type and extent of habitat mitigation and compensation required and may lead to changes in the current ecological mitigation proposed. Therefore whilst it is recommended that in principle no objection be raised to the proposed development this should be subject to the provision of suitable ecological mitigation and habitat uplift, informed by the BNG process, in order to establish a viable Local Wildlife Site and achieve a net gain in biodiversity as required by the Local Plan policy. Section 106 contributions for habitat improvement projects within the adjoining areas of the Regional Park at Glen Faba will also be sought to compensate for the further erosion of the LWS.

ENVIRONMENTAL IMPLICATIONS

37 These are addressed in the body of the report.

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

39 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.

40 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

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

EQUALITY IMPLICATIONS

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

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BACKGROUND REPORTS

Planning Application consultation from Broxbourne 7 Sept 2022
Borough Council

PREVIOUS COMMITTEE REPORTS

ULV	ULV/45/10	Planning Consultation by Hertfordshire County Council. Land at Ratty's Lane, Hoddesdon, Hertfordshire. Proposed sustainable energy facility (SEF) comprising an advanced thermal treating facility (ATT) and anaerobic digestion (AD) facility to enable the composting and treatment of co-mingled or source Separated municipal and commercial and industrial waste, together with the creation of a wharf and eco-zone comprising landscaping, ecological enhancement and flood attenuation ponds	23 09 10
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APPENDICES ATTACHED

Appendix A	Plan of the application site
Appendix B	Plan showing elevations and perspective views
Appendix C	Project Schedule of habitat improvement projects at Glen Faba

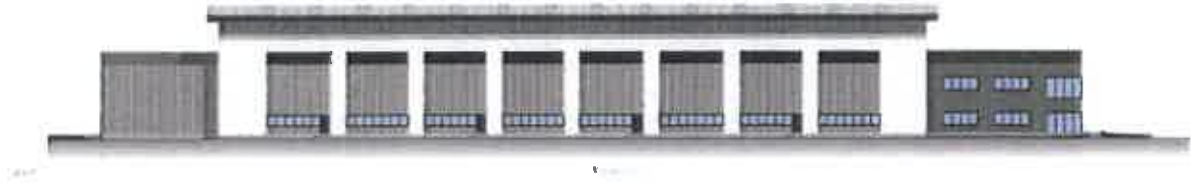
LIST OF ABBREVIATIONS

LWS	Local Wildlife Site
BNG	Biodiversity Net Gain
HMWT	Herts & Middlesex Wildlife Trust
SEF	Sustainable Energy Facility
ATT	Advanced Thermal Treatment Facility
AD	Anaerobic Digestion
GCN	Great Crested Newt
PDF	Park Development Framework
EPSML	European Protected Species Mitigation Licence
the Park Act	Lee Valley Regional Park Act 1966



-  Park Boundary
-  Application Site
-  Land associated with the current application
-  Southern Area & part of LWS to be improved

Appendix B Elevations and Perspective views of proposed Industrial warehouse.



Glen Faba Habitat Enhancements and Access Improvements Schedule

Project Number	Project	Project details	Cost
1	Scrub management for Nightingales and grassland restoration	Undertake rotational management on dense thickets to provide habitat for breeding Nightingale. Enhance grassland by selective scrub management to prevent further encroachment into the meadow. Rotational management of the sward by cutting and collecting to be implemented, some material could be used to create grass snake breeding mounds on site.	£10,000
2	Grassland restoration along western side of Glen Faba	Restore and enhance the grassland habitat, maintaining some scattered scrub habitat and preventing further encroachment by trees. Work would include annual flail cuts over a 5-year period to control bramble alongside annual meadow cuts on the grassland and removal of the self-sown trees on the west side of the grassland to provide a better edge structure/graduation.	£15,000
3	Reedbed creation	Reedbeds extend around much of the north and east bank of Stort Pit but there is potential to expand these along the northern bank. The removal of trees and reed planting would increase the priority reedbed on sites and assist in deterring the illegal swimmers.	£30,000
4	Reedbed creation	The banks of this area have become dominated with stands of willow which are shading out marginal vegetation. These trees could be removed and marginal reed and vegetation planted to enhance the lake edge habitats. The leading edge of the planted area would need to be protected from the significant fetch across the lake through the installation of pre-planted coir rolls. A footpath around the south of the main lake will be installed to link into existing path network.	£45,000
			£100,000

Glen Faba area showing location of projects



PLANNING CONSULTATION BY THE BOROUGH OF WALTHAM FOREST

**HYBRID PLANNING APPLICATION (PART DETAILED AND PART OUTLINE)
FOR THE PHASED DEMOLITION OF ALL EXISTING BUILDINGS AND
STRUCTURES (EXCLUDING UPLANDS HOUSE), SITE PREPARATION WORKS,
AND COMPREHENSIVE INDUSTRIAL-LED MIXED-USE REDEVELOPMENT OF
PARTS OF UPLANDS BUSINESS PARK AND FOREST TRADING ESTATE,
BLACKHORSE LANE, WALTHAM FOREST, LONDON, COMPRISING**

**DETAILED APPLICATION FOR THE CONSTRUCTION OF ONE 3 STOREY
BUILDING AND ONE 4 STOREY BUILDING (BLOCKS A1 AND A2) OF FLEXIBLE
INDUSTRIAL FLOORSPACE AND ONE MIXED-USE 18 STOREY BUILDING
(BLOCK B) COMPRISING 119 RESIDENTIAL DWELLINGS OF FLEXIBLE
INDUSTRIAL FLOORSPACE, AS WELL AS ANCILLARY YARD AREAS;
CAR/CYCLE PARKING; AMENITY; PLANT; PUBLIC, COMMUNAL, AND
PRIVATE REALM; SOFT/HARD LANDSCAPING; INFRASTRUCTURE, ACCESS,
AND HIGHWAY WORKS; AND OTHER ASSOCIATED WORKS; AND**

**OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR CONSTRUCTION OF
UP TO EIGHT DEVELOPMENT PLOTS (WITH MAXIMUM BUILDING HEIGHTS
RANGING FROM 22.6M A.O.D. (PLOT C), UP TO 145.0M A.O.D. (PLOTS D AND
H), COMPRISING UP TO 167,398SQM (GEA) RESIDENTIAL FLOORSPACE, UP
TO 14,824 SQM (GEA) OF FLEXIBLE INDUSTRIAL FLOORSPACE AND UP TO
5,000 SQM (GEA) OF CLASSES E AND F AND SUI GENERIS (DRINKING
ESTABLISHMENT/BAR) FLOORSPACE, AS WELL AS ANCILLARY YARD
AREAS; CAR/CYCLE PARKING; AMENITY; PLANT; PUBLIC, COMMUNAL, AND
PRIVATE REALM; SOFT/HARD LANDSCAPING; INFRASTRUCTURE, ACCESS,
AND HIGHWAY WORKS; AND OTHER ASSOCIATED WORKS.**

Presented by Head of Planning

SUMMARY

A hybrid application (part detailed and part outline) has been submitted for the industrial-led mixed-use redevelopment of part of the Uplands Business Park and Forest Trading Estate at Blackhorse Lane. The site lies outside but adjacent and to the east of the Regional Park and Walthamstow Wetlands nature reserve. The proposed development includes 11 new urban blocks of varying scale and dimensions providing flexible industrial floorspace, residential and mixed use accommodation. Areas of new open space are also proposed within the indicative outline proposals – including the Wetlands Waterside park, positioned adjacent to the

Regional Park boundary along the Flood Relief Channel. The outline application is submitted with all matters reserved. A suite of development management documents; the Parameter Plans, Design Guidelines and the Development Specification set out the principles and overall framework for the future reserved matters applications that will seek approval for the detailed Appearance, Layout, Scale, Landscaping and Access of individual development plots.

The development proposed would be transformational with the existing largely 2 and 3 storey industrial area replaced by multiple high density buildings and industrial spaces offering a mix of residential, employment, commercial and community uses with heights ranging from 3 to 30 plus storeys. The visual impact on the views experienced by visitors to the Regional Park would be considerable but these views are already undergoing significant change due to recently completed high density development adjacent to the application site close to the Park. The proposed layout ensures the tall and taller elements are set well back from the Park edge and that the building line steps down towards the Park and the new Wetlands Waterside park. It is therefore proposed that no objection is raised to the current application provided that current layout and open space provision, the ecological mitigation and access links are secured by appropriate conditions and that suitable financial contributions are secured for Wild Marsh East at Tottenham Marshes to enable improvements to the open spaces and habitats to cope with future additional recreational footfall.

RECOMMENDATIONS

- Members Approve:
- (1) that the London Borough of Waltham Forest be informed that the Authority does not object to the proposed hybrid application provided that:
 - (a) the following elements of the Phase 2 outline application as set out in the Parameter Plans and Design Guidelines are secured by condition on any grant of consent;
 - (i) the set back of the development from the Regional Park to the east of the new open spaces and public realm, with a significant step down in building heights towards the new open spaces as shown in the Parameter Plans and Design Guidelines;
 - (ii) the inclusion of the Wetlands Waterside Park adjacent to the Flood Relief Channel and its connection south through to the Dagenham Brook as shown on the Public Realm Parameter Plan and Design Guidelines;
 - (iii) the provision of a north-south pedestrian/cycle route through the Wetlands Waterside Park and other connecting new open spaces to link with Blackhorse Road Station in the south and ultimately with Lockwood Way in the north
 - (iv) the full range of biodiversity and ecological mitigation measures and enhancements

resulting from the ecological assessments and the BNG calculations;

(b) detailed Construction Environmental Management Plans for relevant phases of the development are produced and additional bespoke mitigation measures adopted during both the demolition and construction periods as recommended by the Environmental Statement and shadow HRA;

(c) the following ecological enhancements are considered as part of the Phase 2 details:

(i) the de-culverting of the Dagenham Brook to form part of the wetland park;

(ii) installation of floating habitat rafts on the FRC (if agreed by the Environment Agency);

(iii) the installation of Kingfisher nest tunnels in suitable locations should also be included;

Officers would also expect the details of the on-going habitat management to be conditioned;

(d) a detailed lighting strategy is produced for all phases of the development to be designed in accordance with the 'Institute of Lighting Professionals (2018), Bats, and Artificial Lighting in the UK Guidance Note 08/18'. This should ensure that the Flood Relief Channel, Dagenham Brook and reservoirs are retained as dark corridors and include post-construction controls;

(e) a financial contribution is secured via a planning obligation/Section 106 legal agreement towards open space and habitat enhancements on Tottenham Marshes Wild Marsh East, in accordance with the Council's SANGS and any relevant revisions required and agreed with the Authority, to align with the timescale of the outline phase of the development;

A similar action would be supported for Douglas Eyre Playing Field, particularly if this could enable a new north south pedestrian link through the site alongside its western boundary. This would help deliver PDF Area Proposals for this area of the Park; and

- (2) that the London Borough of Waltham Forest be informed that the Authority would wish to be consulted on Phase 2 reserved matters applications in due course.

BACKGROUND

- 1 The application site lies outside and to the east of the Regional Park. It comprises 5.45ha of low-intensity industrial and employment generating floorspace known as the Uplands Business Park and Forest Trading Estate (Uplands site). It is accessed on its eastern boundary from Blackhorse Lane and on its southern boundary from Priestly Way. Please refer to the Plan at Appendix A to this report.
- 2 The western boundary is defined by the River Lee Flood Relief Channel (FRC), which also marks the boundary with the Regional Park, beyond which is Walthamstow Wetlands nature reserve, a designated RAMSAR site, and Site of Special Scientific Interest (SSSI). A controlled access into the Walthamstow Wetlands complex is provided a short distance to the north of the application site, via a bridge over the FRC known as the Lockwood Way entrance. This provides access onto a pathway along the eastern side of Lockwood Reservoir. Further north of Walthamstow Wetlands lies Wild Marsh East (WME), part of Tottenham Marshes. Please refer to the context plan at Appendix B. The southern tip of the application site intersects with a small section of Dagenham Brook, most of which is culverted.
- 3 Immediately to the north of the application site lie further industrial and employment areas, whilst south of the site, part of the industrial area around Blackhorse Road Station has been redeveloped. This has introduced residential-led mixed use developments including high-density, tall buildings into what was formerly a predominantly low-rise, industrial area.
- 4 The changes to the industrial character of this area are a result of its location within the Blackhorse Lane Strategic Industrial Location (SIL), part of the Upper Lea Valley Opportunity Area (as defined within the London Plan), the Blackhorse Lane and Northern Olympic Fringe Mayoral Housing Zone, and the Blackhorse Lane Mayoral Creative Enterprise Zone ('the CEZ'). The Council's Blackhorse Lane Area Action Plan (2015) has also been influential in this respect.
- 5 More recently collaborative working between the London Borough of Waltham Forest (LBWF), the GLA and landowners has seen the production of the Blackhorse Lane (BHL) SIL Masterplan Framework. This sets the context for this application and identifies opportunities to consolidate and intensify the existing industrial uses within new bespoke, fit-for-purpose buildings towards the north of the area, within the retained SIL boundary. This, in turn, is to enable the introduction of a mix of industrial, residential and associated commercial/community/cultural uses towards the south.
- 6 The Uplands site is important for creative businesses, food and beverage manufacturing, maker spaces and other small to-medium enterprises ('SMEs'). It is composed of 35 units of varying height up to 3 storeys, providing a total quantum of c.30,500sqm Gross External Area (GEA) floorspace of which 28,000sqm is industrial floor space. The buildings occupy approximately half the site with the remainder consisting of hardstanding, access roads, storage

yards and vehicle parking and some limited areas of soft landscaping. The estate is also home to an educational facility located in Uplands House, a two storey mid-century brick building fronting onto Blackhorse Lane.

DESCRIPTION OF PROPOSED DEVELOPMENT

- 7 This is a hybrid application seeking permission part detailed and part outline for the comprehensive redevelopment of the site comprising:

Phase 1 (Detailed):

- Demolition of all existing buildings within the Phase 1 Boundary, with the exception of Uplands House;
- Creation of 3 new urban blocks, one 3 storey and one 4 storey (Blocks A1 and A2) and one mixed-use 18 storey building (Block B) comprising:
 - 18,176sqm GEA of flexible industrial floorspace within Use Classes E(g)(ii and iii), B2 and B8;
 - 119 new homes falling within Use Class C3 of The Town and Country Planning (Use Classes) Order 1987 (as amended);
- Approx. 0.12ha (1,182sqm) of new public realm and open space (which excludes industrial streets) and 440sqm of new children's playspace;
- All associated hard and soft landscaping, infrastructure; and
- Provision of yard space vehicle and cycle parking.

Phase 2 Outline:

- Demolition of all existing buildings within the Phase 2 boundary;
- Creation of eight new development plots comprising:
 - Up to 14,824sqm GEA flexible industrial floorspace within Use Classes E(g)(ii and iii), B2 and B8;
 - Up to 167,398sqm of GEA residential floorspace;
 - Up to 5,000sqm GEA of flexible non-residential floorspace falling within Use Classes E, F1 and F2 and Sui Generis (Drinking Establishment/Bar);
- Approx. 1.8ha of new public realm and open space (which excludes industrial streets); and
- All associated vehicle and cycle parking, hard and soft landscaping, infrastructure and accesses.

The Illustrative Ground Floor Plan at Appendix C to this report shows an overview of the proposed development Phase 1 Detailed and the Phase 2 Outline.

8 Phase 1

This comprises 3 blocks; A1 and A2 and Block B which includes Uplands House (to which it is connected via a podium link) and the new industrial yard (Goldsmiths Yard). Blocks A1 and A2 are located in the north east corner of the site, bound by the Eden Girl's School to the north and west. The exact unit mix within these Blocks is to remain flexible at this stage to attract as wide a range of tenants as possible including those already on site.

- 9 Submitted drawings show that Blocks A1 and A2 can potentially be developed as a 'stacked industrial' typology, comprising larger-scale spaces at ground floor level (taking advantage of the steep fall in level from Blackhorse Lane towards the waters edge), medium-scale spaces at first and second floor levels, and smaller-scale spaces at third floor level within Block A2. Overall the majority of sites re-provision is provided in Block A; at 17,636sqm. Goldsmith Yard is positioned at the centre of Block A so as to facilitate more public-facing activities

during the evenings and at weekends.

- 10 Block B is located south of Block A and is to be developed as a mixed-use building which co-locates industrial floorspace, and new homes, a total of 119 residential units with 35% affordable (Build to Rent). The Block comprises a 'taller' element at 18 storeys (76.8m AOD) in height; and a podium accommodating ancillary uses and the car park entrance while also providing new amenity space for residents. Private amenity space is provided for all units in accordance with the Mayor's standards, (the Housing SPG 2016), in the form of balconies, podiums and gardens and 440sqm of children's playspace is proposed for age groups 0-15 in a range of spaces.
- 11 **Design, Public Realm Provision and Landscaping**
Block A rests on a dark brick plinth while the upper facades consist of grey fibre cement accentuated with burnt orange and grey metal detailing. The materiality of Block B is based on a red brick selection complementary to the retained Uplands House as well as the ground floor of Block A, while the infill podium is carried out in red aluminium reflecting the industrial heritage of the site.
- 12 Phase 1 proposals also include a scheme of hard and soft landscaping as part of the new public realm within Goldsmith Yard and along Goldsmith Street and Shakespeare Way. A variety of trees have been planted throughout the site while larger, strategically-placed landmark trees serve as focal points. This together with green roofs and podium gardens enables the site to achieve an Urban Greening Factor of 0.3, (broadly in line with the London Plan requirements (0.4 for residential and 0.3 for commercial). A number of these landscape elements have been designed to contribute to biodiversity for example through planting within SUDS rain gardens, choice of native plant species for the green walls and roof gardens and informal vegetation included in the Yard planting. A lighting strategy plan is included but a more detailed lighting scheme will be submitted at the appropriate design stage. Light spill to off-site areas and open spaces is to be avoided.
- 13 **Transport, Access and Parking**
A Transport Assessment accompanies the application. Vehicles will continue to use the existing and upgraded access via Goldsmith Street/Blackhorse Lane for Phase 1 of the scheme. Shakespeare Way will be closed off to vehicular traffic and become accessible for pedestrians and cyclists. Six yard areas are proposed, providing designated yard space for ground floor industrial units and shared yard space and goods lifts for industrial units on upper floors. The yard areas will provide parking and servicing facilities for the industrial units.
- 14 The residential element of the scheme is proposed to be car-free, with residential car parking provided for blue badge holders only. A total of 214 long-stay cycle parking spaces are proposed for the residential element of Phase 1, alongside 14 short-stay parking spaces. For the industrial element of Phase 1, a total of 257 long-stay and 54 short-stay spaces are provided. All residential car parking spaces will have active EV charging points and active EV charging points will be provided for commercial vehicles and electric bikes.
- 15 **Ecology Surveys Phases 1 and 2**
The Environmental Statement accompanying the application has assessed the likely effects of the development (both phases) upon biodiversity and ecology. It has been informed by a suite of ecological surveys, a shadow Habitats Regulations Assessment (sHRA), and a Biodiversity Net Gain (BNG)

assessment. Mitigation measures are identified, where appropriate, to avoid, reduce or offset any significant adverse effects identified and/or enhance likely beneficial effects. In addition, a number of measures and enhancements are proposed and included in the Design Guidelines, to ensure that the proposed development delivers a significant BNG across the site. Although based in part on the indicative Phase 2 proposals there is confidence that a 10% BNG can be achieved. It is understood that Natural England (NE) have provided advice on the extent of the survey work and the design details of the proposed development as it has evolved over a series of pre-app meetings.

- 16 The detailed sHRA has also taken into account potential significant effects arising during the demolition and construction phases on the Lee Valley SPA/Ramsar site/Walthamstow Reservoirs SSSI. Potential impact pathways that have been assessed include disturbance to faunal populations associated with the designated sites via visual, noise, lighting and dust/pollutants and recreational pressure. Wintering bird surveys, have been undertaken to ascertain whether wetland and wading birds (including those which represent qualifying features of Lee Valley SPA/Ramsar site) fly over the Uplands site at present, to assess any potential risks associated with bird strike. In summary, surveys identified the vast majority of wetland bird movements to be exclusively within the boundaries of the SPA/Ramsar site, with birds typically flying in a north/south direction over the designated site.

17 **Phase 2 Outline**

The outline element of the application is accompanied by a suite of 'Development Management Documents' comprising: the Design Guidelines; Parameter Plans; and the Development Specification. These provide the overall framework for the future reserved matters applications that will seek approval for the detailed Appearance, Layout, Scale, Landscaping and Access of individual development plots. Eight development plots (Blocks C, D, E, F, G, H, J and K) are proposed in Phase 2, as shown in Appendix C. In line with the BHL SIL Masterplan Framework the industrial re-provision for Phase 2 will be directed towards Blocks E, J and K which sit within the eastern half of the site – i.e. furthest from the Park boundary.

- 18 The Planning Statement explains that the layout of Phase 2 has been informed by the 'three north south contextual lines' that characterise the existing site: namely, Blackhorse Lane to the east; the Waterfront adjacent to the FRC and the Walthamstow Wetlands to the west; and running diagonally through the centre of the site the 22.5m exclusion zone above the Thames Water Spine Tunnel and which is currently built over by low rise sheds. The proposed development seeks to preserve and enhance these three lines by activating the street frontage on Blackhorse Lane, introducing a series of connected yards and public spaces along the Thames Spine Tunnel Exclusion Zone and creating a linear, green route along the currently inaccessible water's edge within the Uplands site. This will ultimately secure connections with existing waterside routes north of the Walthamstow Wetlands Lockwood Way entrance and in the south with the new pedestrian route through to Ferry Lane.

19 **Layout and Indicative Scale**

Block C is a small and narrow industrial building located on the eastern edge of the site, furthest from the Regional Park. Block D is located in the north-western part of the site and will front onto the 'Wetlands Waterside' a new public waterside space proposed adjacent to the Flood Relief Channel. It is expected to accommodate one 'taller' and one 'tall' element (max building height of 145m

(AOD) – approx. 30 plus storeys) to provide a positive sense of enclosure on to the key public spaces.

- 20 Block E (max height set at 110.2m (A) approx. 26 storeys) is a mixed-use block in the north-eastern part of the site expected to co-locate industrial, and non-industrial uses. Block F a mixed use-block in the western part of the site is defined by Wetlands Waterside park to the north, and the Wetlands Terrace to the west. It sits closer to the Regional Park boundary with Blocks G and H to the south. It includes new bars and restaurants with frontage on to Wetlands Yard and a terrace overlooking Wetlands Waterside, with residential above including a 'taller' building, max height of 72.4m (AOD) approx.17 storeys.
- 21 Blocks G and H form a large mixed-use block in the south-western part of the site. At the centre is Dagenham Walk, a community-focussed public space forming the southernmost link to the series of new public spaces along the exclusion zone of the spine tunnel. To the south, is Dagenham Brook a new strategic east west connection to Blackhorse Lane. A key gateway into the site is proposed where these public spaces meet to be fronted by Block H, the tallest building within the illustrative masterplan at 145m (AOD) approx. 30 plus storeys. Block G has a max height of 51m (AOD) approx. 12 storeys.
- 22 Block J is a mixed-use block in the centre of the site and is expected to accommodate two 'tall' elements at 110.2m (AOD) approximately 25 storeys, and provide a positive sense of enclosure on to the key public spaces of Uplands Yard and Wetlands Yard. Block K is located in the south-eastern part of the site proposed as either a co-located industrial and non-industrial block or as a stacked industrial building similar to those proposed in Block A.
- 23 It is proposed that Phase 2 will provide up to 14,824sqm GEA flexible industrial floorspace. This will enable it to respond to market demand at the time of completion and to the retention and relocation of existing businesses. Phase 2 also proposes up to 167,398sqm (GEA) of residential floorspace; this equates to approx. 1,671 residential units. The illustrative masterplan demonstrates that up to 55% of family sized homes can be provided in the low-cost affordable rented element, with 35% as affordable housing, alongside a wider mix of private and intermediate homes. Approval is also sought in outline for up to 5,000sqm GEA of flexible non-residential floorspace. This will mainly be provided within units fronting onto the public yards and other key public spaces such as Wetlands Waterside, in order to help frame and activate each space.
- 24 **Public Realm, Wetlands Waterside and Other Open Space**
The illustrative masterplan indicates that 2.49ha (over 60%) of Phase 2 could be delivered as communal amenity and open space, of which the Wetlands Waterside park at 6,600sqm is the most significant. Please refer to Appendix D to this report the public realm parameter plan. This is proposed as a new waterside space for existing and future residents and wider Blackhorse Lane community, aimed to accommodate various recreational activities, play, and event space below the level of the bund separating the FRC and the Walthamstow Wetlands (WW). It incorporates an upper level terrace which will provide opportunity for views of the WW above the bund. The proposed landscape treatment includes variegated stretches of wildflower meadows; small copses and woodland areas; lawned, partly mounded areas; and elements of natural play. Please refer to the illustrative images included at Appendix E to this report. A shared north-south cycleway and footpath running through this space will in time connect this space with the Lockwood Way entrance to WW in

the north and in the south with the Blackhorse Rd station.

25 Other proposed open spaces comprise the following:

- Dagenham Brook (1,670sqm) a green neighbourhood space which would also be linked into the north south pedestrian cycle route.
- Podium Courtyards (4,823sqm)
- Roof Terrace (4,348sqm)
- Yards (4,575sqm) providing community spaces for activities, door step play, with pollinator planting, multistem trees and provision for SUDs
- Other Public Amenity areas (2,853sqm)

The publicly open spaces, which exclude the podium courtyards and roof terraces, would amount to 1.8ha (over 45%).

26 Landscaping and Biodiversity

The illustrative biodiversity and landscape scheme includes a number of measures to increase biodiversity, including species rich wildflower meadows proposed for Wetlands Waterside, areas of semi-natural broad-leaved woodland with primarily native understory planting, large areas of vegetation planted with nectar plants in the communal gardens and roof terraces, green roofs, and creation of additional habitats such as bat and bird boxes, invertebrate habitats and hedgehog shelters. The feasibility of a line of floating wetland vegetation within the FRC is being investigated with the Environment Agency.

27 Access

The primary point of access for vehicles will continue to be from Blackhorse Lane (via Phase 1), and the network of streets, routes and spaces proposed for Phase 2 will connect to those established in Phase 1. A series of dedicated pedestrian and cycle routes are also to be provided including the new waterside route within Wetlands Waterside. The Planning Statement explains that the exact numbers of and locations for car parking and cycling spaces will be secured at the reserved matters stage in accordance with policy requirements.

POLICY CONTEXT

28 London Plan

The Uplands site sits within the Lee Valley Opportunity Area (LVOA), identified as an area for higher density development under Policy SD1 'Opportunity Areas' in the London Plan 2021. Supporting text makes reference to the need to protect and improve sustainable access to the Lee Valley Regional Park and reservoirs, as part of any future planning framework for the LVOA.

29 The London Plan also identifies the site as forming part of the Blackhorse Lane SIL, to be managed proactively as London's largest concentrations of industrial, logistics and related capacity for uses that support the functioning of London's economy, Policy E5. Both the site and wider Blackhorse Lane SIL fall within the Blackhorse Road and Northern Olympic Fringe Mayoral Housing Zone, which is identified as having an indicative capacity of 2,477 new homes. Tall buildings are addressed by Policy D9. This requires Boroughs to take a plan-led approach to density and the inclusion of tall buildings.

30 Local Plan

In the LBWF's emerging Local Plan 'LP1' (currently at an advanced examination stage) the application site is located within the Blackhorse Lane Strategic

Location, which is expected to provide a minimum of 1,800 new homes. It is also located within the Blackhorse Lane Creative Enterprise Zone (CEZ), which encourages the growth of workspace, cultural uses and the delivery of creative jobs. Strategic Locations are identified for transformational change and considered capable of accommodating taller (14-17 storeys) and tall buildings (18+ storeys) as part of proposed development, (LP1 Policies 8 and 57). The Council's published BHL SIL Masterplan Framework, confirms the application site is located within an area suitable for a number of taller and tall buildings together with substantial new public realm.

- 31 The application site also forms part of Site Allocation 'SA69' as identified within the Waltham Forest draft Local Plan Part 2, the LP2 'Site Allocations' document. The allocation is identified as having capacity for up to 81,000sqm of industrial capacity and 2,300 new homes. The designation also seeks to improve pedestrian and cyclist experience and safety inside the site and along Blackhorse Road; and deliver a route with meaningful open space along the Wetlands.
- 32 **SANGS**
As part of their Local Plan, the LBWF has developed a Sustainable Alternative Natural Green Space Strategy (SANGS). This will be included within a wider Waltham Forest Green Spaces and Places SPD in due course. SANGS are areas that are designated with the aim of protecting a Special Protection Area (SPA), a Site of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC) from recreational pressures by providing alternative green space to attract people away from sites that need protecting.
- 33 The LBWF SANGS has been produced to ensure the level of growth promoted through the emerging Local Plan will not result in adverse effects on the integrity of the Epping Forest SAC and SSSI as a result of recreational pressure. In collaboration with NE, the City of London Conservators, and more recently the LVRPA, the LBWF have developed a bespoke SANG methodology to calculate the uplift in visitor numbers that could be expected from planned growth in the borough. The new SANGS identifies the greenspaces in the borough that should be designated as SANGs to accommodate this uplift and mitigate recreational pressures on the SAC. This includes sites both owned by the Authority and under its remit as a statutory body.
- 34 The new strategy sets out the investment that would be needed in these spaces to meet the requirements of SANGs and accommodate the identified uplift in visitor numbers. This investment (including a component for maintenance) would be funded through the Community Infrastructure Levy, along with other sources of funding where appropriate, and makes clear commitments for ongoing monitoring and governance. Officers of the Authority have fed in relevant indicative Park projects as they relate to sites within Waltham Forest. The SANGS is now under consideration as part of the Local Plan examination.
- 35 The draft SANGS includes two areas within the Regional Park that are within the required 15min walking distance catchment for the Blackhorse Lane Strategic Location. These are Wild Marsh East (WME) part of Tottenham Marshes which is owned by the Authority and the Douglas Eyre Playing Field.
- 36 **Park Development Framework**
Park Development Framework (PDF) Area 3 Proposals 'Walthamstow Wetlands and Tottenham Marshes' are relevant to the application. Visitor proposals 3.A.1

'Walthamstow Wetlands' aim to ensure the provision of public access into and around parts of the Wetlands site are managed so as to minimise disturbance to the wildlife and habitats whilst providing access to the varied wildlife on site. Proposals support the provision of secondary pedestrian entrances that will help re-connect the Reservoirs with the adjoining and wider Park area including in the north via Lockwood Way through to Tottenham Marshes and options to link through to the south on the eastern boundary of the reservoirs and/or close to the FRC. Continuation of this pedestrian/cycle pathway further south through alongside the western boundary of the Douglas Eyre Playing Field is also identified (3.A.3). Biodiversity proposals (3.A.4) identify the need to protect Tottenham Marshes as an important urban wildlife habitat and nature reserve with further work undertaken to improve biodiversity and enrich the wildlife value.

- 37 The PDF Strategic Policies address development outside the Regional Park boundaries. Policy E2 states that development which could adversely impact on its amenity "will be resisted or planning obligations sought in line with other policies within this Plan". Policy D3 promotes partnership work with riparian authorities to ensure that the design and layout of new development on sites adjacent to its boundary "enhances the Park avoiding detrimental impact on its ecological and heritage assets."
- 38 The Lee Valley Regional Park Landscape Strategy highlights the importance of protecting areas where open skylines predominate and maintaining the valued qualities of the area 'LCA B3 Walthamstow Wetlands' such as the sense of openness, as well as improving integration (physical, functional and visual) with the surrounding areas. Connections with surrounding communities within Waltham Forest and Haringey should be improved to enable access between different parts of the Lee Valley which are currently severed from each other.

PLANNING APPRAISAL

39 Principle of Development

The hybrid application site sits outside the Regional Park. It forms part of an established industrial and employment generating area and as such the principle of an industrial led, mixed-use redevelopment of the site is acceptable, and is supported by regional and local plan policy.

- 40 Phase 1 the detailed application, (set further back from the Park behind other buildings) sets a standard for and provides an indication of the design and scale of the outline Phase 2 component (adjacent to the Park boundary and FRC). The details for Phase 2 will be developed in accordance with the masterplan framework, guided by a suite of documents – the Design Guidelines, Parameter Plans and Development Specification which have been submitted as part of this application. The Phase 2 application also provides a number of indicative and illustrative images including an illustrative masterplan layout (reproduced as Appendix C to this report) which are helpful in relation to assessing the potential impacts of the development as a whole upon the Park. The principle issues of relevance to the amenity, recreational use and ecology of the Regional Park are considered to be:

- Visual impacts in terms of scale and layout of development
- Open space provision and recreational impacts on the wider Park
- Impacts on ecology

41 Visual Impacts

The applicant has demonstrated how the overall layout of the development is informed by 3 main site characteristics namely; the area of waterfront to the west alongside the Flood Relief Channel, proposed as a new public open space 'Wetlands Waterside'; Blackhorse Lane to the east and the Thames Water Spine Tunnel exclusion zone, which has been used to form a series of connected yards, public spaces and areas for play and community activities. These features have assisted in setting back the development from the edge of the Regional Park and the boundary with Walthamstow Wetlands, and allow the tall and taller elements to be placed towards the centre of the site so that the massing steps down towards the Regional Park and the Walthamstow Wetlands. The taller building, Block B, within the detailed component at 18 storeys, is also positioned well back from the Park.

- 42 The height of the tall and taller buildings will still be prominent in views out across to the east from within the Regional Park and the Walthamstow Wetlands complex, particularly given the parameters set for the height of plot H in the outline application, at 145m (AOD) or approx. 30 to 34 storeys. To a large extent however these views have already been altered by the significant changes that have taken place immediately adjacent and to the south of the application site. A series of developments and multiple high density buildings have been recently completed, offering a mix of residential, employment, commercial and community uses. These buildings range in height from 3 to 18 storeys. The Heritage, Townscape and Visual Impact Assessment (THVIA) has concluded that in views from the Walthamstow Wetlands looking across the water:

"The Proposed Development will be seen alongside other large residential buildings recently developed to the south, forming part of a cluster of residential, industrial and mixed-use development leading north from Blackhorse Road station, helping to identify this area a location for significant transformation and regeneration."

- 43 Significant changes to the scale of the proposed development such that they would not impact upon views would be difficult to argue or achieve given the precedent set within the locality and the policy position which recognises the area as one suitable for transformational change. The reserved matters detail for the outline component will be guided by the Parameter Plans, which set the max heights (to include parapets, plant rooms etc) for the tall and taller elements, and a suite of detailed Design Guidelines which set the requirements to be delivered as part of the future design development. These are comprehensive and will assist in defining the visual impact. They include specific guidance for tall and taller buildings, their architectural and design quality, their collective significance, the choice of materials (brick and masonry as the primary materials in a limited palette of reds and grey), orientation, and avoidance of glare.
- 44 The manner in which these Design Guidelines are translated onto the built form will however be a matter for consideration at a detailed reserved matters application stage should permission be granted by the LBWF. The Authority should be consulted on these details if the application proceeds to the detailed stage.

45 Open Space and Recreational Impacts

- The proposed development includes a range of new public realm provision which the applicant has demonstrated as policy compliant. This is provided across both the detailed phase (0.12ha as open space, rising to 0.25ha if the shared amenity within Block B podium is included) and outline phase which includes 2.49ha of which 1.8ha is public open space. This includes a new park, the Wetlands Waterside, to be delivered under reserved matters, as well as a series of landscaped open spaces, new treed areas of lawn, play spaces, and green links for pedestrians and cyclists.
- 46 The range of open spaces and proposed landscape treatments are supported. They will provide a new resource adjacent to the Regional Park and Walthamstow Wetlands to cater for the recreational needs of new residents. The delivery of the quantum and quality of open space provision proposed within Phase 2 outline is of particular importance, as the Wetlands Waterside park offers opportunities for a range of recreational activity similar to that found within the Regional Park. It will connect to the Wetlands Yard and Dagenham Brook open spaces and other public realm and this will enable provision of a shared pedestrian and cycle route through the site from north to south with links to the east onto Blackhorse Lane via the Phase 1 area. This opens up the potential to make further connections on adjoining sites to create a link from the application site through to the Lockwood Way entrance into Walthamstow Wetlands (and potentially at some future point through to Tottenham Marshes in the north), and in the south, link through to the Blackhorse Rd station facilitating visitor access to the Regional Park.
- 47 The detail provided by the applicants in the Design and Access statement and illustrative plans is noted. This is captured in the Parameter Plans and the key requirements set out within the Design Guidelines and provides a level of reassurance as to the quality and quantum of open space proposed. The open space/public realm elements of the Phase 2 outline application as set out in the Parameter Plans and Design Guidelines should be secured by condition on any grant of consent and the Authority consulted on the reserved matters applications for open space, public realm and landscape provision. Scope for the de-culverting of the Dagenham Brook to form part of the new Wetlands Waterside park should also be explored.
- 48 Notwithstanding the open space provision proposed as part of the application the significant levels of new residents and employees will place increased recreational pressure on the adjacent areas of the Regional Park. Various sites are within a short walking and cycling distance from the development, namely Wild Marsh East, Walthamstow Wetlands and potentially in the south, the Douglas Eyre Playing Field. The approach towards the avoidance and mitigation of potential recreational effects to the Lee Valley SPA/Ramsar site (and Epping Forest SAC) in the Environmental Assessment (ES) and sHRA report raises some issues over whether the impacts will be transferred across to areas of the Regional Park. It proposes that all new residents will be provided with an information pack that promotes on-site open space for recreational activities, raises awareness of the sensitivity of designated sites in the local area (specifically the SPA / Ramsar site and SAC) and encourages the use of "less sensitive areas nearby, such as the wider Lee Valley Park".
- 49 The LBWF SANG strategy has also identified Wild Marsh East (part of Tottenham Marshes) and the Douglas Eyre Playing Field as SANGs (i.e within the required 15min walking distance catchment). These sites are needed to

accommodate the uplift expected from proposed growth within the Blackhorse Lane Strategic Location and mitigate recreational pressures on the SAC. The Authority's indicative projects for open space and habitat improvements on Tottenham Marshes WME have been incorporated into the SANGS alongside those proposed by LBWF. Indicative costings calculated by LBWF of £744,097 for their delivery and maintenance are included but these run over the timeframe of the Local Plan through to 2035.

- 50 Should planning consent be granted for the current scheme, Officers would expect, given the ES and sHRA mitigation recommendations and the SANGS position, a planning obligation to be secured with contributions towards investment in Tottenham Marshes WME aligned with the timescale of the outline phase of the development. The applicant has indicated in the ES that a proportionate financial contribution towards the improvement of alternative greenspaces in the local area would be acceptable secured in line with a Section 106 legal agreement prior to the occupation of each phase of the Development. The project details would need to be agreed in line with the SANGS and any relevant revisions given the timescales likely to be involved. A similar action would be supported for Douglas Eyre Playing Field, particularly if this could enable a new north south pedestrian link through the site alongside its western boundary. This would help deliver PDF Area Proposals for this area of the Park.

51 **Impacts on Ecology**

The ecological assessments undertaken as part of the application process have concluded that the site is of limited ecological value which is to be expected given the largely industrial nature of the site. The detailed scheme and the Design Guidelines incorporate a number of mitigation measures and enhancements proposed as a result of the ecological assessments and the BNG calculations (these are paraphrased in italics below). These are supported and will need to be secured by conditions should the application be granted. They cover matters that Officers would seek to secure in relation to a development adjacent to the Park, in particular:

- *'the inclusion of a lighting strategy aimed at minimising light spill and pollution'*. Any lighting strategy should be designed in accordance with the 'Institute of Lighting Professionals (2018), Bats, and Artificial Lighting in the UK Guidance Note 08/18'. There should be condition for a detailed lighting design scheme for all phases of the development – the FRC, Dagenham Brook and reservoirs should be retained as dark corridors. This may require some post-construction controls.
- *'installation of bat and bird boxes on the new buildings, and establishment of invertebrate features in suitable locations'*. The proposals offer considerable scope for the inclusion of multiple integrated bat and bird boxes on all the buildings of all the phases of development.
- *'The provision of extensive areas of species-rich habitats within the site, including wildflower grassland, trees, scrub and ornamental planting, rain gardens, hedgerows, climbing plants and green roofs'*. The new planting/landscaping proposals will add extra value for biodiversity, the emphasis should be to use of native planting.

- *'The open spaces designed for informal recreation within the Wetlands Waterside Park are positioned at a lower level than the reservoirs, in order to ensure that they are screened by the existing bund associated with the River Lee Flood Relief Channel and reservoir and that visual impacts and other potential effects (such as noise) are minimised as a result'. This is noted and set out in the Design Guidelines, but will need to be secured as part of the reserved matters application for Phase 2.*
- *'treatment of building fascias – particularly those associated with the western site boundary – to include features such as balconies and other external treatments to reduce the potential for glare, minimise reflective surfaces and, in turn, reduce the potential for bird strikes'. It is noted that as a result of the sHRA related bird flight surveys, the risk of potential effects arising due to bird-strike and disruption to flight lines is considered to be negligible. It will remain important however to ensure that the parameters specified for the Outline scheme where tall buildings are set back from the western boundary and surrounded by shorter buildings are adhered to in order to further reduce any potential risk from bird strike should birds fly across in a west to east direction.*
- *'screening and cleaning of surface water prior to discharge off-site to prevent any potentially contaminated surface run-off.'* This is supported.

- 52 The ecological assessment and sHRA work has also taken account of the potential effects on the Lee Valley Ramsar site/SPA/Walthamstow Reservoirs SSSI arising during the demolition and construction phases and from the completed development. As a result detailed CEMPs for relevant phases of the Development will be produced and additional bespoke mitigation measures will be adopted during both the demolition and construction periods. In particular for construction work located close to the western part of the Site for example, acoustic screening of static plant to mitigate for noise impacts will be undertaken together with the use of alternative quieter machinery and restricting certain activity to set times, avoiding the most sensitive period of November to February inclusive. The CEMP will be an essential tool in mitigating impacts, and the effectiveness of these mitigation measures on bird species should be monitored with a monitoring plan and timetable established by the developers ecologist prior to construction taking place.
- 53 Once completed the type of noise effects likely to arise as a result of the proposed development are anticipated to be broadly similar to the existing situation, with continued industrial use largely focused in the eastern part of the Uplands site in addition to noise associated with residential use. As stated above noise associated with the recreational use of the Wetlands Waterside Park would be at low levels and screened by the existing bund along the eastern boundary of the Ramsar/SPA site.
- 54 Officers consider that further ecological improvements could be made and the installation of floating habitat rafts on the FRC would be welcomed (if agreed by EA). The installation of Kingfisher nest tunnels in suitable locations should also be included. Officers would also expect the details of the on-going habitat management to be conditioned. All species and habitat data gathered during the development of the planning application should be sent to the LERC (GiGL).

55 Conclusion

The principle of the redevelopment of part of the Uplands Business Park and Forest Trading Estate is not controversial in policy terms. The visual impact of the proposed development is however considerable in relation to the impact on views out to the east that might be experienced by visitors from within the Park. These views are however already compromised and are undergoing significant change as a result of recently completed high density development adjacent to the application site and the Regional Park which has set a precedent. Whilst the height of individual buildings proposed in the outline phase 2 are of concern the overall scheme ensures the tall and taller elements are set well back from the Regional Park edge and that the building line steps down towards the Park and the new Wetlands Waterside park and other open spaces. The space allocated to new open space and the reductions in building heights should be secured via conditions on any grant of consent with reference to the Design Guidelines and Parameter Plans.

56 Likewise the ecological mitigation proposed as part of the application will need to be secured via conditions and demonstrated in the details submitted as reserved matters applications. The Authority should be consulted on the detail of Phase 2 in due course

57 Finally the Authority should seek proportionate financial contributions towards the improvement of WME in line with the LBWF SANGS to be secured in line with a Section 106 legal agreement to align with the timescale of the outline phase of the development A similar position would be supported for contributions towards Douglas Eyre Playing Field.

ENVIRONMENTAL IMPLICATIONS

58 These are addressed in the body of the report.

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

60 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.

61 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

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

EQUALITY IMPLICATIONS

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

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BACKGROUND REPORTS

Planning consultation by London Borough of Waltham Forest 10 Oct 2022

APPENDICES ATTACHED

Appendix A	Plan of the application site
Appendix B	Context plan showing Regional Park in relation to development site
Appendix C	Illustrative Ground Floor Plan
Appendix D	Public Plan Parameter Plan
Appendix E	Illustrative views of Wetlands Waterside park

LIST OF ABBREVIATIONS

FRC	Flood Relief Channel
SSSI	Site of Special Scientific Interest
WME	Wild Marsh East
SIL	Strategic Industrial Location
CEZ	Creative Enterprise Zone
LBWF	London Borough of Waltham Forest
BHL	Black Horse Lane
SME	Small to Medium Enterprises
AOD	Above Ordnance Datum
GEA	Gross External Area
SUDS	Sustainable Urban Drainage Systems
EV	Electric Vehicle
sHRA	Shadow Habitats Regulations Assessment
BNG	Biodiversity Net Gain
SPA	Special Protection Area
WW	Walthamstow Wetlands
LVOA	Lee Valley Opportunity Area
SANGS	Sustainable Alternative Natural Green Space Strategy
SAC	Special Area of Conservation
NE	Natural England
PDF	Park Development Framework
THVIA	The Heritage, Townscape and Visual Impact Assessment
ES	Environment Statement
CEMP	Construction Environmental Management Plan
the Park Act	Lee Valley Regional Park Act 1966



- Park Boundary
- Application Site



-  Application Site
-  Park Boundary

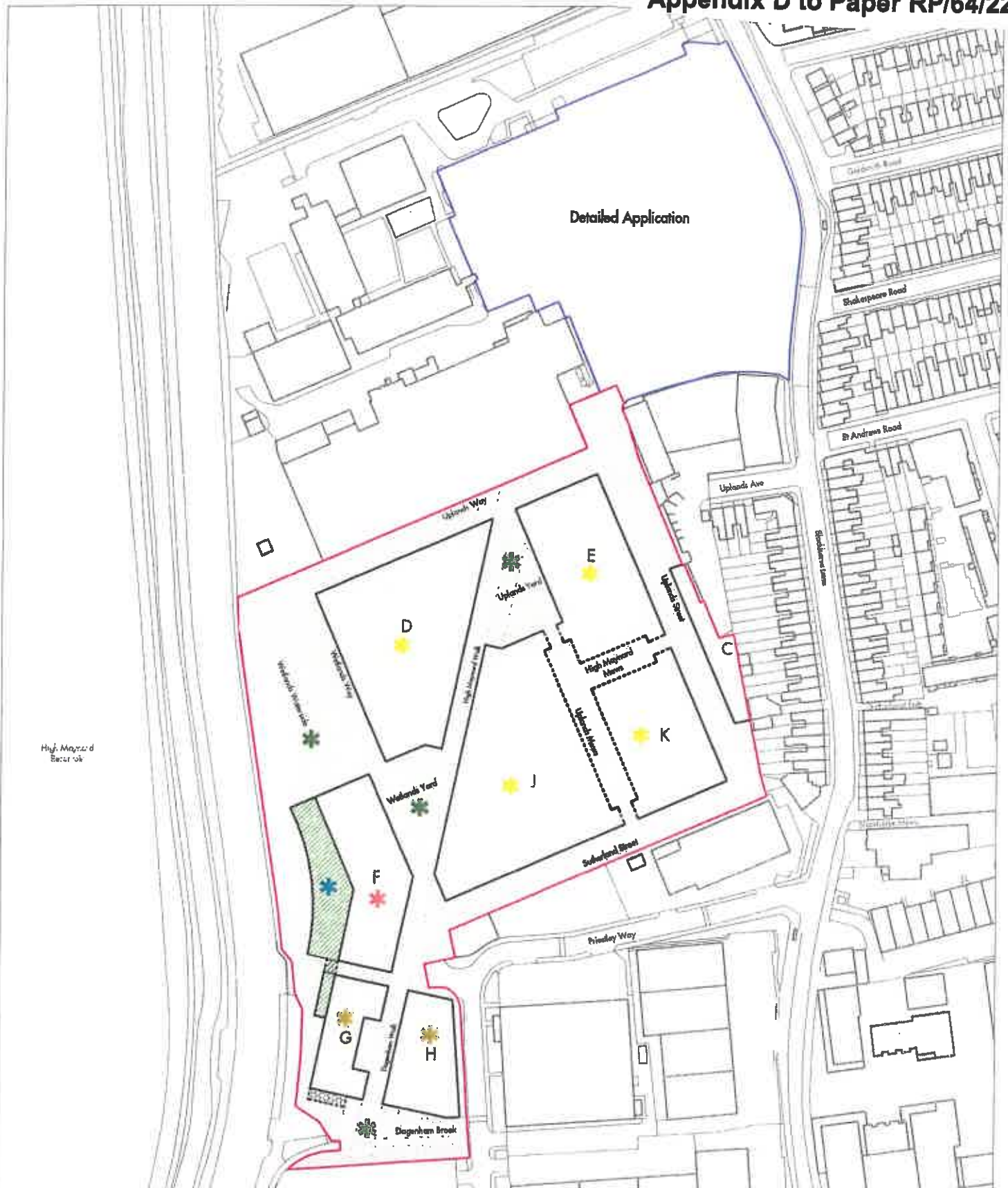


NOTES
 1. This plan is a preliminary site plan and is subject to change without notice.
 2. All dimensions are in meters unless otherwise stated.
 3. The site is shown as a single lot for the purpose of this plan.
 4. The site is shown as a single lot for the purpose of this plan.
 5. The site is shown as a single lot for the purpose of this plan.
 6. The site is shown as a single lot for the purpose of this plan.
 7. The site is shown as a single lot for the purpose of this plan.
 8. The site is shown as a single lot for the purpose of this plan.
 9. The site is shown as a single lot for the purpose of this plan.
 10. The site is shown as a single lot for the purpose of this plan.

Scale: 1:1000

North Arrow

<ul style="list-style-type: none"> Residential Use - R1 Residential - R2 Industrial - I1 I2 I3 I4 I5 Industrial (Special Use) - I6 I7 I8 I9 	<ul style="list-style-type: none"> Drinking and Institutional Use - C1 Residential Ancillary - C2 Community Use - C3 C4 C5 C6 C7 	<ul style="list-style-type: none"> Office and Business Use Warehouse Retail Other 	<p>ILLUSTRATIVE ONLY</p> <p>Urban Design and Strategic Growth Plan for 2018-2038 PLANNING APPLICATION 1987-AM-02-01-001</p> <p>DATE: 1-2018 SCALE: 1:1000</p>
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NOTES

- Refer to Development Specification for further description of this plan, how it is to be secured by condition, and the quantum that applies.
- Refer to Development Specification for details on other structures and /or utilities equipment
- Refer to Design Guidelines for further description of this plan, particular guidelines and principles for the Development.
- Street and place names are working titles only.
- Public Realm extent is related to Building lines and may be adjusted together. Refer to Parameter Plan drawing 19029_AAM_00_07_013 and 19029_AAM_00_07_013 for limits of deviation for each Development Plot.

KEY LEGEND

- Outline Application boundary
- Detailed Application boundary
- Thomas Water Spine Tunnel and Dagenham Brook Exclusion Zone
- Development Plot Maximum Building Line
- Single story public open terrace development zone
- Terrace flat over ground level allowed
- Leadership public open space at ground level required if building lines extend over the area delimited
- Indicative location of Public Routes between E,K and J
- Public Realm
- Public Open Space
- Public Open Space on terrace
- Public Open Space or Private Communal Amenity space on rooftop
- Private Communal Amenity Space at Podium level
- Private Communal Amenity Space on Rooftop



REV	DATE	DESCRIPTION	BY
P1	1/1/2022	PLANNING APPLICATION ISSUE	AS

FOR APPROVAL

Allen & Morrison LP
 Uplands Business Park
 Public Realm
 001_OUTLINE APPLICATION PARAMETER PLANS
 19029-AAM-00_07_020
 SCALE 1 : 1600 @A3

21

Appendix E Illustrative Views of Wetlands Waterside park – top image view from stepped terrace across Flood Relief Channel and bottom image view across park and north-south pedestrian/cycle route

