

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:

**THURSDAY, 22 SEPTEMBER 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 24 February 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 **HERTFORDSHIRE COUNTY COUNCIL  
CONSULTATION MINERALS AND WASTE  
DRAFT LOCAL PLAN 2040** Paper RP/62/22

Presented by the Head of Planning

- 6 **PLANNING CONSULTATION BY BROXBOURNE  
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 2436 SQM 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(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

Presented by the Head of Planning

- 7 **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

Presented by the Head of Planning

- 10 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.
- 11 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)**

- 13 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.

14 September 2022

Shaun Dawson  
Chief Executive

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**LEE VALLEY REGIONAL PARK AUTHORITY**

**REGENERATION & PLANNING COMMITTEE MINUTES  
24 FEBRUARY 2022**

<b>Members</b>	David Andrews (Chairman)	Calvin Horner
<b>In remote presence:</b>	Chris Kennedy (Vice Chairman)	Denise Jones
	John Bevan	Gordon Nicholson
	David Gardner	John Wyllie

Apologies Received From: Graham McAndrew, Paul Osborn, Mary Sartin

<b>Officers</b>		
<b>In remote presence:</b>	Claire Martin	- Head of Planning
	Beryl Foster	- Deputy Chief Executive
	Jon Carney	- Corporate Director
	Sandra Bertschin	- Committee & Members' Services Manager
	Lindsey Johnson	- Committee Services Officer

**Part I**

**148 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**149 MINUTES OF LAST MEETING**

**THAT the Minutes of the Regeneration & Planning Committee meeting held on 21 January 2022 be approved and signed.**

**150 PUBLIC SPEAKING**

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

**151 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL**

Paper RP/59/22

Barnfield Riding Stables, Sewardstone Road, Waltham Abbey, E4 7RH.

Outline application (with all matters reserved except for means of access to, but not within, the site), for proposed mixed use development comprising residential (up to 106 dwellings) with community building (use class E(f), F1 or F2), open space and play area together with relocation of livery.

The Head of Planning introduced the report informing Members that there were three parts to this planning application. The first part is residential where there is a discrepancy over whether the application is for 117 or 106 units. The Housing element is acceptable due to it being classed as infill with existing housing developments either side and on previously developed land. The second part is the community centre and open play space. Whilst we

## **REGENERATION & PLANNING COMMITTEE MINUTES 24 FEBRUARY 2022**

welcome the open space the community centre is problematic due to its location on an open part of the site and next to the entrance to the Park. The third part is the relocation of the equestrian centre, which although acceptable in terms of the Park remit and Green Belt policies, provided it retains openness, is also of concern because its location is pushed up against the boundary with the Park. An improved layout would lie with the community centre incorporated within the residential component and the equestrian centre positioned where the community centre is proposed to go, this would also reduce the new roadway from Godwin Close. A Member commented that access for the equestrian centre and community centre should go through the main site, thereby removing the need for access via Godwin Close.

The Chairman expressed concerns over HGV movements on the new roadway and the importance in preserving the entrance to the Park and the integrity of hedgerow boundaries. The Head of Planning responded stating that half the hedgerow belongs to us and the applicant had not proposed any changes to the existing boundaries.

Members expressed extreme concern over this development, and felt that an objection would be justified for a number of reasons including:

- It doesn't meet government criteria for Green Belt developments.
- The number of parking spaces for both the community centre and the individual households, as new developments should encourage the use of public transport.
- The lack of connectivity and its distance from the train station and neighbouring towns.
- Concerns over the density of the development.

The Head of Planning informed Members that the applicants are arguing for an exceptional case for development of the Green Belt by providing 40% affordable houses, as Epping Forest District Council do not have a sufficient supply of affordable houses, they also argue that they are infilling between existing developments and the land is previously developed. She further informed Members that this development is very similar to one which was considered to the North of this site, which was refused on appeal for being in the wrong location for facilities.

- (1) that Epping Forest District Council be informed that the Authority objects to the outline application for redevelopment of Barnfield Riding Stables; and**
- (2) delegation be given to the Head of Planning in consultation with the Chairman and Vice Chairman of this Committee to formalise the wording of the objection, taking into account the comments made by Members at this meeting was approved.**

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Chairman

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**REGENERATION & PLANNING COMMITTEE MINUTES  
24 FEBRUARY 2022**

Date

The meeting started at 12.45pm and ended at 1.30pm

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

Presented by the Head of Planning.

**SUMMARY**

Hertfordshire County Council are consulting on their Draft Minerals and Waste Local Plan (Regulation 18 version). The combined draft Local Plan presents policies that support the supply of minerals to meet needs over the plan period (to 2040), protect mineral resources, and safeguard a network of waste management facilities to deal with the various waste arisings over the plan period. Policies covering landscape and green infrastructure, biodiversity, the protection and enhancement of amenity are likely to be significant in relation to the Regional Park. The draft Local Plan includes a Mineral Allocation Site MAS01 the Briggens Estate, which lies adjacent to the Park boundary east of Stanstead Abbots. Detailed comments are included on this matter in relation to future restoration strategies and alternative options for access to the site. These are set out as part of the Authority's formal comments to the draft Local Plan at Appendix A to this report.

**RECOMMENDATIONS**

Members Approve: (1) the comments as set out in Appendix A 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).

**BACKGROUND**

1 This is the first draft of the combined Minerals and Waste Local Plan (Regulation 18 stage) which, once adopted, will become part of the statutory Development Plan for Hertfordshire. It sets out the vision, objectives and spatial strategy for minerals and waste planning in Hertfordshire up to 2040. It seeks to ensure a steady and adequate supply of minerals to meet needs over the plan period, to protect mineral resources, and to support and safeguard a network of waste management facilities to deal with the various waste arisings over the plan

period.

- 2 The Plan must demonstrate that it complies with national policies set out in the National Planning Policy Framework, the National Planning Policy for Waste and Planning Practice Guidance. A Sustainability Appraisal and Habitats Regulations Assessment (HRA) of the draft Local Plan have also been undertaken and informed the content of the Plan.
- 3 This combined Minerals and Waste Local Plan builds upon previous work and consultation undertaken on the separate Minerals and Waste Local Plans from 2019 and 2021 respectively. These were withdrawn in Dec 2021 when the council decided to bring together the work undertaken into a single Minerals and Waste Local Plan 2040. Each policy in the Plan is, however accompanied by a separate Policy Evidence Report, which sets the national and local policy context for that policy and details the issues raised during previous consultations on the earlier versions of the Plans including Hertfordshire County Council's (HCC) response to those issues.
- 4 Once adopted this Local plan will replace the Waste Core Strategy and Development Management Policies DPD 2011-2026 (adopted 5th November 2012), the Waste Site Allocations Document DPD 2011-2026 (adopted on 15th July 2014) and the Minerals Local Plan 2002-2016 (adopted March 2007).
- 5 The Authority has previously responded to consultations on both the Minerals and the Waste Local Plans. An officer response was made to the early stages of the Waste Local Plan consultation in March 2021. From 2019 until early 2021 a number of Duty to Co-operate meetings were also held between HCC and LVRPA officers to discuss details of the emerging Minerals Local Plan prior to its withdrawal. These officer meetings have recently been reinstated, to be held on a regular basis.
- 5 The Minerals and Waste Local Plan relates to those areas of the Park that lie within East Hertfordshire District Council and Broxbourne Borough Council. This includes all of the Regional Park between Ware and Rye House, areas to the west of the River Lee Navigation at Broxbourne, including the Spitalbrook site and to the south, still west of the Navigation, areas of the River Lee Country Park as far south as the Station Road/Highbridge Street entrance including the site of the Lee Valley White Water Centre. Please refer to the Plan at Appendix B to this report.
- 7 Park Development Framework Proposals for Areas 6, 7 and 8 are relevant. These are focused on enhancing and extending the varied opportunities for informal recreation, access to nature, angling, sailing, walking and cycling to be found within the River Lee Country Park and further north, through to Nazeing, Spitalbrook and Rye House. Opportunities for new leisure attractions and associated visitor hubs are offered by sites in Broxbourne and further north around Ware and Stanstead Abbots where the landscape maintains a strong rural character. The emphasis here is on protecting natural resources and heritage interest to link together sites of biodiversity and cultural value. Proposals seek to improve access, where appropriate, to the important semi-natural wetland and woodland habitats many of which are designated as SSSIs and form part of the Lee Valley Special Protection Area (SPA).
- 8 Following the outcome of this Reg 18 consultation HCC will produce a Proposed Submission version (Reg 19) of the Minerals and Waste Local Plan in March –

April 2023 for a further round of consultation. Independent Examination of the Plan is indicated to be in October 2023 with adoption late 2023 early 2024.

## **THE DRAFT MINERALS AND WASTE LOCAL PLAN 2040**

- 9 **Core Policies** - There are three Core Policies: Policy 1 is focused on Climate Change and the requirement for minerals and waste management development to demonstrate how mitigation measures have been incorporated to minimise future effects of climate change. Policy 2 Meeting Sand and Gravel Needs identifies three sites for mineral extraction, although minerals development would also be permitted outside these sites, in some circumstances.
- 10 The Plan does not allocate new sites for waste management. Rather Policy 3: Meeting Waste Management Needs sets out broad locations where waste management is supported, namely existing Waste Management Sites, land allocated for employment in the Development Plan or existing employment land within the development limits of existing/new major settlements – the latter of which are listed in the policy and include Broxbourne, Cheshunt, Hoddesdon and Ware.
- 11 The Plan includes policies to safeguard Mineral Allocation Sites (MAS), Mineral Development Sites (MDS), Waste Management Sites (WMS) and Water Recycling Sites (WRS), including associated infrastructure such as sites for bulk transport, handling – Transport Infrastructure Sites (TIS), through the use of Site Safeguarding Areas (SSAs) and Site Consultation Areas (SCAs). The Rye Meads Sewage Works located within the Park is classified as a Water Recycling Site. Policy 5 Mineral Safeguarding Areas (MSA) requires consultation with the Minerals Planning Authority and a Mineral Resource Assessment where non-mineral development falls within an MSA except for development within a site allocated in the Development Plan (Policy 5 f)).
- 12 **Development policies** provide support for increased use of secondary and recycled materials (Policy 10) and seek to ensure new waste management development and minerals development is of a high quality design and contributes to resource efficiency Policy 11.
- 13 Restoration, aftercare and after-use are fundamental to mineral extraction and associated development. Policy 13 sets out specific requirements in this respect and these include, in summary:
  - restoration led strategies to be submitted at the application stage demonstrating that restoration will take place at the earliest opportunity and to a high environmental standard, a phased approach is to be taken where appropriate;
  - use of inert material is not to have unacceptable adverse impacts upon the environment, local amenity and transport movements;
  - aftercare and after-use proposals should be compatible with the landscape character of the area and not cause unacceptable harm, provide improved/increased public access to the countryside and create public open space for recreation, deliver biodiversity gain and support and enhance existing places of nature conservation for habitats and species; and
  - all proposals involving aftercare will be required to submit an Aftercare Management Strategy for the site in accordance with the proposed

after-use.

- 14 Policy 14 Green Belt recognises, in accordance with the NPPF, that proposals for the winning and working of minerals in the Green Belt including restoration are acceptable in principle, providing that they preserve its openness and do not conflict with the purposes of including land within it. Waste management proposals are generally considered inappropriate development in Green Belt terms so proposals for new or extensions to existing waste management facilities in the Green Belt will be required to demonstrate very special circumstances that outweigh the harm to the Green Belt. Proposals for mineral related development such as bulk transport, handling and processing of minerals would also need to demonstrate very special circumstances.
- 15 Policy 15 Biodiversity and Geodiversity has regard to the hierarchy of designated sites within the County and to the priority habitats and species that require special consideration. The highest level of protection is afforded to European and internationally designated biodiversity sites. Supporting text states that proposals for mineral or waste development must be accompanied by an Ecological Survey and assessment of the impacts on designated sites, habitats, species and connections to existing ecological networks that may be affected.
- 16 The draft Local Plan recognises the need for development proposals to conserve and enhance landscape character, quality, visual amenity and green infrastructure networks, Policy 16 Landscape and Green Infrastructure and the importance of conserving and enhancing the historic environment, Policy 18 Historic Environment. Policy 19 Protection and Enhancement of Amenity considers the impact of minerals and waste proposals on the amenity of the users of neighbouring land and potential impacts relating to matters such as light pollution, noise, air quality, human health and safety.
- 17 Policy 21 tackles Water Management and the need to ensure there are no adverse impacts to water quality, nature conservation and the amenity value of water resources as well as ensuring full consideration is given to protecting water supply, water quantity and reducing flood risk. Specific policies are also included for Transport – Policy 24 and Public Rights of Way - Policy 25. Importantly the draft Local Plan states that there should be no loss to the Public Rights of Way Network as a result of minerals or waste operations. The use of rights of way to obtain vehicular access to a site will not be permitted unless it can be clearly demonstrated that the safety of people using the PRoW can be adequately protected.
- 18 **Briggens Estate - Mineral Allocation Site MAS01**  
The draft Local Plan identifies The Briggens Estate as a Mineral Allocation Site MAS01 (under Policy 2 Meeting Sand and Gravel Needs). This allocation lies outside but adjacent to the Park between the A414 and B181 east of Stanstead Abbots. Please refer to Appendix C to this report. Policy 2 sets out the specific site requirements which must be fulfilled:
  - proposals must accord with the requirements of the Heritage Impact Assessment;
  - access to the site must be from the B181 Roydon Road;
  - the site entrance must be engineered to prevent traffic travelling through Stanstead Abbots;

- the restoration strategy must be agreed in consultation with the Lee Valley Regional Park Authority and include footpath/cycle connectivity to link Stanstead Abbots with the Harlow Gilston Garden Town; and
  - an appropriate buffer is to be established on the northern and western boundary of the site.
- 19 Appendix 1 to the Local Plan includes a Site Brief for the Briggens Estate. This identifies a potential workable sand and gravel reserve of 8.8Mt with an annual anticipated output of 500,000 tonnes. It is expected to be worked in the latter half of the plan period (from 2030) with extraction over 18 years. The Site Brief sets out the 'Site Considerations' in respect of the natural environment, timings and phased working, transport and access and restoration. Proposals for sand and gravel extraction must demonstrate how these have been addressed.

## **COMMENTS ON THE DRAFT LOCAL MINERALS AND WASTE PLAN**

- 20 **Statutory requirements of Lee Valley Regional Park Act in relation to Local Plan**  
The supply of minerals and waste management are strategic matters and include matters of a cross boundary nature. It is therefore appropriate that these matters should be combined as one Local Plan. This will also bring policy up to date in line with current planning guidance and enable current issues such as climate change, water quality and quantity, the natural and historic environment and human health and well-being to be addressed across both sectors. The strategic policies within the Local Plan will apply to the statutory Regional Park area within East Herts District Council and Broxbourne Borough Council and to areas adjoining the Park boundary in terms of environmental, and quality of life impacts.
- 21 It is important therefore that reference is made to the Regional Park and that the Local Plan recognises the statutory requirements of the Lee Valley Regional Park Act 1966 (the Park Act). Reference should also be made to the Authority's Park Development Framework (PDF) and the area proposals contained within as they relate to the Regional Park within the County. These matters are set out in the letter at Appendix A to this report.
- 22 Safeguarding and Consultation Areas for minerals and waste management sites, and the water recycling site at Rye Meads overlay the Regional Park boundary. This is due to the land use history of the Regional Park, its location centred upon the River Lee and Lee Navigation, and its proximity to employment areas such as Ware, Hoddesdon, Broxbourne and Cheshunt.
- 23 Mineral safeguarding areas are shown across a large proportion of the County given that much of the area is underlain with sand and gravel. This includes Mineral safeguarding areas along the fringes of areas previously worked for gravel within the Park in Broxbourne, at Spitalbrook, Dobbs Weir and parts of the River Lee Country Park (RLCP). These sites are however identified in the Broxbourne Local Plan as part of the Regional Park allocated for leisure, recreation and nature conservation.
- 24 The development of new waste facilities would not be considered an appropriate use within the Regional Park, given its remit, although it is recognised that existing, well established employment and industrial sites that also exist within and on the Park boundary may provide future opportunities. Policy covering landscape, biodiversity and amenity will be important in protecting the Park and

its remit in this respect.

**25 Development Policies**

Appropriate policy guidance is provided for the restoration, aftercare and after-use of mineral sites (Policy 13) although some points have already been raised with HCC officers about strengthening references to biodiversity net gain and to links with local and regional biodiversity strategies.

**26 Policy 15 Biodiversity and Geodiversity** and the detail in supporting text is generally supported. The Authority's comments in the letter at Appendix A to this report seek a number of amendments to fully recognise the value of functionally linked land or habitats within the Park that support the designated sites, in particular the role of Stanstead Innings in relation to the Lee Valley SPA at Rye Meads and its use by Bittern. An update to the Habitats Regulations Assessment (HRA) is also required to take account of the Authority's specific knowledge of habitats within the Park. This will be important for more detailed work on assessing impacts and restoration plans for the Briggens Estate.

**27** The section on Landscape and Green Infrastructure will need to identify the Regional Park as an important component of the County's landscape and green infrastructure and draw upon the detail in the Lee Valley Landscape Character Assessment and Landscape Strategy. The policy seeks to ensure landscape mitigation and enhancement are integral to any development scheme and this is supported although a definition of the term 'valued landscape' is required to make better sense of the policy as a whole.

**28** The importance of Policy 19 is noted in terms of how it might protect the amenity of the Regional Park and those visiting the Park. The scope of policies relating to Water Management and Public Rights of Way are supported.

**29 The Briggens Estate Mineral Allocation Site MAS01 and Site Brief**

The Site Specific Requirements for MAS01 The Briggens Estate set out under Policy 2 Meeting Sand and Gravel Needs are supported, but the Site Brief raises two main issues that require further comment and this is set out in the Authority's response at Appendix A to this report.

**Restoration** - The restoration strategy and its delivery are important considerations for the Authority given the proximity of the Briggens Estate in relation to the Park. The brief suggests a County Park style restoration across the site and this would sit well with the adjoining Regional Park providing major biodiversity gains and heritage enhancements are delivered. New access links for pedestrians, cyclists and potentially horse riders, appropriately designed and located will also be important to connect this new open space with both the Park and the new Harlow Gilston Garden Town development to the east.

**30 Access** - The current Site Brief is not clear on access arrangements for site traffic. It suggests consideration be given to opening up the A414 west facing slip roads located at the end of Netherfield Lane. HCC is seeking to explore all options at this stage to enable materials from Briggens Estate to be moved both eastwards via the existing A414 slip roads off from the B181 and potentially in a westerly direction by creating a new link from the B181 across the Park to the slip roads adjacent to Netherfield Lane. It is recognised in the brief that

*"Operational management of the slips would be required to prevent non-site traffic, and suitable operational arrangements of the underpass under the A414 .*

*including consideration/mitigation of any impacts on bridleway Stansted Abbots 019."*

- 31 Any new road connection in this area would need to be taken across land in the Authority's ownership and would therefore require the Authority as landowner to facilitate the access link as part of the wider proposal for the Mineral Allocation Site. It is understood that further work is in hand to explore the suitability of this alternative access.
- 32 At this point, given the lack of detail in the Local Plan, the Authority can only comment in relation to its planning consultee role and these comments are set out in the letter attached as Appendix A to this report. Once further detail is made available and potential impacts on the Authority's landholdings clarified a decision will be taken by the Authority as landowner and the matter discussed at a future Executive Committee of the Authority.

### **ENVIRONMENTAL IMPLICATIONS**

- 33 There are no environmental implications arising directly from the recommendations in this report but the Minerals and Waste Local Plan will, once adopted contain policies that guide and control development and the use of land within the County that could have an impact on the protection, enhancement, and development of the Regional Park.

### **FINANCIAL IMPLICATIONS**

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

### **HUMAN RESOURCE IMPLICATIONS**

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

### **LEGAL IMPLICATIONS**

- 36 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 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.
- 37 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**

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

### **EQUALITY IMPLICATIONS**

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

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## **BACKGROUND REPORTS**

Hertfordshire Minerals and Waste Local Plan 2040 July 2022  
consultation draft (Reg 18)

Habitats Regulations Assessment

June 2022

## **APPENDICES ATTACHED**

Appendix A	The Authority's draft response to Hertfordshire County Council
Appendix B	Plan showing the Regional Park area within Herts County Council
Appendix C	Plan showing Briggens Estate in relation to the Regional Park
Appendix D	Plan showing Authority landownership in relation to Briggens Estate

## **LIST OF ABBREVIATIONS**

SPA	Special Protection Area
PDF	Park Development Framework
SSSI	Site of Special Scientific Interest
MAS	Mineral Allocation Sites
HRA	Habitat Regulations Assessment
MDS	Mineral Development Site
WMS	Waste Management Site
WRS	Water Recycling Site
TIS	Transport Infrastructure Site
SSA	Site of Safeguarding Areas
SCA	Site Consultation Areas
MSA	Mineral Safeguarding Areas
NPPF	National Planning Policy Framework
RLCP	River Lee Country Park
BAP	Biodiversity Action Plan





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22 September 2022

Dear Christopher

**RE: HERTFORDSHIRE COUNTY COUNCIL MINERALS AND WASTE LOCAL PLAN 2040 CONSULTATION DRAFT, JULY 2022 (REGULATION 18), LEE VALLEY REGIONAL PARK AUTHORITY COMMENTS**

Thank you for consulting the Regional Park Authority on the combined draft Minerals and Waste Local Plan.

A report on this matter was considered by the Authority's Members at the Lee Valley Regeneration and Planning Committee on the 22 September 2022 when the following comments were agreed.

**Lee Valley Regional Park and Statutory requirements of Lee Valley Regional Park Act in relation to Local Plan documents**

The combined Minerals and Waste Local Plan relates to those areas of the Park that lie within East Hertfordshire District Council and Broxbourne Borough Council. This includes all of the Regional Park between Ware and Rye House, areas to the west of the River Lee Navigation at Broxbourne, including the Spitalbrook site and to the south, still west of the Navigation, areas of the River Lee Country Park as far south as the Station Road/Highbridge Street entrance including the site of the Lee Valley White Water Centre.

Reference to the Regional Park that recognises the statutory requirements of the Lee Valley Regional Park Act 1966 (the Park Act) and the remit of the Authority should be included within the Local Plan. This matter was discussed by officers at a recent Duty to Co-operate meeting. A Regional Park reference might be most appropriate under the Landscape and Green Infrastructure section, although clearly the Park's remit also relates to a number of policies in the Plan, for example biodiversity, protection and

enhancement of amenity and historic environment. It would be helpful if this reference also included the Authority's Park Development Framework and the area proposals contained within as they relate to the Regional Park within the County. The Authority has a specific remit to develop, improve, preserve and manage the Regional Park for leisure, recreation, sport and nature conservation and Section 14 of the Park Act enables the Authority to prepare proposals for these purposes. The relevant sections of the Park Development Framework are proposals set out for Area 6 'The River Lee Country Park', Area 7 'The Wetland Park: Spitalbrook to Roydon' and Area 8 'The Upper Valley: Rye Meads to Ware'.

These are available online via the following link: <https://www.leevalleypark.org.uk/park-development-framework> Riparian planning authorities are required to include the Authority's proposals in their relevant planning strategies and policies even though inclusion does not infer that the planning authority accepts these. For the purposes of the Park Act Hertfordshire County Council is a riparian Authority.

Other relevant documents include the Authority's Landscape Character Assessment and Landscape Strategy April 2019, and the Lee Valley Regional Park's Biodiversity Action Plan 2019 – 2029. These are available via the above and the following link: <https://www.leevalleypark.org.uk/biodiversity-action-plan>

It is important that the statutory boundary of the Regional Park and its remit is considered as part of the strategic planning process for Minerals and Waste, not least because the extent of the Regional Park and its proximity to employment areas such as Ware, Hoddesdon, Broxbourne and Cheshunt means that Safeguarding and Consultation Areas for minerals and waste management sites, and the water recycling site at Rye Meads overlay the Regional Park boundary. It is also important that the Local Plan recognises that areas of the Park identified as Mineral safeguarding areas are 'allocated' via the relevant Local Plans (Broxbourne Borough Council and East Herts District Council) for leisure, recreation and nature conservation purposes in accordance with the Park's remit and PDF.

The development of new waste facilities would not be considered an appropriate use within the Regional Park, given its remit as stated above; although it is recognised that existing, well established employment and industrial sites that also exist within and on the Park boundary may provide future opportunities.

## **Comments on the Development Policies**

### **Green Belt**

Most of the Regional Park within Hertfordshire County is also designated as Green Belt. It is noted that Policy 14 Green Belt requires any application for minerals related development, and either new or the expansion of existing waste management facilities, to demonstrate "very special circumstances" sufficient to outweigh the harm to the Green Belt together with any other harm identified" and adopts a criteria based approach to the protection of the Green Belt when considering planning applications. This policy position is supported.

Along its western boundary the Regional Park lies in close proximity to the urban areas of Broxbourne, Hoddesdon and Ware including a number of industrial sites and employment land; considered in the draft Plan as suitable areas for the location of waste facilities. Although outside the Regional Park and the Green Belt the development or expansion of waste facilities within these areas would have the potential to impact significantly on the openness, ecology and general public enjoyment of the Park, given its proximity. This would need to be a consideration in the early stages of any waste proposal planning application and reference should be made to the proximity issue in justification text under Policy 3 Meeting Waste Management Needs or Policy 14 Green Belt.

### **Restoration**

Policy 13 Restoration, Aftercare and After-use is supported. A reference to biodiversity net gain should be added to strengthen the policy and aftercare and after-use proposals should also be required to demonstrate that they have taken account of local and regional Biodiversity Strategies when setting out measures to support and enhance nature conservation for species and habitats.

### **Biodiversity**

The Local Plan section on Biodiversity and Geodiversity is, in general welcomed and supported. Policy 15 provides the highest level of protection for sites designated at the International and European Level which includes the Lee Valley Special Protection Area (SPA) and Ramsar site. It states that "Development proposals that are likely to have an adverse effect on the integrity of such sites will not be permitted unless exceptional circumstances can be clearly demonstrated."

Consideration needs to be given here to sites that lie outside the SPA (or SAC) but which still contribute to the value of the site. This is the case within the Regional Park. Stanstead Innings, a site which lies outside but adjacent to the SPA (Rye Meads component) and the A414, has an important role in supporting the SPA and is used by Bittern. It therefore contributes to the function of the SPA and offers a buffer area for wildlife and importantly the Bittern. The same is true for a section of Rye Meads managed by the Herts and Middlesex Wildlife Trust (HMWT), south of the A414, again outside of the SPA but a site where Bittern are recorded.

The HRA recognises the importance of 'functionally linked habitats' in this respect and states that the requirement for all proposals to submit an ecological survey would mean that these habitats would be identified. It proposes the following amendment (in red font) to supporting text under para 5.117 which the Authority endorses:

"Proposals for new or extensions to existing minerals or waste development must be accompanied by an Ecological Survey and assessment of the impacts on designated sites, habitats, species and connections to existing ecological networks that may be affected. The type of impacts that could arise include habitat loss, damage or fragmentation; noise, vibration or light; changes in public access; air pollution; changes in water quality or flow; and vermin. **Where a development site has wetland habitats, the ecological assessment should consider whether the site may be used by bird species from a SPA or Ramsar site**".

However the role of functionally linked habitats within the Regional Park are fundamental to the ongoing resilience of designated sites and future of protected species such as the Bittern, particularly given the ever increasing pressure from development in surrounding areas. The Authority therefore wishes to see this point covered by policy and proposes the following amendments to Policy 15

Sites which benefit from designation at an International and European Level, including Ramsar sites, SPAs and SACs, will be afforded the highest level of protection. Development proposals that are likely to have an adverse effect on the integrity of such sites **and functionally linked habitats will** not be permitted unless exceptional circumstances can be clearly demonstrated. Such circumstances will only exist if:

- a) there is an overriding need in the public interest;
- b) no alternative locations are available for the development; and
- c) appropriate **mitigation, in the first instance**, and then offsetting is provided

The HRA also needs to be updated. It has mapped the Priority habitats within the Lee Valley SPA/Ramsar which lie within 200m of the A414 in order to consider air pollution from vehicle emissions. Paragraph 5.51 notes that this habitat is unlikely to be suitable for Bitterns. However the reedbed at Stanstead Innings and that at Rye Meads, managed by HMWT is immediately adjacent to the A414. The HRA concludes (para 5.55) that *"the area of the SPA / Ramsar which could feasibly be affected by air pollution is considered to be highly unlikely to support bittern due to a lack of suitable habitat (reedbed) and high levels of disturbance."* Whilst this is generally correct, the Authority can confirm that Bittern from the SPA use both Stanstead Innings and the HMWT reedbed on the south of the A414. Air pollution from additional traffic movements along the A414 generated by any mineral or waste developments would therefore be material to the impact on the SPA.

The last section of Policy 15 requires all proposals for minerals and waste developments to submit an ecological survey 'prior to development taking place'. This should be amended to ensure the ecological survey is submitted with the application so ecological matters can be considered as early as possible.

### **Landscape, Green Infrastructure and Amenity**

This section of the draft Local Plan should identify the Regional Park as an important component of the County's landscape and green infrastructure and draw upon the detail in the Lee Valley Landscape Strategy and Guidelines. Any development proposals within or adjacent to the Park will be expected to take account of this strategy alongside the PDF and BAP.

Reference is made in supporting text and the policy to 'valued landscapes' and the need to ensure minerals and waste proposals will throughout the lifetime of the development protect and enhance these valued landscapes. The amenity, recreational, ecological and heritage importance of the regional Park's landscape would suggest it is a valued landscape for people and wildlife. It would be helpful if

this term could be defined to understand this element, and the implications of the policy.

The inclusion of policy focused on the protection and enhancement of amenity (Policy 19) is welcomed. This deals with a number of important issues (light pollution, air quality, noise and human health and safety) that are relevant to visitor enjoyment of the Park and the protection of habitats and wildlife corridors. The Authority would emphasise, in terms of the Park, the importance of minimising and mitigating for light pollution and the need to ensure dark corridors for wildlife movement and feeding are maintained. A minor amendment is required to supporting text at paragraph 5.159 to reference protected species as follows:

5.159. Artificial lighting on mineral and waste sites can result in light pollution in the surrounding area. The most appropriate level of directional lighting will be required on sites to minimise as far as possible any light emitted into surrounding areas which could impact upon local wildlife habitats, **protected species** or nearby residential development.

The Authority supports the policy requirement to consider the operational movement of vehicles beyond the immediate environs of the development site and the amenity impacts that may arise across a wider area. As noted in the HRA (para 5.15) this policy in association with Policy 15 Biodiversity provides important safeguards in respect of potential air pollution impacts on designated sites and Protected species within the Park as discussed above for the Lee Valley SPA. Proposals will need to ensure associated ecological surveys assess this wider area for impacts.

#### **Water Management and Public Rights of Way**

Policy 21 Water Management is supported, in particular its emphasis on ensuring proposals demonstrate that they will have no unacceptable adverse impacts to the water environment, including the flow and quality of surface water and groundwater. The Authority also endorses the policy requirement that proposals must demonstrate that they conserve and enhance the water environment. As stated in the HRA (paragraph 5.10) *"it provides additional safeguards for proposals within or close to water bodies (i.e. the Lee Valley SPA/Ramsar or its functionally linked land)."*

The inclusion of a separate policy on Public Rights of Way - Policy 25 is welcome. Protecting existing or providing alternative routes of equal quality and safety will be important to the Regional Park where facilities are proposed on the boundaries of the Park, and for example within industrial areas adjoining the Park boundary. On the western boundary of the Park this can coincide with the River Lee and Navigation towpath. It will be important to ensure the towpath route is referenced and that access issues along the towpath form part of any considerations in relation to the use of the Lee Navigation as a future means of transport.

#### **MAS01 Briggens Estate Site Brief**

The Authority supports the Site Specific Requirements for MAS01 The Briggens Estate set out under Policy 2 Meeting Sand and Gravel Needs. Two matters relating to the Site Brief require further consideration and these are discussed below.



### **Restoration Strategy**

The requirement for the restoration strategy to be agreed with the Park Authority is welcomed, the Briggens Estate lies outside but adjacent to the Regional Park on the boundary of a more rural area known as Ryegate Farm and Netherfield Lane with the Stanstead Innings Local Wildlife Site close by. Further to the south lies the Rye Meads SSSI with Amwell Nature Reserve and SSSI to the north both of which form part of the Lee Valley SPA/Ramsar site.

Given the location of the Briggens Estate within an area of significant ecological importance the Authority proposes that other stakeholders are also engaged with agreeing the detail of the restoration strategy, namely Natural England, the Herts and Middlesex Wildlife Trust, and the RSPB. The Site Considerations should identify the opportunity to deliver major biodiversity gain drawing on regional and local biodiversity strategies to provide the framework and specify that designs for restoration will need to be future-proofed with consideration given to potential impacts of climate change.

The emphasis on the historic environment and the need for plans to conserve and enhance heritage assets is supported.

Post restoration management responsibilities should be clarified together with how the funding to enable this will be secured. This needs to be agreed prior to works commencing. The site brief proposes that the area be worked in a phased manner from east to west and restoration is also likely to be phased, starting early in the process. Buffer planting along the northern and western boundary which will be adjacent to the Regional Park would commence as the first phase of extraction takes place and this will need to be maintained over the Plan period and beyond.

### **Access and Transport**

The policy requirements specify access into and out from the Briggens Site from the B181 and this can be achieved using the current highway configuration with site traffic using the existing slip roads from and onto the A414 from the B181. Traffic management at the entrance and within the local area would ensure no site traffic passes through Stanstead Abbots.

However the Site Brief raises as a potential consideration the "re-opening of the west facing slip roads on the A414 with a suitable connection between the slip roads and the B181. This would require operational management of the slips to prevent non-site traffic, and suitable operational arrangements of the underpass under the A414 including consideration/mitigation of any impacts on bridleway Stansted Abbots 019."

This proposed alternative would require an access road across a portion of the Regional Park in order to link the west facing slip roads at the bottom of Netherfield Lane with the B181. As the County are aware land to the east of Ryegate Farm up to the boundary with the Briggens Estate is in the Authority's ownership. This proposed option would therefore require the Authority as landowner to facilitate the access link as part of the wider proposal for the Minerals Site. It is understood that further work is in hand to explore the suitability of this alternative access, which would enable materials to be transported more easily to the west of the County.

The Authority's comments on this matter are made under its planning consultee role. Issues relating to land ownership would need to be considered separately and once more detail is available as to the preferred access options that could be explored.

At this stage, whilst the Site Brief includes proposals to manage use of the slip roads and access through the underpass by HGVs, it is still considered that a new access through the underpass for site traffic would be challenging for Regional Park visitors. In particular there is concern about the amenity and safety of those people using the underpass as part of a recreational route and bridleway through the Park. The creation of a road further into the Park would also impact upon the attractive landscape character of the area and draw traffic and associated air pollution and disturbance closer to the SPA and Stanstead Innings with associated impacts on habitats and protected species.

Further discussion would be appropriate on this matter once details are available and made available to officers. Any issues arising that relate to the Authority's land ownership would need to be considered by Members at a future Executive Committee of the Authority.

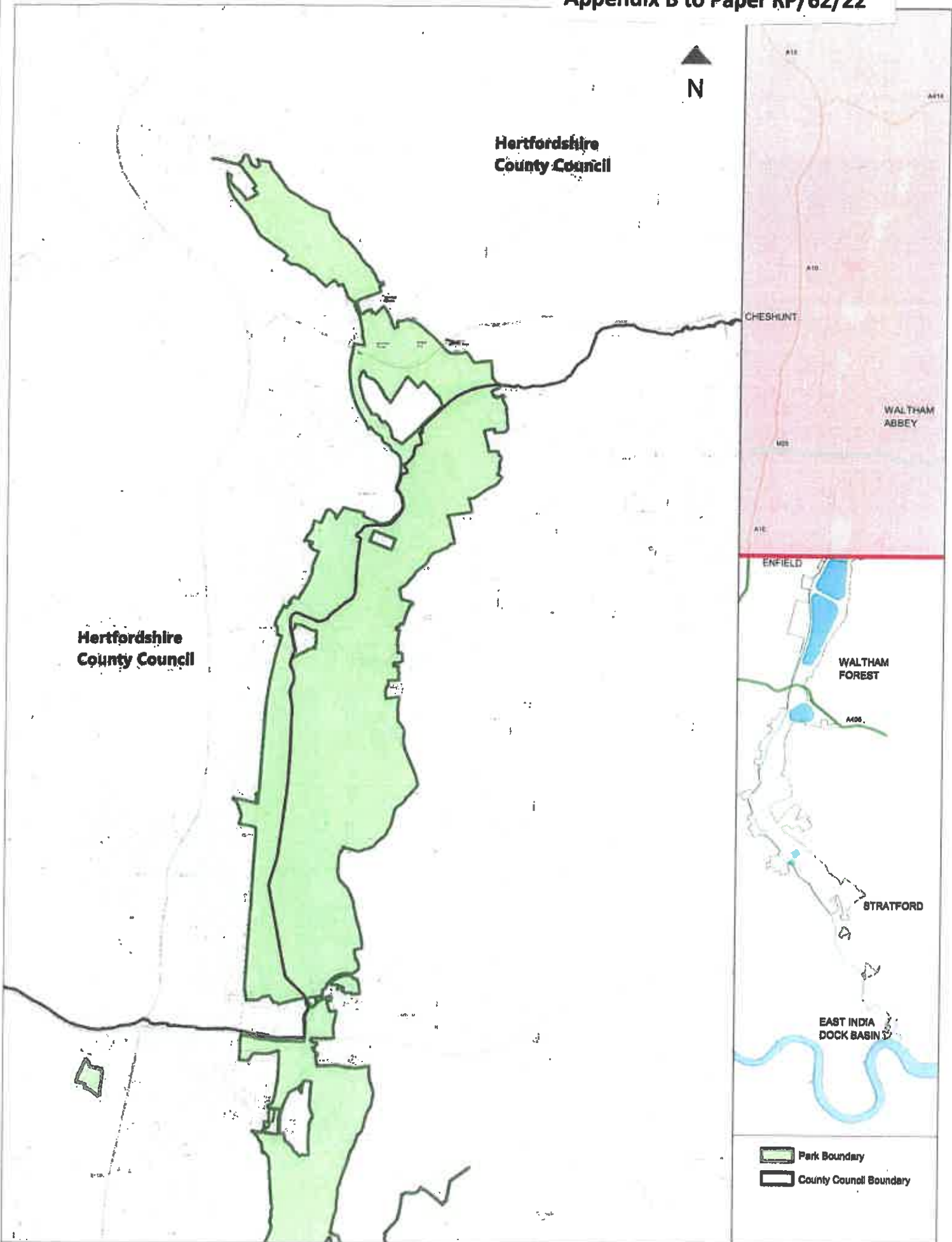
The Authority looks forward to engaging further with County officers on the matters raised above as part of the Duty to Co-operate process to help inform the next stage of the Local Plan process.

Yours sincerely

**Claire Martin**  
**Head of Planning**  
**Lee Valley Regional Park Authority**

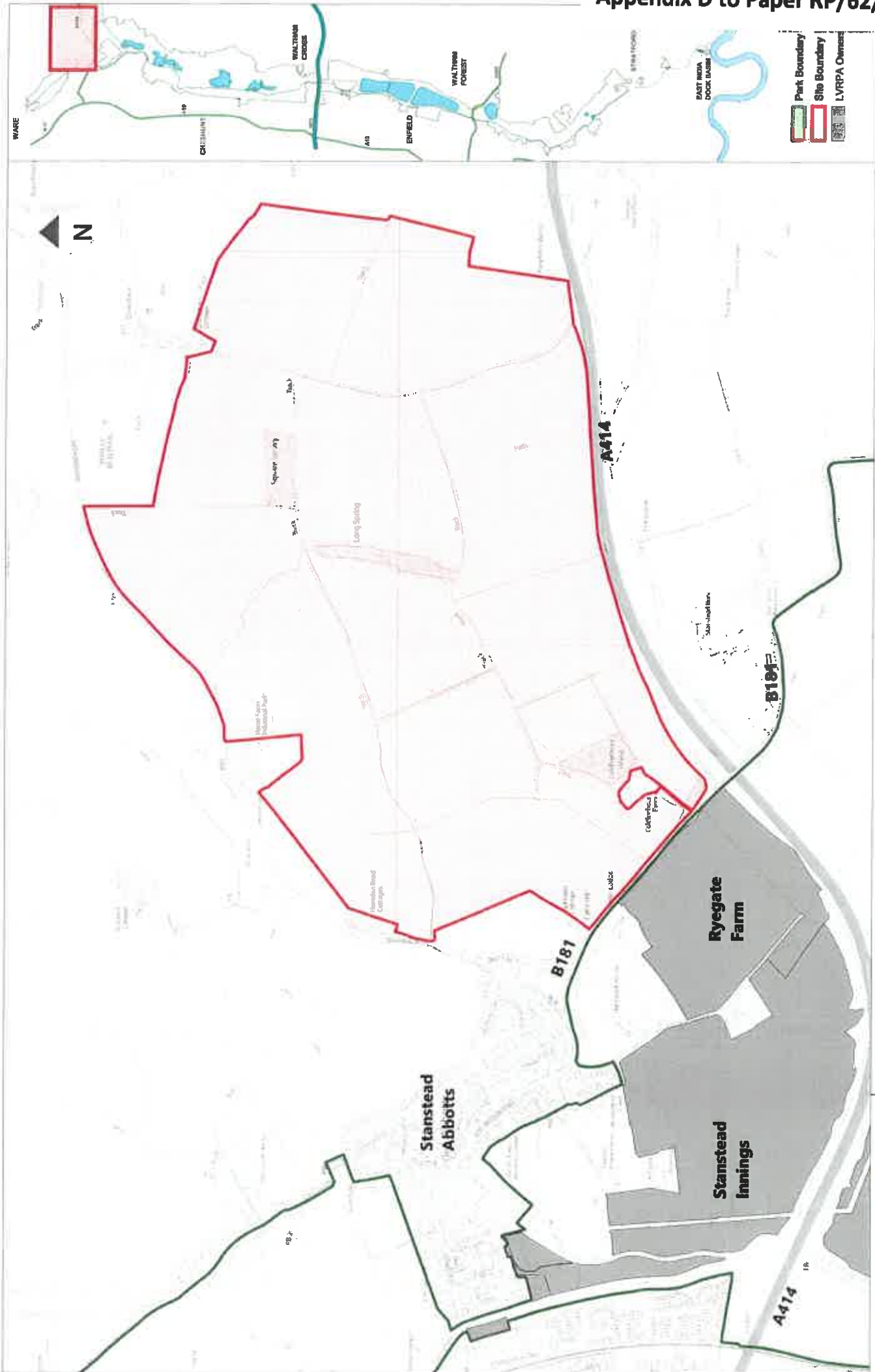
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Lee Valley Regional Park within Hertfordshire County Council





**Briggens Estate LVRPA Context**

NTS @ A4  
22.08.22

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**PLANNING CONSULTATION BY BROXBOURNE 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 2436 SQM 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(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**

Presented by Head of Planning

**SUMMARY**

This is a detailed application for a residential-led mixed use redevelopment of parcels 12 and 13 of the wider Cheshunt Lakeside masterplan area which lies outside the Park adjacent to the River Lee Country Park, just north of Windmill Lane. This new standalone application is required because the applicant is seeking to make a number of changes to the outline scheme as currently consented in for Parcels 12 and 13, including an uplift of 97 residential units and an increase in building heights. If granted this application would sit alongside the current outline consent and the associated S106 would be honoured.

The scale and design of certain elements of the proposed development, located close to the Regional Park boundary, are considered to have a negative impact on the Park, its landscape and ecology and the recreational amenity of visitors. They introduce a step change in the scale of built development adjacent to the Regional Park and potentially set an uncomfortable precedent for future phases of Cheshunt Lakeside. An objection is therefore proposed to the application and a reduction in height sought to the proposed 14 storey building in Phase 12.



## RECOMMENDATIONS

Members Approve:

- (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 to more closely align with the heights consented under the outline consent 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;
  - (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.

## **BACKGROUND**

### **1 Planning History**

Outline planning permission was granted in August 2019 for the Cheshunt Lakeside residential-led mixed use development (ref: 07/18/0461/0). This seeks to provide 1,725 apartments, up to 19,051sqm of commercial space with associated community and leisure uses, a two form entry primary school and the creation of a new plaza and link access from Windmill Lane, plus associated landscaping, parking, pedestrian and cycle routes. The masterplan approved under this outline consent divides the site into phases in which the development of Cheshunt Lakeside will be brought forward, with each phase split into development parcels. The outline consent includes 47 planning conditions several of which set out development parameters for future reserved matters applications, and obligations under a Section 106 Agreement.

- 2** The Authority responded to the original outline application in June 2018 and placed a holding objection pending the submission of further information to resolve areas of concern; namely the 'prematurity' of the application given the likely impacts of the Crossrail 2 scheme, inadequate and inaccurate ecological information and a lack of planning obligations to adequately mitigate for the increase in visitors to the Park from the development, Ref: RP/20/18. Revisions to the original application were considered at Regeneration and Planning Committee in November 2018 (RP/24/18) when the Authority objected to the application. Although satisfied about the detail and scope of additional information included in the revised scheme on the environmental mitigation strategy, there were still concerns as to the amount of moneys to be made available for 'visitor infrastructure' and no changes were included on the identification of 'safeguarding land' for a new bridge following the proposed closure of Windmill Lane.
- 3** The outline permission granted in August 2019 is accompanied by a Section 106 Agreement which includes under Schedule 7 a Lee Valley contribution of £750,000 towards visitor facility improvements and habitat mitigation measures within the River Lee Country Park, to be paid in instalments as the phases of the development are occupied. Officers are currently liaising with the Council to bring forward the first set of visitor and habitat works in line with the occupation of Phase 1A Parcel 11.
- 4** Parcels 12 and 13 represent the next stage in bringing forward the Cheshunt Lakeside development and include the delivery of a new local centre. The applicant is seeking to make a number of changes to the scheme as currently consented in outline, including an uplift of 97 residential units and an increase in building heights across the three proposed blocks including one building of 14 storeys – the parameter plans set a maximum building height of 7 storeys. Following pre-application discussions with officers at Broxbourne Borough Council it was agreed that a new standalone detailed application for Parcels 12 and 13 should be submitted to seek consent for these changes. This application if consented would then sit alongside the current outline consent; the associated S106 would also be honoured.
- 5 Location**

The application site relates to two parcels of land within the wider Cheshunt Lakeside development and is located to the south of the masterplan area. It occupies approximately 1.89 hectares comprising the site of the former Tesco headquarters which has now been demolished. To the west the site is bounded

by Delamare Road, with Windmill Lane and Parcel 14 of the outline consent to the south, Parcel 11 to the north and along the eastern boundary, the rail line and Network Rail Depot.

- 6 Immediately on the other side of the rail line lies the River Lee Country Park (RLCP) a major visitor attraction and access to nature site within the Regional Park. It includes a mosaic of varied habitat including the Turnford and Cheshunt Pits Site of Special Scientific Interest (SSSI) which also forms part of the Lee Valley Special Protection Area (SPA) and Ramsar site. Cheshunt Station and Windmill Lane provide a main gateway to the RLCP and its network of foot and cycle paths. Despite the application site's location outside the Regional Park it lies only 50m from the boundary of the SSSI. Please refer to the Plan at Appendix A to this report which shows the location of the application site and its position in the wider masterplan area.

## **DESCRIPTION OF THE PROPOSED APPLICATION**

### **7 Layout and Scale**

Parcels 12 and 13 are described as a gateway into Cheshunt from the station with the proposed development designed to provide "an inviting entrance to the wider Cheshunt Lakeside development". The scheme consists of 3 separate blocks of buildings ranging between 5, 9 and 14 storeys broadly positioned around a new public plaza and green link through to the Parcel 11 in the north. In total these buildings will provide 471 residential units and 2,436sqm commercial floorspace, to accommodate office, retail, light industrial and/or community and leisure uses. This is an uplift of 97 residential units over the outline consented scheme for these parcels.

- 8 Blocks 7 and 8 are located within Parcel 12 and these will provide for 234 and 184 residential units respectively with a mix of studio, 1, 2, and 3 bed flats. Block 8 is situated close to the railway on the eastern side of Parcel 12 and incorporates a range of building heights from 6 and 8 storeys alongside the railway boundary, up to a 14 storey block which faces onto the new plaza and associated public realm/green link. Buildings within Block 7 range in height from 4 to 9 storeys with taller components facing onto Delamare Road to the west and a 9 storey building overlooking the public plaza. Podium gardens are proposed as focal elements within both blocks serving as communal amenity space for residents with one level of car parking beneath. All dwellings include private amenity space in the form of balconies (at min of 5sqm) or private gardens.

- 9 Block 5, is located within Parcel 13, immediately south of Block 7. This will include 53 residential units and accommodate the remaining parking provision within a 6.5 level multi-storey car park. It also includes a 5 storey non-residential building. Commercial space will be provided within all three blocks located on primary frontages overlooking the proposed new public plaza. Please refer to Appendices B and C.

### **10 Design and Materials**

The proposed development incorporates a number of building typologies and a material strategy that responds to the proposed street character and principles already established through the masterplan. The 14 storey building within Block 8 (Parcel 12) is designed as a 'landmark' building to act as a marker for the public plaza on the approach from the station. The double height base of the building aims to elevate it from the adjoining 'civic' buildings, and it has a light

- colour cast stone frame, grouped windows and buff brick banding to reduce visual impact. The 'wayfinder' buildings sit at the intersection of key routes and include an 8 storey building on the eastern side of Parcel 12. These have a buff brick banding, bronze colour window frames and inset balconies on corners. The 'linked' buildings are subservient in nature to the corner buildings with darker brick and window frame palette. Both bolt on and inset balconies are used throughout the scheme. The eastern façade of Block 8 Parcel 12 overlooking the buffer planting and railway includes bolt on balconies as does the eastern side of the landmark building.
- 11 Commercial buildings have full height windows with strong vertical grouping, single storey base and clearly defined separation between the adjacent residential buildings. The multi storey car park (Parcel 13) incorporates bronze colour mesh panels above a red brick base.
  - 12 **Access and Parking**  
Access into this phase of development is taken from Windmill Lane almost opposite Cheshunt Station, via a bus loop road which connects through to Delamare Road in the west. The Design and Access Statement (DAS) indicates this will be designed as a pedestrian focused street acting as an extension to the public realm, facilitating two way bus access and discouraging private car use through the site. Access to the multi storey car park in Block 5 will be from Delamare Rd and for podium parking in Blocks 7 and 8 access is shown via a new road to the north; 'Neighbourhood Street' which is to be provided as part of Parcel 11.
  - 13 Parking for 545 cars is to be provided (471 residential, 24 visitor, 28 commercial and 22 spaces for Parcel 14 as per the Outline consent), with 471 cycle parking spaces for residents (plus 50 for visitors). This is in line with parking conditions attached to the outline consent. Provision is included for electric vehicle charging within the permanent car parking; 20% is to be active charging points and 20% passive with suitable ductwork provided for the remaining 60% to facilitate future vehicle charging upgrades.
  - 14 **Landscape, Public Realm and Biodiversity**  
The new building layout has allowed for new public realm, play areas, seating and open space at the southern end of the green link incorporated within the new plaza, and an opportunity for soft landscaping, street trees, and SUDs features such as rain gardens associated with the loop road. The green link remains a dedicated off road route for pedestrians and cyclists albeit slightly realigned compared to the outline consent. It incorporates areas of lawn, seating and species rich shrub planting. Please refer to Appendix D.
  - 15 A 'biodiversity' buffer along the southern edge of Parcel 13 and the eastern edge of Parcel 12, adjacent to the railway is identified as an area to be planted with wildflower meadows and native tree planting. The podium gardens have been designed as a protected garden environment catering for multiple activities such as play, seating, outdoor dining with raised planters, shrub and herbaceous planting. Provision for green biodiverse roofs covered with substrate and wildflower mats is indicated across the majority of flat roofs within Parcel 12 and the residential/commercial elements within Parcel 13.
  - 16 A Preliminary Ecological Appraisal (PEA) and Bat Roost Assessment together with a Biodiversity Net Gain (BNG) Assessment accompanies the application. This has found habitats of negligible importance on site that require no



mitigation. The BNG calculation shows a net gain in habitat units of 1604.29% and a net gain in hedgerow units of 100%.

- 17 A range of lighting is proposed, with low bollard lights for the podium gardens around the footpaths, and higher pole lights on the loop road. The aim is to keep light pollution at a minimum.
- 18 **Section 106 Agreement**  
The Planning Statement submitted with this application explains that the applicant will honour the existing contributions sought under the S106 attached to the Outline Consent. This included Schedule 7 which allocated £750,000 to the Regional Park Authority for visitor facilities improvements and habitat mitigation works. It is understood that planning obligations will be secured to mitigate for the uplift of 97 units on Parcels 12 and 13, potentially including contributions towards a range of items from sustainable transport, to education, and including the Lee Valley Regional Park.

## **POLICY CONTEXT**

- 19 **Local Plan**  
Cheshunt Lakeside is identified in the Broxbourne Local Plan 2018 – 2033 as the location for a new urban village centred on the Tesco lands and consisting of a major residential-led mixed use apartment style development. Policy CH1 states that Cheshunt Lakeside will accommodate c.1,750 new homes, with 40% affordable, and buildings limited to a maximum of 8 storeys. A new neighbourhood centre, 20,000sqm of business space, a two form entry primary school and landscaped open space should also be provided. Cheshunt Lakeside is to be developed in accordance with a comprehensive masterplan.
- 20 The policy also recognises the need for partnership working with Natural England, the Lee Valley Regional Park Authority and the developers to agree a mitigation strategy containing a range of onsite and off-site measures to mitigate the effect of the development on the qualifying interests of the Lee Valley Special Protection Area. This is also in line with the requirements of Policy NEB2: Wildlife Sites. The mitigation strategy is to be in place by the time of grant of any planning permission for the development.
- 21 **Park Development Framework**  
Park Development Framework (PDF) Area Proposals (6.A.4) seek to protect and enhance the RLCP for informal recreation and countryside activities based on the quality of the Regional Park's landscape and its natural resources and heritage interest. Improvements are to be sought to establish a primary gateway into the Park for all visitors from Windmill Lane and Cheshunt Station. Biodiversity proposals seek to improve ecological value and species diversity, whilst protecting important designated sites such as the Turnford and Cheshunt Pits SSSI. The Lee Valley Regional Park Landscape Strategy identifies the RLCP as part of landscape character type A – 'Rural valley floor mosaic with wetlands and marshes' an area of mostly undeveloped landscape character with a sense of naturalness and tranquillity that should be protected.

## **PLANNING APPRAISAL**

- 22 **Principle of Development**  
The principle of a residential led, mixed use development on the application site is already established via the outline consented application and masterplan and

is consistent with Local Plan policy. The current application is however proposing material changes to the consented masterplan to bring forward a form and scale of development different from that originally envisaged for Parcels 12 and 13. For the Authority the main concerns relate to the extent to which the heights of the proposed blocks, and the associated uplift in residential units will impact upon the recreational use and amenity of Park, the quality of its landscape, and its ecology.

**23 Design, Scale and Materials**

The overall design, scale and choice of materials for the development within Phases 12 and 13 has a coherence and legibility based on creating a gateway and main access through into the development from Cheshunt Station, with the new public square at its heart and the 'green route' linking through to the north providing the main pedestrian and cycle link into Cheshunt Lakeside. The design and location of the 14 storey building within Block 8 (Parcel 12) adjacent to the public square does establish a 'landmark', very clearly providing a 'marker' for the public plaza for those approaching from the station.

- 24 However at twice the height of the majority of the other buildings within Phase 12 and 13 it will also dominate the skyline, particularly in views from within the Regional Park. Although the boundaries to the RLCP to the east of the site and adjacent to the railway are well wooded the landmark building will be visible from within the Park, above the tree line, most notably from the entrance to the Park on Windmill Lane, at Cheshunt car park and from the raised towpath further into the RLCP. It is also likely that the 8 storey wayfinder building, also part of Block 8 will be visible from the Park above and through the tree line. It should be noted that existing consented parameter plans set a height limit of 7 storeys and Broxbourne's Local Plan policy CH1 specifies a maximum of 8 storeys.
- 25 The Planning Statement references the visual assessment provided as part of the Townscape and Visual Impact Assessment (TVIA). This has identified a 'Negligible to Minor Adverse effect' to some visual receptors experiencing views west from within the Lee Valley Regional Park. It states that where visible the development would be glimpsed in filtered views through the tree canopy and recognised in the context of existing development to the west of the railway that demarks the green belt boundary. It notes that the effect is considered adverse "due to the increased perception of built form within the secluded area".
- 26 The secluded character of the Park in this location is recognised by the Regional Park's landscape strategy which identifies the RLCP as having a coherent and mostly undeveloped landscape character with a sense of naturalness that should be protected. The sense of relative remoteness and seclusion is due to the trees and scrub reducing the perceived influence of surrounding development, general absence of built features within the LVRP boundary and the mature landscape framework and wooded edge to the west which filters and screens the influence of Cheshunt. The current proposals will breach this wooded screen and impact upon the recreational amenity of visitors to the Park. This is a step change in the scale of built development adjacent to the Regional Park and potentially sets an uncomfortable precedent for future phases of Cheshunt Lakeside.
- 27 It is also likely that the height and design of both the 14 and 8 storey buildings close to and overlooking the buffer planting, railway and wooded Park could impact upon biodiversity in terms of light pollution and general disturbance. Bolt

on balconies form part of the design of the 8 storey wayfinder building adjacent to this edge and are shown on the eastern façade of the 14 storey landmark building, although this is set back beyond the podium garden. The woodland edge to the RLCP creates an important dark corridor used by wildlife for commuting and foraging. This is likely to be compromised to some extent by the building design although information on this matter is not clear from the details submitted. It would also be helpful to understand whether or not the green biodiverse roofs proposed for Block 8 would be impacted by light pollution from the taller elements of the design.

**28 Landscape, Public Realm and Ecology**

The proposed development provides a variety of public realm, play areas and open spaces framed by soft landscaping and street trees which is welcomed. The two podium gardens are however the main spaces provided for residents and these are designed to cater for multiple activities such as play, gathering and outdoor dining. The Planning Statement notes para 6.33 *"The proximity of the Lee Valley Regional Park provides easy access to green infrastructure and open spaces for exercise and leisure to improve health and wellbeing."*

29 It is clear that the development will benefit from its proximity to the Regional Park. The adjacent RLCP will be the main focus for new residents in terms of recreation, leisure and activities such as dog walking, cycling, and family outings. This was accepted at the previous outline application and masterplan stage and funding was secured via planning obligations to provide suitable mitigation to help enhance visitor facilities and protect habitats. This mitigation was considered of particular importance given the application site is located only 50m from the boundary of the Turnford and Cheshunt Pits SSSI which also forms part of the Lee Valley Special Protection Area (SPA) and Ramsar site.

30 The current proposal seeks an uplift of 97 units across the two parcels which will result in an increase in footfall through the RLCP. The Planning Statement (paragraph 7.5) notes that planning obligations will be secured to mitigate this uplift and the Regional Park is included in a list of potential recipients. It is considered appropriate for the Authority to seek further S106 contributions given the uplift in units and increase in footfall within the Regional Park. These monies would enable the Authority to expand its current list of habitat and visitor access improvements within the RLCP, in accordance with the designated status of the area.

**31 Ecology**

Aspects of the development that might impact upon the ecology of the area and in particular the Park have been raised already in the discussions above. The landscape and planting scheme for the 'biodiversity' buffer along the eastern edge of Parcel 12, adjacent to the railway will need careful consideration. Further detail is required to demonstrate that this area will contribute to biodiversity both on site and in relation to the adjacent area of the RLCP given the proximity and height of buildings within Block 8, the overhanging balconies and potential for light pollution.

32 The green roofs across most of the blocks are welcomed, it is understood these will not be accessible to the residents or general public and this should protect their biodiversity value. Habitats proposed as part of the BNG provision are also supported.

33 The planting schemes for the various parts of the site contain a substantial

amount of non-native plants; it would be preferable if the scheme consisted of native species. This is of particular importance in the biodiversity roof mixes, wildflower meadows and possibly the tree species.

34 The PEA lists measures and conditions which should be included in any grant of planning consent namely:

- The production of a Construction Environmental Management Plan
- The production and implementation of a sensitive lighting strategy
- Production of a Landscape Environmental Management Plan
- On-site habitat and species monitoring with agreed baseline targets and provision for enhancements if these are not met

35 **Conclusion**

It is recommended that an objection be raised to the current application. The height of the 14 storey landmark building within Block 8 will have a detrimental impact on the Regional Park, in particular the visual and recreational amenity of visitors to the River Lee Country Park. It will also undermine the secluded and attractive landscape character of the Park area. Further consideration should also be given to the design elements of this building and the wayfinder building close to the Park boundary. The balcony design and issues of light pollution raise concerns about the impacts on the biodiversity buffer and green roofs within the scheme and on the woodland edge to the RLCP.

## **ENVIRONMENTAL IMPLICATIONS**

36 These are addressed in the body of the report.

## **FINANCIAL IMPLICATIONS**

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

## **LEGAL IMPLICATIONS**

38 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 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.

39 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**

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

## **EQUALITY IMPLICATIONS**

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

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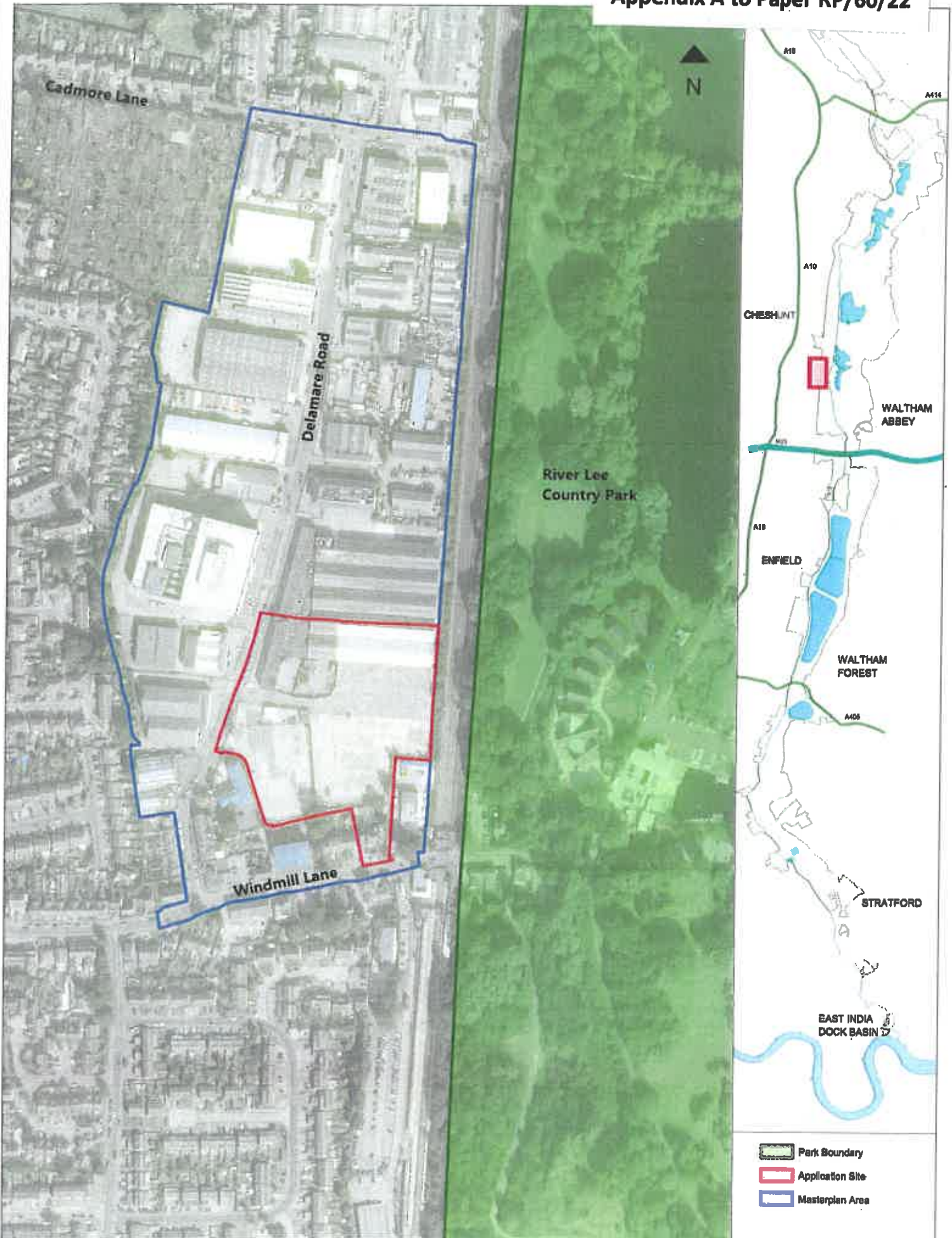
Author: Claire Martin, 01992 709 882, [cmartin@leevalleypark.org.uk](mailto:cmartin@leevalleypark.org.uk)

**APPENDICES ATTACHED**

Appendix A	Plan of the application site
Appendix B	Heights and Perspective image extract from DAS
Appendix C	Extract from DAS showing aerial view looking south towards station
Appendix D	Landscape masterplan image

**LIST OF ABBREVIATIONS**

RLCP	River Lee Country Park
SSSI	Site of Special Scientific Interest
SPA	Special Protection Area
DAS	Design & Access Statement
SUDS	Sustainable Drainage Systems
BNG	Biodiversity Net Gain
HRA	Habitats Regulations Assessment
TVIA	Townscape and Visual Impact Assessment
PEA	Preliminary Ecological Appraisal



Proposed development of Plots 12 and 13, Cheshunt Lakeside, Delamere Road, Cheshunt.



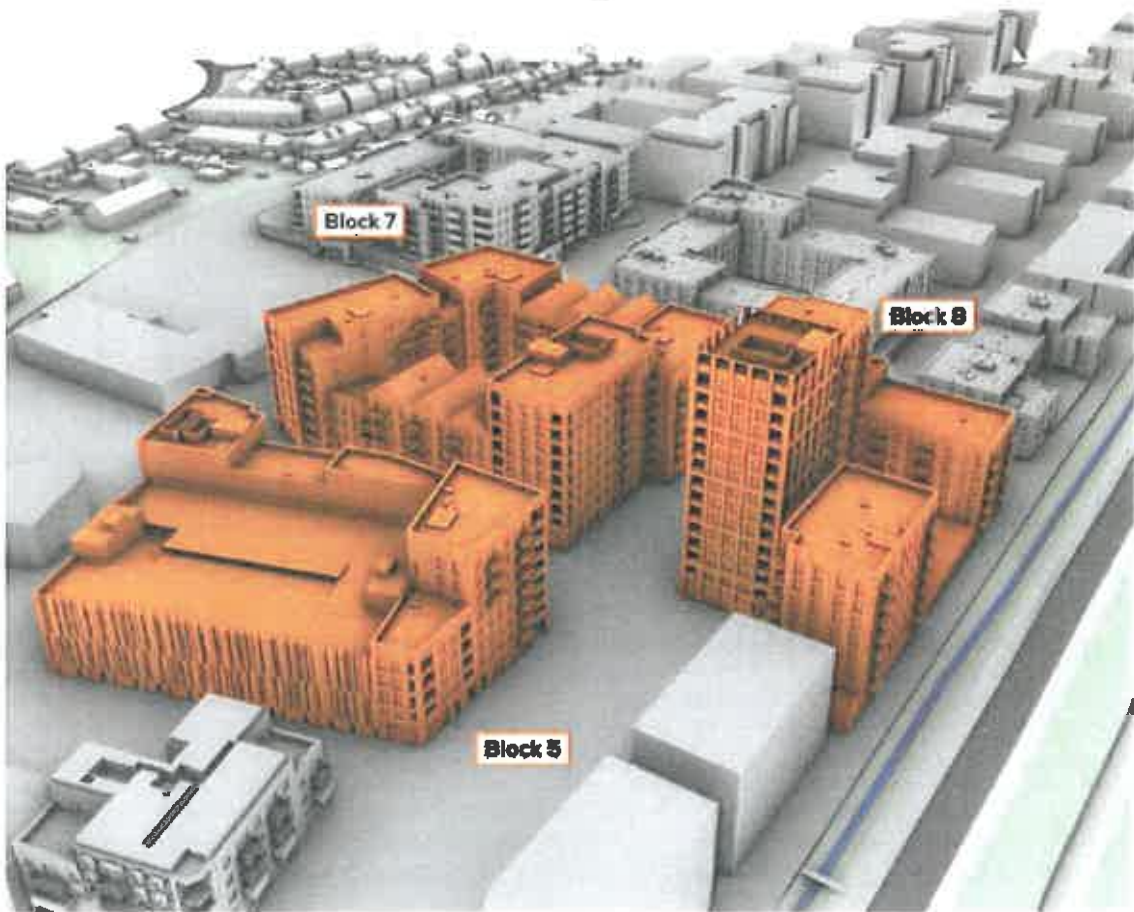


Fig 02: Perspective view

**Image showing perspective view of Parcels 12 and 13 looking broadly north, with railway to right of image.**

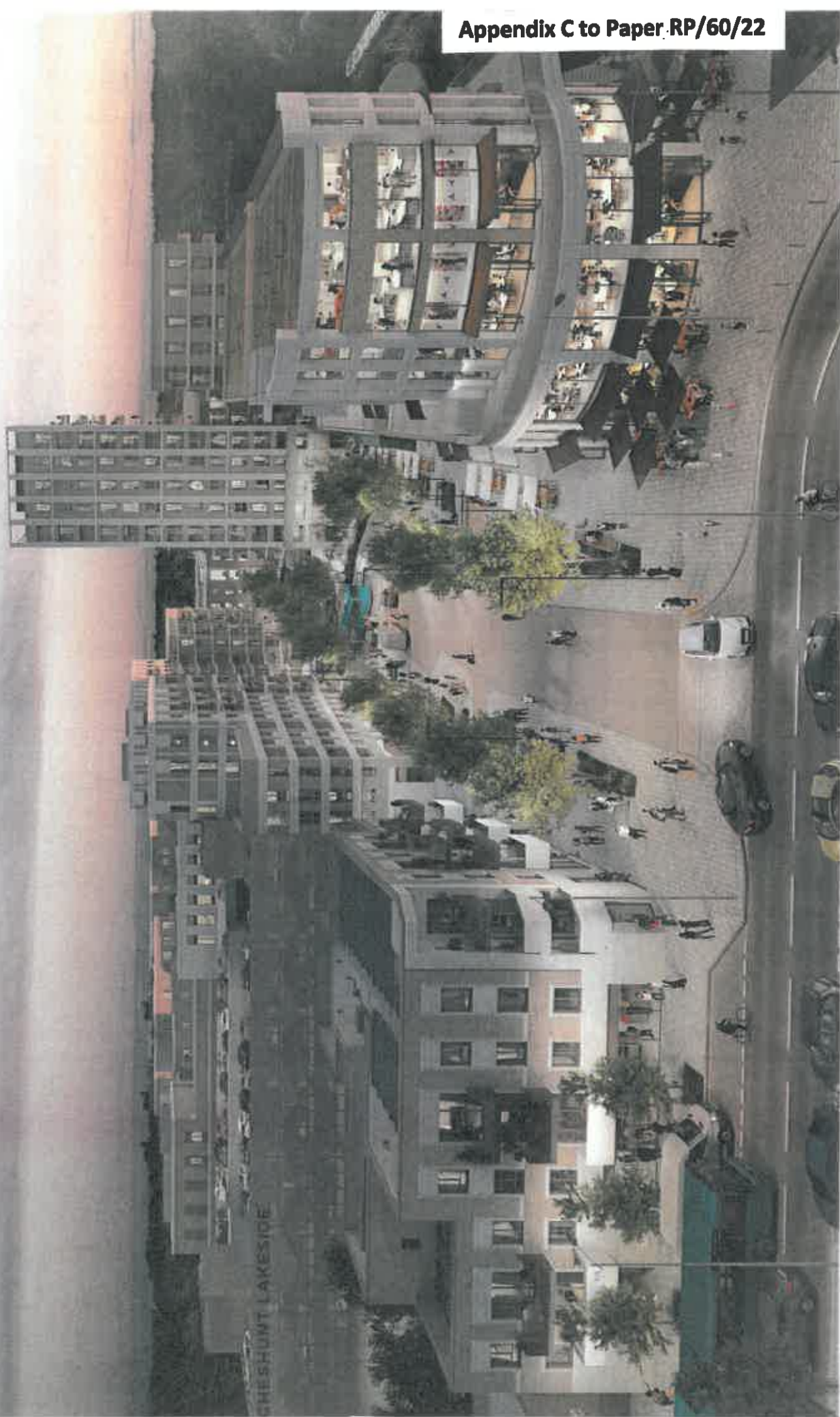
## HEIGHTS & MASSING



**Image from Design and Access Statement showing building heights**



AERIAL VIEW OF CHESHUNT LAKESIDE





**LEGEND**

- ① Civic Heart - Civic Square
- ② Green Link
- ③ Public Realm Loop Road
- ④ Public Realm Delamare Road
- ⑤ Podium Gardens
- ⑥ Biodiversity Roofs
- ⑦ Natural Habitat

**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.**

Presented by Head of Planning

**SUMMARY**

A reserved matters application has been submitted on behalf of Vistry Partnerships and Enfield Council for the redevelopment of plot Z02-01 the old gasholder site at Leaside Road. This is the first phase of development at Meridian Water Phase 2 following approval of the outline application in March 2022. The reserved matters include details for scale, layout, access, external appearance and landscaping in respect of a residential led scheme of 274 units within buildings ranging from 10 to 16 storeys in height.

The Authority has been supportive of the Meridian Water regeneration planning process for a number of years and responded in detail to the previous applications for the Strategic site wide Infrastructure Works and the outline application for Phase 2. The Park Development Framework Area proposals are clear in terms of the improvements this scale of regeneration could achieve for the Regional Park particularly in terms of opening up new areas for public leisure and improving connectivity between the surrounding communities, both existing and new and the Regional Park.

The current reserved matters application sits at an important entrance point into the

Park at Tottenham Marshes. The outline approval has set the parameters for the height and overall scale of development within this plot and the design code has informed the detail of the scheme. Whilst the development is of high quality and seeks to create an attractive frontage to the new Brooks Park its layout, massing and landscape does not achieve a successful interface with the Regional Park

This is due in large part to the positioning of the taller buildings within the site and the fact that details for the design of Leaside Road and the new bridge which sit out with the current reserved matters application have yet to be come forward for approval. Details of the landscape and access arrangements along this boundary with the Regional Park do not form part of the current application and are therefore unclear.

## **RECOMMENDATIONS**

- Members Approve:
- (1) that the London Borough of Enfield be informed that whilst the Authority 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 heights of Blocks A and D which should be lowered 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 Waster Strategic Infrastructure Works detailed application for Leaside Road and Bridge;
    - (d) alternative solutions should be sought to minimise light spill and to maintain the dark corridor alongside Pymmes Brook 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.

## **BACKGROUND**

### **1 Introduction**

Meridian Water is a major mixed use regeneration scheme comprising 85 ha of land in Upper Edmonton, Enfield. It lies close to the A406 North Circular and is currently a mix of commercial and industrial uses although much of the site is now vacant. To the east lies the River Lee Diversion/Flood Relief Channel (FRC) with Leaside Road and Tottenham Marshes to the south and A1055 Angel Edmonton Road (Meridian Way) to the west. The masterplan area includes land within the Regional Park to the east, which lies south of the A406 North Circular. Land is being brought forward for redevelopment in phases and in September 2019 Members considered two related applications; one full application for the Meridian Water Strategic Infrastructure Works (MWSIW) and an outline application for the Meridian Water Phase 2 (MWP2) mixed-use residential led development.

- 2 The MWSIW application was granted with conditions in July 2020 and works have commenced; the objective of the infrastructure works is to remediate the site, provide greenspace for flood attenuation, create flood defences, open space, (Edmonton Marshes and Brooks Park), new roads, bridges and utilities networks. Edmonton Marshes will be created on land within the Park, south of the North Circular, bringing an inaccessible area into recreational use together with provision for flood mitigation. Brooks Park will incorporate, and be created along the eastern bank of Pymmes Brook, north of Tottenham Marshes.
- 3 The outline application (ref. 19/02718/RE3) for Phase 2 was granted consent, with conditions and accompanying Section 106 Agreement on 31st March 2022. It includes provision for a mix of residential and commercial development, student accommodation, hotel, retail, social infrastructure, 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).
- 4 The current Reserved Matters planning application forms the first phase of development at Meridian Water Phase 2 and is for redevelopment of plot Z02-01 at Leaside Road. Vistry Partnerships were selected as a development partner to Enfield Council and the reserved matters application has been submitted on behalf of both parties; hereafter 'the Applicant'.
- 5 The Authority's formal response to the Meridian Water Phase 2 application in



2019 sought further consultation on the Reserved Matters Applications for:

- (a) the development plots that lie adjacent or close to the Park boundary on the western side of the River Lee Navigation including provision of a 'riverside' path; and
- (b) development plots to the north of Tottenham Marshes in order to safeguard the amenity, ecology and enjoyment of the Park.

**6 Location**

The application site lies outside and to the north west of the Regional Park, (please refer to the Plan at Appendix A to this report). It is bounded to the south by Leaside Road. To the south east of the site lies Tottenham Marshes. Immediately adjacent to the site to the north is the former IKEA Tottenham store, with the Tesco superstore behind. To the east lies Pymmes Brook FRC which connects to the River Lea to the south of the site. Meridian Water Station is a 10-min walk (0.9mile) to the north west with pedestrian movements across the wider Meridian Water area to come forward under the wider Phase 2 Outline Permission.

- 7 Pedestrian and cycle access into the Park at Tottenham Marshes is provided from Leaside Road which runs alongside the southern boundary of the application site. A track continues from the end of Leaside Road across a narrow bridge over Pymmes Brook and onto Tottenham Marshes. Further to the east Chalk Bridge enables access through to the River Lee Navigation towpath and across into Waltham Forest south of Banbury Reservoir. The land north of Tottenham Marshes also forms part of the Meridian Water Phase 2 development, the details of which will be submitted for planning in due course.

**DESCRIPTION OF THE RESERVED MATTERS APPLICATION**

- 8 The application consists of reserved matters in relation to scale, layout, external appearance, access and landscaping in respect of Plot Z02-01. The layout and maximum parameters were approved under the outline planning permission; this established the key principles for development on this site, including the maximum height and established a design code. Appendix B to this report includes a parameter plan showing the maximum building heights and the location of the application site in relation to the wider masterplan area. The current proposals have been designed in accordance with these Parameter Plans and the Design Code and in line with other conditions attached to the outline consent, for example as regards flooding, public realm strategy, biodiversity enhancements and green roofs, daylight/sunlight, cycle and car parking.
- 9 The application boundary also includes part of the infrastructure works proposed for the new Leaside Link Road and Bridge across Pymmes Brook, where these interface with the proposed development. These works will be implemented under conditions discharged as part of the MWSIW application in due course. It is understood there has been detailed work between the design teams for this proposal and the MWSIW to co-ordinate plans and the interface with the former gasholder site, although as yet details have not been submitted under the strategic infrastructure works for Leaside Road.
- 10 **Design, Scale and Materials**  
The proposed development consists of 274 affordable housing residential units

across 4 blocks (A to D) positioned over and around a shared podium. The blocks range in height from 10 to 16 storeys and provide ground and part first floor commercial floor space with a total of 3,260 sqm (GEA), together with undercroft car parking and associated bin/refuse and lobby entrances. The housing units will provide a range of tenures - shared ownership, London living rent and London affordable rent - and unit mix of 1- 3 bed homes. The design and layout of the ground and first floor commercial space allows for maximum flexibility and options for subdivision and range of uses.

- 11 The proposed mass has been configured as a 'family of buildings' with three different 'types'; the lower buildings 'type A' form Block B at 11 storeys and Block C at 9 storeys and are located on the south and north west corners of the site. The taller buildings 'type B', form Block A at 16 storeys and D at 15 storeys and are located on the eastern half of the site as 'marker buildings addressing the public space'. A third type identified as the infill buildings - 'type C' - are located between the major buildings and range in height from 5 to 2 storeys, (please refer to Appendix C to this report).
- 12 The Design & Access Statement (DAS) demonstrates how the palette of brick and metalwork finishes (which includes red, beige, cream and dark grey bricks and 3 powder coated paint finishes) are drawn from the local context and have been integrated across the buildings to establish a unified design composition, but with a specific combination of brickwork and metalwork for each block. The residential and commercial sections are then clearly articulated through the design of each block.
- 13 As required the layout, scale, design and materials presented has taken account of guidance set out within the Design Code for Phase 2 (dated 2019) so that:
  - buildings are grouped and designed to open out physically and visually to Brooks Park, with the podium amenity and open space seeking to reflect or be seen as part of the Park opposite
  - taller buildings are positioned to address Brooks Park (on the east side) and the design provides a strong frontage to Leaside Road with the commercial and workspace units clearly articulated through the design; and
  - the building design, materiality and form seek to reference the original gasholder structure and industrial heritage of the area.
- 14 **Landscape, Public Realm and Ecological Enhancements**  
The application proposes two areas of open space; a communal podium level for residents and commercial occupiers on the second storey of the building, together with public realm around the perimeter. The Podium level amenity space has been designed "to reinforce the physical, ecological, and thematic connection to the wider Brooks Park". It consists of multiple areas of open space with a curved eastern edge overlooking Brooks Park, private terraces leading into doorstep play space, seating areas carved out of planting and an area of lawn. Soil mounding and planters allow for tree and shrub planting on the Podium. Steps will provide direct access between the podium and the Pymmes Brook edge. Gasholder obelisks will highlight this juncture of the podium and public realm around the site.
- 15 The eastern boundary of the site or 'Brook Outlook' faces onto Pymmes Brook. It comprises a shared surface route with a riverine woodland type landscaped edge to reflect the proposed planting and design for Brooks Park opposite.

Incorporated within the landscape are promontories with seating which look out onto the water and Brooks Park, please refer to the plan at Appendix D to this report. This landscape treatment wraps around the northern boundary of the site, although here the planting is less dense. Flexibility has been designed into the scheme to allow for a future northern connection for pedestrian and cycle access. The western edge is designed as a green street and includes trees and planting areas to help slow down traffic and climbing plants specified to wrap across a tensile wire to screen the boundary fence.

- 16 The approved Phase 2 outline and MWSIW applications describe the play strategy and the current proposal provides the required amount of playable space for the 0 to 4 age group (994sqm). Play for the older age groups will be provided in Brooks Park and is not required on site.
- 17 Biodiverse green roofs are proposed across the housing blocks and permeable paving is included across all hardscape. These contribute to the SuDS strategy proposed as part of the development. The scheme also demonstrates an Urban Greening value of 0.449 (a land use based assessment of a development's contribution to urban greening) which is above the GLA policy requirement.
- 18 A number of 'ecological interventions' are proposed to create an interconnected series of ecologically rich features. As well as the aforementioned green roofs the planting scheme will focus on pollinator attracting plants, planting to create wetland habitats, bug hotels, log piles and habitat boxes.
- 19 **Transport and Parking**  
Access to the site will be via Leaside Road from the south, with future potential to provide an access point from the north. A shared surface will demarcate pedestrian access along the western and northern site boundary and in the future along the Pymmes Brook path to the north east corner. Wider connectivity will improve as the infrastructure works are delivered and Phase 2 is completed. Leaside Road will be extended across Pymmes Brook via a new bridge and form part of a wider looped route linking with the central spine road accommodating bus services and extending through to Harbet Road. Meridian Water station is a 10min walk to the north west.
- 20 Access through to Tottenham Marshes exists currently via a pedestrian bridge (Environment Agency (EA) responsibility) over Pymmes Brook. This lies outside the application boundary and there are no proposals as part of this application to improve the existing connection
- 21 Provision is to be made for 521 residential and 16 commercial cycle parking spaces (6 cycle stores) with 11 visitor spaces allocated. Development also provides 42 car parking spaces including 9 wheelchair accessible bays. 36 will be residential and 6 for commercial. 20% active and 80% passive electrical vehicle charging infrastructure points will be provided (in line with London Plan). The Planning Statement references the London Plan policy for electric cycle charging points; 1 in every 10 cycle parking spaces should make provision which would require a minimum of 52 charging spaces.

## **POLICY CONTEXT**

### **22 London Plan**

Meridian Water 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. This reflects the guidance contained within the ULVOA Planning Framework, which dates from 2013 and was adopted by the Mayor as Supplementary Planning Guidance. It sets out guiding principles for development of Meridian Water and highlights objectives of delivering sustainability across the area and improving health and lifestyles particularly through improved green space and in particular, opening up connectivity east-west within and beyond the application sites to provide greater access to surrounding communities and the nearby Lee Valley Regional Park.

**23 Local Plan**

The Meridian Water concept is well established and supported by the London Borough of Enfield's local planning policy documents (Core Strategy 2010 and DMD 2014), the Meridian Water Masterplan 2013 and the Edmonton Leaside Area Action Plan 2020 which sets out the Council's aspirations to deliver over 5,000 homes and 1,500 jobs.

- 24 The Authority has engaged with the London Borough of Enfield on the various stages of the Meridian Water planning process over a number of years and has generally been supportive. It is recognised that development and regeneration at this scale has the potential to unlock and enhance inaccessible areas of the Park and enable them to contribute to the leisure, recreational and ecological remit of the Park.

**25 Park Development Framework**

Park Development Framework (PDF) Area 4 Proposals 'The Waterlands: Banbury Reservoir to Pickett's Lock' recognise the opportunities for land restoration, creation of new habitats and improved public access on land south of the North Circular linked to the development proposed as part of the Meridian Water masterplan. In particular Visitor Proposals seek to achieve new green and pedestrian and cycle links between the Park and Meridian Water, including provision of a new bridge over the River Lee Navigation, and retention and enhancement of the River Lee Navigation as a key public waterside route and wildlife corridor linking Tottenham Marshes with the Park area south of William Girling Reservoir. Biodiversity proposals seek to strengthen ecological connectivity between the land either side of the North Circular (i.e. future Edmonton Marshes), the reservoir Site of Special Scientific Interest, and the waterway and open grassland habitat on Tottenham Marshes.

- 26 The Lee Valley Regional Park Landscape Strategy highlights the importance of maintaining the valued qualities of the area 'LCA C2 Tottenham Marshes' such as the sense of openness, the variety of the semi-natural space and diversity of flora and fauna present, as well as improving integration (physical, functional and visual) with the surrounding areas. It states that 'Proposed development along the western edge should build on and enhance the existing landscape framework and be designed to integrate physically and visually with the Park' and that 'improved connections should be sought with surrounding communities.... through the sensitive design of existing and new entrance points along the western and north western boundaries'.

## PLANNING APPRAISAL

### 27 Design and Scale

The application site sits outside the Park boundary. The principle of redevelopment on the former gasholder site has been established via the approval of the outline planning permission for the Phase 2 Meridian Water development. The scale of the proposal in terms of its height and mass takes account of its location at the southern end of the wider Phase 2 area and anticipates the potential scale and mass of the buildings to come as development is brought forward through further phases of the masterplan.

- 28 It has been designed as a gateway for the wider site in accordance with the design code and the choice and use of materials indicates a good quality scheme that can be seen to reference the industrial context of the area. It is noted that the Parameter Plans for the site have established the maximum height for development at 67.9m AOD. The top parapet level of Block A, the tallest Block, positioned on the south eastern corner of the site is 2.1m lower than the maximum permitted height, at 65.8m AOD. The top of parapet on the second tallest block, Block D is at 62.1m.
- 29 The issue for the Authority is that the development does not engage with the Regional Park. The design and scale of the proposed development is focused on Brooks Park and Leaside Road. This is in line with the design code and to be expected given these are features within the immediate context and are core elements within Phase 2 of Meridian Water. However, this focus does not sit so comfortably with the adjoining Regional Park at Tottenham Marshes.
- 30 The taller buildings are positioned on the eastern side of the site, so the north west boundary of Tottenham Marshes is edged with the tallest 16 storey block (Block A) with the 15 storey block (D) also in view from behind. The argument made by the applicant is that the placement of this block to the east marks the end of Leaside Road and the transition to open space, also described as presenting "a visual prow and defining feature when viewed from Lea Valley's open space" (Townscape and Visual Impact Assessment Section 5). The placement of marker buildings adjacent to the Park and a design which seeks to establish a building frame in this location, reminiscent of the former gasholder on the site is noted, but its contribution to the Park and its open character is questionable.
- 31 The blocks stand in sharp contrast to the open and flat character of the Park, intruding upon and restricting views out to the North. The Lee Valley Regional Park Landscape Strategy notes for LCA C2 Tottenham Marshes "*Where adjacent urban and industrial development begins to intrude on views and diminish the sense of scale and openness that the Marshes has, this affects the sense of the area as a semi-natural space removed from and providing a break between busy urban areas that abut it.*" There are no elements or features which engage with the Tottenham Marshes, and whilst the podium open space element creates a break in the building form to engage with, and complement Brooks Park opposite, its orientation is such that it is largely hidden from the Marshes and views out.
- 32 Even though the building heights for Blocks A and D are lower than permitted via the parameter plans the applicant should be asked to consider a reduction in height to these Blocks. A possible solution (to maintain the quantum of development) would be to raise the height of Blocks B and C which are located

further away from the Regional Park. This would reduce the overall visual impact and intrusion onto the openness of Tottenham Marshes.

- 33 Details for the treatment of the south and south east boundary of the site where it interfaces physically and visually with Leaside Road, the bridge over Pymmes Brook and Tottenham Marshes are limited. It is understood these will come forward under a separate MWSIW approval of conditions application for the detail of the Leaside Road and the bridge over Pymmes Brook. This means that the provision of safe routes for the movement of pedestrians and cyclists between Tottenham Marshes via the existing Leaside footbridge and Leaside Road is not clear. The documents submitted with the reserved matters application include images of the road and new bridge as it rises up over Pymmes Brook. Ref Appendix E to this report. It would be helpful if the application could provide some details as to how the various elements will knit together, how the public realm along the south and eastern boundaries of the site and the Leaside Road and new bridge will connect with the entrance point to Tottenham Marshes. The landscape and public realm along the northern boundary allows for future access connections from the north – similar detail is needed for the south eastern boundary.
- 34 It is understood that S106 contributions were agreed at the outline stage for Phase 2. However additional contributions from the development and or the MWSIW towards establishing a safe means of access and attractive public realm adjacent to the Park entrance at Tottenham Marshes are considered to be appropriate, to be delivered as part of the Leaside Rd element of the infrastructure works.
- 35 **Ecology and Landscape**  
With regard to ecology the proposed scheme presents a significant net gain in biodiversity of 173.36% due in part to the fact that the site is currently comprised largely of hardstanding and areas of scrub alongside Pymmes Brook. The proposed scheme will provide a variety of different habitats such as biodiverse roofs, wildflower grassland and tree planting. The proposals for integrated biodiversity features such as wildlife boxes and biodiverse roofs are welcomed. The designs for biodiverse roofs should follow best practice and target key species.
- 36 The main concern is the proposal for lighting alongside Pymmes Brook and its impact on bats and other nocturnal wildlife. The ecology report notes in this respect that *'Particular regard should be had on the effects of new lighting upon the wildlife corridor and SINC along the eastern boundary to ensure no detrimental impacts occur upon the dispersal and commuting opportunities for this group'*, however in the DAS (page 33) the landscape scheme includes column lighting alongside Pymmes Brook. There is potential for a negative impact on bats in this area and alternative solutions should be sought to minimise spill and to maintain the dark corridor. Balcony design may also be an issue in respect of light spill onto the Brookes Park and the waterway. Any lighting strategy would need to take this into account.
- 37 The planting palettes are noted in the DAS and it seems that an opportunity to use a native palette has been lost. It would be preferable if a mix of native species could be used, tying the development into the wider landscape.
- 38 Brooks Park (opposite the development) has already been consented and this includes in-channel enhancement works however it is a shame that some in

channel softening cannot also take place on this side of the development. These could include floating reedbeds and Sand Martin nest holes. It is understood that proposals for channel softening are being discussed with the EA for channel softening.

**39 Conclusion**

The details submitted under this reserved matters application propose a development of high quality, well designed and orientated in relation to the new open space at Brooks Park which takes due account of the approved parameter plans and design code. However, the interface with the Regional Park is less successful and the heights of Blocks A and D do not sit well against the openness of Tottenham Marshes. There are also questions as to the relationship between the Park, the pending MWSIW to Leaside Road and the southern and south eastern boundary of the application site and how the design and landscape treatment of this missing piece can be resolved to provide a safe and exciting entrance and access into the Regional Park.

**ENVIRONMENTAL IMPLICATIONS**

40 These are addressed in the body of the report.

**FINANCIAL IMPLICATIONS**

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

**LEGAL IMPLICATIONS**

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

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

**RISK MANAGEMENT IMPLICATIONS**

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

**EQUALITY IMPLICATIONS**

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

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## **APPENDICES ATTACHED**

Appendix A	Plan of the application sites
Appendix B	Extract from Parameter Plans 2019
Appendix C	Building Types & Heights
Appendix D	Context & Landscape Masterplan
Appendix E	Extracts from DAS - Views from Tottenham Marshes

## **LIST OF ABBREVIATIONS**

MWSIW	Meridian Water Strategic Infrastructure Works
MWP2	Meridian Water Phase 2
FRC	Flood Relief Channel
GEA	Gross External Area
DAS	Design & Access Statement
SUDS	Sustainable Drainage Strategy
GLA	Greater London Authority
EA	Environment Agency
LVOA	Lee Valley Opportunity Area
ULVOA	Upper Lee Valley Opportunity Area
PDF	Park Development Framework
DMD	Development Management Document
AOD	Above Ordnance Datum
SINC	Site of Importance for Nature Conservation



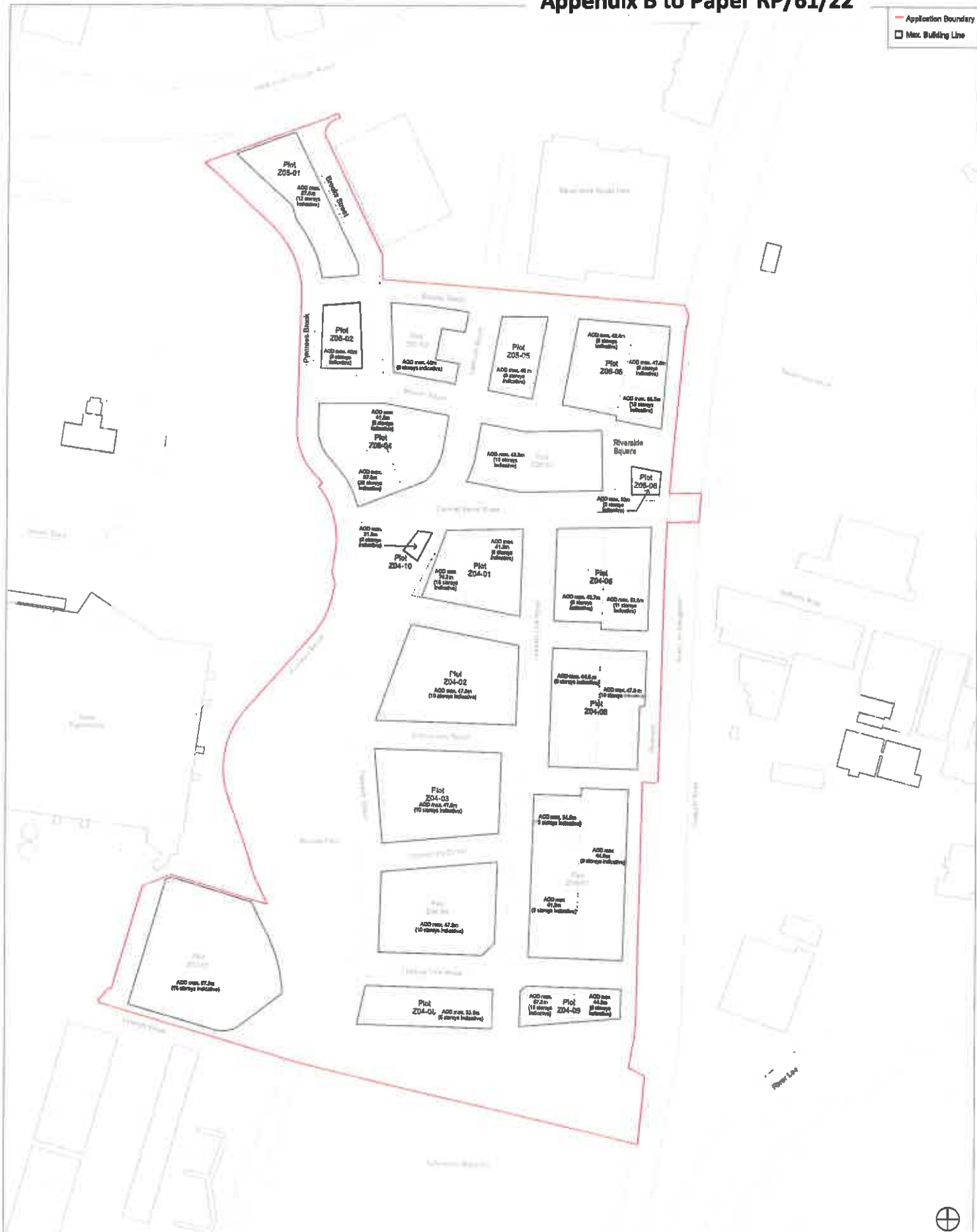
**Meridian Water Development Phase 2: Development of Former Gas Holder Site, Leaside Road, Enfield**

Produced by: Corporate GIS (AAB)  
M:\Cadcorp Critical Data\User Specific Maps\Critis Maps 2017 - 20\2022 Mapset22\_04\22\_042 (AB)\_080822-PT

NTS @ A4  
08.08.22



Application Boundary  
 Max. Building Line



London Borough of Ealing  
 Civic Centre  
 Silver Street  
 Ealing EN8 3XA

300-KCA-P2-XC-DR-A-1113.p 0

For Approval

20/09/2019 PZ/L 11:30@1/1

20/09/2019 AM 300

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 100, The Quadrant  
 London, W2 3AQ  
 www.karlusoviccorson.com

Meridian Water Phase 2 (MWP2)

Proposed Plot - Maximum ACD Building Heights

Scale: 1:1000

0 10 20 30m

North Arrow

Application Boundary  
 Max. Building Line

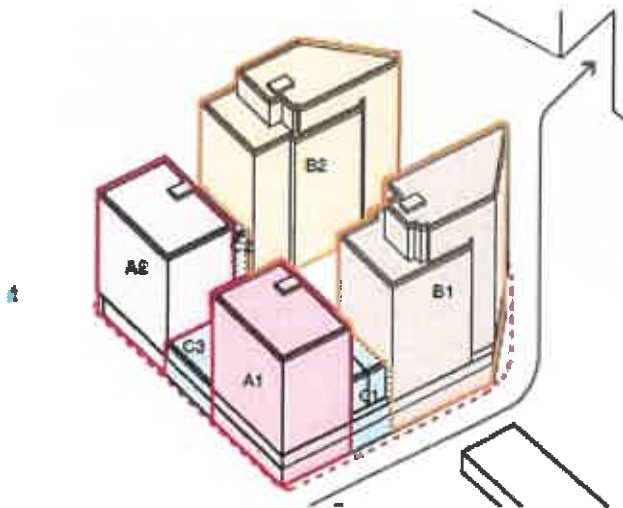
Plot 208-01 to Plot 204-50

ADD max. [Dimensions] (Storage Indicators)

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**Appendix C Building Types and Heights**



Building Types	Building Blocks
A1 – 11 Storeys	Block B
A2 – 9 Storeys	Block C
B1 – 16 storeys	Block A
B2 - 15 storeys	Block D
C1 - 2 to 5 storeys	In between Blocks

Figure 7.8: A family of building types



View from the north within Phase 2 at bridge crossing over Pymmes Brook and Salmons Brook showing 'family' of building types



**View from Tottenham Marshes showing the palette of materials**

Appendix D Site Context and Landscape Masterplan showing podium gardens and green/brown roofs



Figure 1.1: Site plan showing Gasford plot (2024) and its surroundings



**Area to be delivered as part of SW  
interface with RMA application**

**Appendix E Extracts from Design and Access Strategy**  
**Views below from Tottenham Marshes**

