

To: David Andrews (Chairman) Valerie Metcalfe
 Chris Kennedy (Vice Chairman) Gordon Nicholson
 John Bevan Paul Osborn
 Christine Hamilton Mary Sartin
 Denise Jones Vacancy
 Heather Johnson

A meeting of the **REGENERATION AND PLANNING COMMITTEE** (Quorum – 3)
will be held by remote access on:

THURSDAY, 25 JUNE 2020 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 23 April 2020
(copy herewith)

4 **PUBLIC SPEAKING**

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

- 5 **PLANNING CONSULTATION BY LONDON BOROUGH OF HARINGEY - LOCK KEEPERS COTTAGES, FERRY LANE, N17 9NE** Paper RP/41/20
Planning Application for Redevelopment of the Site Comprising Demolition of Existing Buildings and Erection of a New Building Ranging in Height from 3 to 6 Storeys to Accommodate 13 Residential Units (Use Class C3), Employment Floorspace (Use Class B1A) at Upper Ground and First Floor Level and Retail / Café Floorspace (Use Class A1 / A3) at Lower Ground Floor Level, Along with Associated Landscaping and Public Realm Improvements, Cycle Parking Provision, Plant and Storage and Other Associated Works

Presented by Claire Martin, Head of Planning

- 6 **PLANNING CONSULTATION BY EAST HERTFORDSHIRE DISTRICT COUNCIL LAND AND BUILDINGS EAST OF NETHERFIELD LANE, STANSTEAD ABBOTTS, HERTFORDSHIRE, SG12 8HE** Paper RP/42/20
Outline Planning Application With All Matters Reserved Except Access, for Redevelopment of Vacant Employment Site with a Mixed Use Development Comprised of B1 (Business) Floorspace And 20 Dwellings, Together With Associated Access, Parking and Landscaping

Presented by Claire Martin, Head of Planning

- 7 **Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.**
- 8 **Consider passing a resolution based on the principles of Section 100A(4) of the Local Government Act 1972, excluding the public and press from the meeting for the items of business listed on Part II of the Agenda, on the grounds that they involve the likely disclosure of exempt information as defined in those sections of Part I of Schedule 12A of the Act specified beneath each item. (There are no items currently listed for consideration in Part II.)**

17 June 2020

Shaun Dawson
Chief Executive

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE (by remote access)
23 APRIL 2020**

Members in remote attendance	David Andrews (Chairman) Chris Kennedy (Vice Chairman) John Bevan Denise Jones	Heather Johnson Valerie Metcalfe Gordon Nicholson Paul Osborn
Apologies:	Christine Hamilton Mary Sartin	
In Remote Attendance:	Derrick Ashley	
Officers In remote attendance	Beryl Foster Claire Martin Jon Carney Simon Clarke Sandra Bertschin	- Deputy Chief Executive - Head of Planning - Corporate Director - Head of IT (part time) - Committee & Members' Services Manager

Part I

90 DECLARATIONS OF INTEREST

There were no declarations of interest.

91 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 27 February 2020 be approved and signed.

92 PUBLIC SPEAKING

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

93 PLANNING CONSULTATION BY EPPING FOREST
DISTRICT COUNCIL, NAZEING GLASS WORKS LTD,
NAZEING NEW ROAD, NAZEING, BROXBOURNE,
EN10 6SU

Paper RP/39/20

Application for outline planning permission for demolition of all buildings and structures on site and comprehensive mixed use development comprising up to 5,000sqm (GIA) floorspace for employment uses including retail (Class A1), Office (Class B1a), Light Industrial (Class B1c), Health Care (Class D1), Leisure (Class D2), a maximum of 230 residential (Class C3) units, the formation of new pedestrian, cycle and vehicular circulation routes and means of access, new private and public open space, play space, cycle and vehicular parking

The report was introduced by the Head of Planning.

Member comments included:

- if provision of open space within the development had been reduced because of the surrounding open space and that open space was consequently more heavily used which therefore required more maintenance, should the developer be asked for some type of endowment to off-set these increased costs?
- the need for some type of agreement in perpetuity for management of the hedge and boundary treatment as sometimes residents tried to make their own exit in boundary hedges.

In response it was advised:

- usually the Authority was responsible for maintenance costs of its open spaces;
- maintenance costs could be raised with the developer as part of the Section 106 contribution but any agreement would need to be brokered by the District Council;
- the hedge line would be an important element of the landscape scheme.

- (1) Epping Forest District Council be informed that whilst the Authority has no objection in principle to the current outline application it considers that conditions should be included in any consent granted to ensure:**
 - (a) details are provided on the final appearance of the development including its design and use of materials;**
 - (b) a detailed lighting plan or strategy is produced, based on the ecological surveys, to take particular account of the adjoining areas of the Regional Park and the habitats these contain;**
 - (c) the mitigation, compensation and enhancement measures recommended as a result of the ecological assessment are incorporated within the development, in particular:**
 - (i) planting of a new hedgerow along the north eastern boundary and planting up of gaps in existing hedgerow along the eastern and south eastern boundary to create a linking wildlife habitat and help prevent light spill;**
 - (ii) creation of a species rich rough grassland area within the south of the site to compensate for the loss of scrub habitat where the new access road is proposed;**
 - (iii) provision of an ecological corridor along the north eastern boundary – any play features to be kept separate to ensure a wildlife friendly environment; and**
 - (iv) production of a Construction Management Plan that includes a precautionary approach with regard to reptiles, noting that excavations should be covered at night – important for both Hedgehogs and Badgers.**
- (2) the Council should consult the Authority on the above conditions in due course;**
- (3) that if Epping Forest District Council are minded to approve the outline planning application, a Section 106 Agreement should be included and terms agreed to secure contributions towards habitat enhancements within the adjoining areas of the Regional Park and pedestrian access improvements to connect with the Lee Valley Walk and the Lee Valley Pathway as specified in the attached Schedule was approved.**

Chairman

Date

The meeting started at 12.35pm and ended at 13.05pm

This page is blank

**PLANNING CONSULTATION BY
LONDON BOROUGH OF HARINGEY**

LOCK KEEPERS COTTAGES, FERRY LANE, N17 9NE

**PLANNING APPLICATION FOR REDEVELOPMENT OF THE SITE
COMPRISING DEMOLITION OF EXISTING BUILDINGS AND ERECTION
OF A NEW BUILDING RANGING IN HEIGHT FROM 3 TO 6 STOREYS TO
ACCOMMODATE 13 RESIDENTIAL UNITS (USE CLASS C3),
EMPLOYMENT FLOORSPACE (USE CLASS B1A) AT UPPER GROUND
AND FIRST FLOOR LEVEL AND RETAIL / CAFÉ FLOORSPACE (USE
CLASS A1 / A3) AT LOWER GROUND FLOOR LEVEL, ALONG WITH
ASSOCIATED LANDSCAPING AND PUBLIC REALM IMPROVEMENTS,
CYCLE PARKING PROVISION, PLANT AND STORAGE AND OTHER
ASSOCIATED WORKS.**

Presented by Head of Planning

SUMMARY

This application seeks redevelopment of the two Lock Keepers Cottages situated on a narrow peninsula of land between Pymmes Brook and the River Lea Navigation, located within the Tottenham Hale area of the Regional Park. The surrounding environment has seen substantial change over the last few years with the delivery of major residential led developments at 'Hale Village' to the west of the application site and just to the east the Hale Wharf development; this has instigated a new character for Tottenham Hale, increasing both scale and density within the area.

The application proposes to replace the cottages with a residential-led mixed use development ranging in height from 3 to 6 storeys, with commercial space and a café on the ground floor. Whilst it is recognised that this application is seeking the redevelopment of an existing residential site, the report raises concerns about the landscape treatment of the site in relation to the Regional Park and the need for the required ecological surveys to be undertaken in order to fully assess the biodiversity impacts of the proposal. There is also a lack of clarity as to how land immediately north of the site will be treated. There is an opportunity to secure this as an area of public open space forming part of the towpath and to tie this into the new pedestrian bridge landing across from the Hale Village site.

These matters have been raised with the developer via the Case Officer at Haringey and it is understood that additional ecological surveys are underway and indicative details on landscaping and treatment of land north of the development are being drawn up. The landscaping scheme will form part of the discussions on planning obligations, together with wayfinding measures to acknowledge proximity of the entrance to Tottenham Marshes and contributions for the Paddock Community Nature Reserve. Consideration is also sought for contributions to be made towards open space and habitat enhancements within Tottenham Marshes to cater for the recreational needs of new residents and to mitigate for habitat loss and disturbance along the waterway as set out in Appendix C to this report.

RECOMMENDATIONS

- Members Approve:**
- (1) that the London Borough of Haringey be informed that whilst the Authority does not object to the principle of development proposed it has concerns about, and seeks further detail, in relation to:
 - a) landscape treatment of the development in relation to the Regional Park, namely Tottenham Marshes which lies on the opposite side of Pymmes Brook to the application site, and land to the north of the application site, contiguous with the towpath that could provide an additional area of public open space of benefit to Park visitors;
 - b) ecological value of the site and adjoining waterways; further detailed survey work is required in order to assess the application for biodiversity impacts, particularly in relation to protected species; this should be a material consideration in this case;
 - c) measures for habitat retention, enhancement, mitigation, and compensation, based on the findings of ecological surveys to be incorporated within the proposed development;
 - d) a lighting plan or strategy for the development both in operation and during the construction period, this should be informed by the ecological surveys and take particular account of the adjoining areas of the Regional Park and the habitats these contain.
 - (2) that the London Borough of Haringey be informed that the Authority would wish to see this detail provided prior to any grant of consent;

- (3) that should the London Borough of Haringey be minded to approve the planning application then efforts should be made to secure, via conditions or planning obligations:
- a) the area immediately north of the application site as an area of public open space forming part of the towpath and to implement a comprehensive landscape and access plan in association with the new footbridge landing;
 - b) wayfinding measures to identify access into Tottenham Marshes as part of the above wider landscaping scheme;
 - c) open space and habitat enhancements within Tottenham Marshes to cater for the recreational needs of new residents and mitigate for habitat loss and disturbance along the waterway as set out in Appendix C to this report.

DESCRIPTION OF SITE

- 1 The application site forms part of the Regional Park and lies within an area broadly known as Tottenham Hale, to the south east of Tottenham Marshes. It consists of a narrow peninsula of land set in between Pymmes Brook to the west and the River Lea Navigation to the east. Orientated north/south the site sits at a level lower than the A503 Ferry Lane which runs adjacent to its southern boundary. An existing ramped pedestrian route from Ferry Lane provides access to the site and the towpath system, which runs alongside the eastern boundary, and continues north eventually connecting with the main body of Tottenham Marshes at Stonebridge Lock. Further to the west lies the southern entrance point and access path into Tottenham Marshes itself.
- 2 The surrounding area has seen substantial change over the last few years. The Tottenham Hale Development (Hale Village) lies close on the western side of the application site, a large mixed use residential led development including 1,210 residential units, student accommodation, offices, hotel, and retail units, in buildings ranging from 1 to 18 storeys in height. Currently under construction just to the east of the site is the residential led Hale Wharf redevelopment with buildings of circa 16 to 21 storeys. These developments have instigated a new character for Tottenham Hale, increasing both scale and density within the area.
- 3 To the east of Hale Wharf is the Paddock Community Nature Park, accessible via Ferry Lane. This is designated as a Site of Importance for Nature Conservation (SINC) and is within the Green Belt. Beyond the Paddock, to the north-east and south-east of the application site, lie the Walthamstow Wetlands a designated Site of Special Scientific Interest (SSSI) also within the Green Belt. Please refer to the Plan at Appendix A to this report.
- 4 The site comprises two, semi-detached 1960s dwellings, of two-storeys with gardens, set back well into the site. The cottages are largely hidden from the main road by a small but mature tree belt and screened by further trees along

the western and southern boundaries. North of the application site the towpath is bounded by a line or hedge of mature trees. Immediately to the east and outside the application site boundary lies a hard surfaced area associated with the lock gates and the River Lea Navigation towpath, part of the Lee Valley Walk. Tottenham Hale Underground Station is located within a 280m walking distance from the site to the west.

POLICY BACKGROUND

- 5 Both national and local policy directs development to previously developed land thereby encouraging the effective use of land. The draft Intend to Publish London Plan (2019) places an emphasis on making the best use of land, particularly through prioritising the development of Opportunity Areas and brownfield land. Tottenham Hale is identified as a Growth Area within the Upper Lee Valley OAPF, and Policy SP1 (Managing Growth) of Haringey's Strategic Policies DPD states that the Council will promote development in Growth Areas (such as Tottenham Hale).

- 6 Within this Local Plan context, the application site forms part of the Tottenham Area Action Plan growth area and is within the Hale Wharf Site Allocation; TH9 which states that this area is suitable for comprehensive mixed use redevelopment (employment, residential and leisure) and that... *"the Lock Keepers Cottage to the east should be developed as part of a comprehensive proposal"*. It also states that *"the design of the new development will need to have regard to environmental, ecological interests in the locality, particularly relating to the water environment and habitat of the Lee Valley Regional Park."*

- 7 Haringey's Local Plan (2017) biodiversity policy SP13 states that all development should protect and improve sites of biodiversity and nature conservation, through its:
 - Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
 - Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and
 - Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs)."

- 8 **Park Development Framework (PDF)**
 The PDF adopted Area Proposals 3.A.4 address the Tottenham Marshes and Ferry Lane location including the application site and seek development compatible with the Park; for recreational or sporting facilities, accommodation and waterside visitor facilities, and to improve connections for pedestrians across and between open spaces and the various water courses. Biodiversity proposals seek to safeguard and enhance the watercourses that pass through the area as part of the ecological landscape and to improve wetland connectivity. Proposals also seek to protect the Paddock Nature Reserve as an Access to Nature site and to enhance its ecological values.

- 9 The site sits within the Landscape Strategy Character Area 'C2 Tottenham Marshes', part of the Urban Valley Floor with Marshlands character type. The focus within this area should be to maintain the valued qualities of the area, such as the sense of openness, the variety of the semi-natural space and the diversity of flora and fauna present, as well as improving integration (physical, functional and visual) with the surrounding areas.

DESCRIPTION OF DEVELOPMENT

- 10 The application proposes demolition of the existing cottages on site and development of a residential-led mixed use development. This will comprise a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units on the upper levels, of which five are 1-bed, seven are 2-bed and one is a 3-bed dwelling. Employment floorspace is proposed at upper ground and first floor level and retail floorspace – including a café - is indicated at the lower ground floor level. The café has a spill-out onto a terrace space at the northern end, with connection to the waterway beyond. The Upper Ground Floor is the main access entrance from Ferry Lane with access to the residential and commercial components separated.
- 11 The applicant considers the proposed housing mix responds appropriately to the constraints of the site (at 0.0892 hectare) and the need to optimise brownfield sites in sustainable locations in close proximity to public transport. Viability work submitted in support of the application states that the site is not able to support any affordable housing. It is understood this is to be assessed by an independent expert appointed by the Council.
- 12 **Layout**
The tallest part of the scheme is approximately 25.7m (AOD) in height and the taller elements of the scheme are located towards the centre of the site where the topography is lower. According to the application's Design and Access Statement (DAS), the existing constraints of the site and the surrounding context and neighbouring buildings has influenced the building heights and the tiered profile of the upper levels, with raked facades acting as a screen for the private terraces from the neighbouring buildings. The DAS describes each level stepping down from a green rooftop, with generous amenity space as well as a band of planting to form a cascading green roof line. Please refer to the images included at Appendix B to this report.
- 13 **Materials**
Building materials are predominantly brick using three tones with two mortar colours and changing bonds to add texture and patterning into the façade. Windows are generous particularly at the lower level for commercial uses with some projecting bay windows above on the flanks. On the east frontage to the waterway there are more prominent windows, whilst on the west this is pared back. The north and south elevations are more heavily glazed and address the cascading terraces.
- 14 **Parking and access**
The proposals are to be car-free with a range of cycle parking, both for residents and commercial users, with extra provision for visitors including space for visitor cycles provided within the café spill out area. The site can be accessed from Ferry Lane and from Hale Village to the west and from the towpath. One of the new bridge crossings for pedestrians proposed as part of the Hale Wharf development will extend over Pymmes Brook onto land north (and just outside) the application site, linking Millmead Road and Hale Village with the towpath.
- 15 **Amenity/open space and Landscaping**
The proposals show an element of public realm space (c.49sqm) to the Ferry Lane entrance area. All units benefit from private amenity space and the DAS describes the provision of generous balconies for residential units, which total

an overall provision of 253.2sqm of private amenity space across the development, considered to be significantly in excess of the requisite standard.

- 16 The entrance plaza is proposed to include a series of planters with perennial and shrub planting, two small specimen trees and intensive green walls along the southern façade/elevation. Green walls on some other sections of the building's façade are also proposed. The café outdoor seating area to the north includes two large raised timber planters to frame the terrace space. The landscape drawings also show a potential new island garden situated on the central lock gate area to the east and areas of low vegetation and grass to the north of the building and café, but no detail is provided in the main body of the DAS.
- 17 **Ecology**
A Preliminary Ecological Appraisal (PEA) was carried out in October 2019. It considered that the on-site mature vegetation and buildings provide suitable habitat to support protected species, including roosting bats and breeding birds. They also form part of the wider ecological network of trees and hedgerows in the locality, providing wildlife corridors for mobile species to move through the urban landscape.
- 18 It found that the site offered potential to support breeding birds and roosting bats and recommended that a series of bat activity surveys are undertaken to establish if and how the site is being used by bats. It recommended a precautionary approach to site clearance and that development is implemented with respect to breeding birds, otter, badger, water vole and reptile, in order to minimise harm to these protected species groups. It also made recommendations for habitat enhancements, including incorporation of bird and bat boxes, control of INNS and compensatory planting e.g. tree and shrub planting. These matters have not been adequately addressed in the planning statement.
- 19 **Lighting**
No lighting strategy has been supplied but the applicant states that external lighting will be provided and main entrances will have key feature lighting.
- 20 **Flood risk**
The Applicant considers the site is located in an area at low risk of flooding despite the Environment Agency Flood Map for Planning showing the site as located in part within both Flood Zone 2 and 3. The accompanying FRA concludes that the Site will not be at significant risk of flooding, nor will it increase the risk of flooding elsewhere.

PLANNING APPRAISAL

- 21 **Principle of Development**
The application site is a developed or 'brownfield' site in residential use. As such the principle of redeveloping this site for a mix of residential and commercial uses is accepted. The proposed provision of a waterside café, adjacent to the towpath, if secured, provides a new leisure use on part of the site that is in accordance with PDF proposals and will be of benefit to Regional Park visitors.
- 22 Given the above, the main issues for the Authority are how the proposals relate to the adjoining areas of the Regional Park. In particular, its impact upon the

recreational and visual amenity of Tottenham Marshes, the towpath and the ecological value of the waterway corridor. Opportunities to enhance the Regional Park through planning obligation contributions also need consideration.

23 Recreational and Visual amenity

Developments at the adjoining Hale Village and adjacent Hale Wharf have significantly altered the scale and density of the built environment in the vicinity of the towpath and Tottenham Marshes. It is important that this latest proposal does not add to this but rather through its design and placement within the site assists in opening up access into the Park, providing a welcoming aspect for visitors both along the towpath and in relation to routes into Tottenham Marshes off from Ferry Lane.

24 Given the scale of the neighbouring developments, the visual impact of this building on the amenity of the nearby Tottenham Marshes entrance and towpath environment can be considered moderate. Its proximity will narrow the outlook and block views of the Navigation to some extent for those entering and leaving Tottenham Marshes from its southern entrance. Its position within the site hard up against the western boundary leaves little room for landscape adjacent to this elevation, although views will open out across the café terrace at the northern end.

25 The design of the building, with its tiered profile to the front and rear elevations combined with green terraces and sections of 'green walls' does however offer visual interest to the road frontage and helps to soften the impact of the building when viewed from along the waterway and towpath. The green roof is also a positive feature. The quality of materials, varied tone of the brickwork and window designs also provide an active frontage to the towpath on the eastern side with the position of the café helping to provide interest at ground floor that interacts with visitors using the towpath.

26 Unfortunately, the landscape and public realm details included do not provide much detail on the relationship between this proposal and the adjoining Regional Park. There is no space to provide for landscaping along the western boundary of the site and no recognition of the close proximity of the entrance for Tottenham Marshes, which lies on the opposite side of Pymmes Brook to the application site.

27 More detail on the treatment of the area immediately north of the café would be helpful. Although shown as outside the application boundary it is notated within the DAS as a grassed area of amenity open space. This would lie contiguous with the towpath and could provide an additional area of public open space of benefit to Park visitors using the towpath. Likewise the DAS shows a potential new 'Lock Island Garden' in the centre of the adjoining lock gates but it is not clear that this forms part of the landscape proposals.

28 One of the new pedestrian bridges proposed as part of the Hale Wharf development will extend over Pymmes Brook onto land north of the application site, linking Millmead Road with the towpath and thereby providing off road access to the towpath and the Regional Park. This is shown as an indicative route in the applicant's DAS but no explanation is given as to how this would be knitted into the landscape design for the grassed area and space north of the new building and café. These points have been raised with the applicant via the Case Officer at Haringey and an indicative landscape scheme is to be

submitted. The Case Officer has also confirmed that wayfinding in relation to the Regional Park and Tottenham Marshes will be included within this landscaping scheme. These sites are however outside the application site and in the ownership of the Canal & River Trust. Additional landscaping and access connections on this land would need to be secured via a planning obligation and management agreement.

29 Ecological Impacts

The application site sits within an important wildlife corridor formed by the waterways and associated waterside space of the Lea Navigation and Pymmes Brook. This wildlife corridor is recognised as a Site of Metropolitan Importance for Nature Conservation and links through the length of the Regional Park, acting as a foraging and commuting route for a range of species.

- 30 The recommendations of the PEA for a series of bat activity surveys to establish if and how the site (including the trees) is being used by bats and to inform specific mitigation and enhancement measures has not taken place. Bats are a protected species and Government advice is clear that the extent to which they could be affected by proposed development should be established before planning permission is granted, as this is a material consideration in making any decision. Use of planning conditions to secure ecological surveys after planning permission has been granted should only be applied in exceptional circumstances (British Standard BS42020:2013 and Circular 06/2005).
- 31 The PEA has also raised the need for precautionary approaches to other wildlife that may be using the waterways and waterside habitats and proposes measures for habitat retention and enhancement, including compensatory planting, none of which is included in the proposed scheme.
- 32 Mitigation as a result of survey work should inform a lighting strategy and scheme that is sensitive to bats and other wildlife, especially in relation to the waterway corridor and is linked with measures to tackle and reduce levels of light pollution generally across the site.
- 33 Officers raised these issues as a matter of concern at the pre-application stage, as the application should seek to resolve these issues from the outset to ensure a robust and sustainable development. Additional habitat enhancements were also suggested, for example floating reed beds along Pymmes Brook, although the viability of any proposed habitat would need to be proven, as there is concern that the height of the surrounding buildings will have a limiting effect on any growth. At the time of writing this report it is understood that further survey work and detail on landscaping/public realm is being undertaken, including additional bat surveys.
- 34 Section 106**
- The applicant has indicated a willingness to enter into discussions with Haringey Council in due course to discuss Section 106 contributions (para 7.7 of the Planning Statement). It is understood the Council are looking at a number of matters including contributions to affordable housing, employment initiatives, local walking and cycling improvements and energy networks. It is understood that £65k is being sought in contributions for works within the Paddock Community Nature Reserve, which lies within and will benefit the Park, and this is supported.
- 35 Although the development provides for private terraces and balconies it is likely

that informal recreational, play and sporting needs will be met by the adjacent open spaces within Tottenham Marshes. Contributions should therefore be sought towards open space and habitat enhancements within Tottenham Marshes to cater for the recreational needs of the new residents and to mitigate for habitat loss and disturbance along the waterway as set out in the indicative list attached as Appendix C to this report.

- 36 In addition, efforts should be made to secure via conditions or planning obligations, the area immediately north of the application site as an area of public open space forming part of the towpath and to implement a comprehensive landscape and wayfinding scheme in association with the new footbridge landing. This should incorporate additional tree and shrub planting to compensate for those removed to facilitate the works.

ENVIRONMENTAL IMPLICATIONS

- 37 These are addressed in the body of the report.

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

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

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

RISK MANAGEMENT IMPLICATIONS

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

EQUALITY IMPLICATIONS

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

Author: Claire Martin, 01992 709, cmartin@leevalleypark.org.uk

BACKGROUND REPORTS

Application Papers 20.041

April 2020

APPENDICES ATTACHED

Appendix A	Plan of the application site
Appendix B	Illustrative images of proposed development
Appendix C	Indicative Schedule of Section 106 Projects

LIST OF ABBREVIATIONS

DAS	Design and Access Statement
INNS	Invasive non-native species
PEA	Preliminary Ecological Assessment
PDF	Park Development Framework
the Park Act	Lee Valley Regional Park Act 1966
SINC	Site of Importance for Nature Conservation
SSSI	Site of Special Scientific Interest
LNR	Local Nature Reserve



Proposed new mixed use development: The Lock Keepers Cottage, Ferry Lane, Haringey, N17 9NE

NTS @ A4
12.05.20

Produced by: Corporate GIS (AAB)
M:\Cadcorp Critical Data\User Specific Maps\Crnte Maps 2017 - 2020\2020 Maps\20.04\1200_041 (AB) 120520-PT

© Crown Copyright and Database rights 2020. Ordnance Survey 100019882



Indicative images taken from Design and Access Statement

View looking south showing proposed development and buildings on Hale Wharf.



View from Ferry Lane looking at eastern elevation and towpath



Open space/habitat works Tottenham Marshes	Indicative costs
Bench replacements and contributions to sculpture trail.	£5k
Scarifying and seeding meadows	£3k
Habitat bunds	£3k
Swales	£3k

This page is blank

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION AND PLANNING
COMMITTEE**

25 JUNE 2020 AT 11:30

Agenda Item No:

6

Report No:

RP/42/20

**PLANNING CONSULTATION
BY EAST HERTFORDSHIRE DISTRICT COUNCIL**

**LAND & BUILDINGS EAST OF NETHERFIELD LANE,
STANSTEAD ABBOTTS, HERTFORDSHIRE, SG12 8HE**

**OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED
EXCEPT ACCESS, FOR REDEVELOPMENT OF VACANT EMPLOYMENT
SITE WITH A MIXED USE DEVELOPMENT COMPRISED OF
B1 (BUSINESS) FLOORSPACE AND 20 DWELLINGS, TOGETHER
WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING**

Presented by Head of Planning

SUMMARY

This application seeks outline permission for a mixed use redevelopment of the now vacant Netherfield Lane employment site for B1 (business) floorspace, 20 dwellings and associated access, parking and landscaping.

Whilst this is an outline application for an existing developed site within the Park there are a number of issues that, should permission be granted, will need to be resolved through the reserved matters process in order to protect the biodiversity of the Park, its landscape character and recreational enjoyment. These include landscaping, ecology, access and drainage. The Authority should be consulted on these details in due course.

The potential for S106 contributions is raised at this stage in relation to works required to improve and strengthen habitats and enhance recreational access within the Stanstead Innings site which lies immediately across the road from the application site. Indicative costs are specified in the attached Schedule at Appendix C to this report.

RECOMMENDATIONS

Members Approve: (1) that East Herts District Council be informed that whilst the Authority does not object to the principle of development proposed, conditions

should be attached to any outline planning permission requiring further detail in relation to:

- a) boundary treatment, including the retention and strengthening of the existing woodland and other vegetation along the north, east and southern boundaries, to be maintained in the long term via an appropriate landscape management agreement;
 - b) landscaping within the site and to its frontage with Netherfield Lane, both to mitigate any adverse impact from the development on the surrounding Park area and to enhance the access route along Netherfield Lane, an important entry point into the Park;
 - c) treatment of the existing vehicular access into the Abbots Lake Fishery car park;
 - d) ecological enhancement within the site and along its boundaries, including in relation to protected species and to provide connectivity through the site for wildlife and a net gain in biodiversity;
 - e) wildlife information included as part of any homeowner pack; this to include information on Stanstead Innings and its importance to wildlife;
 - f) a lighting plan for the development to ensure dark corridors can be maintained along the site's boundaries as recommended in the ecological impact assessment, both during construction and once occupied;
- (2) that East Herts District Council be informed that the Authority would wish to be consulted on the above as part of the reserved matters application process; and
- (3) that should the East Herts District Council be minded to approve the planning application then Section 106 contributions should be sought for access enhancements and habitat creation at Stanstead Innings to cater for the recreational needs of the new residents and to mitigate for disturbance to habitats in accordance with the attached schedule at Appendix C to this report.

DESCRIPTION OF SITE

- 1 The application site covers an area of 1.3ha and lies on the east side of Netherfield Lane, approximately 100m from its junction with Roydon Road and within 400m of Stanstead Abbots. It comprises land occupied by buildings and hard standing, the northern section of Netherfield Lane up to and including the junction with Roydon Road, a strip of land immediately to the east of the lane where it is proposed widening and improvement works would take place, and a section of land south of the road junction which would serve as a new access to the rear of the Baesh Almshouses (Grade II* Listed dwellings fronting Roydon Road).
- 2 The now disused employment site comprises former offices, warehouses and storage buildings surrounded by hardstanding and some small areas of amenity grassland. The majority of the buildings are single storey although in the north-western corner of the site office accommodation was provided on ground and first floor levels. The applicant owns the adjoining largely open fields/paddocks lying to the north, south and east of the site. The site is bordered by mature native vegetation and the land immediately to the east includes a mix of mature scrub habitat and woodland. It is also noted that the land rises to the east from Netherfield Lane. The whole site lies in the Regional Park and is part of the Green Belt. Please refer to the Plan at Appendix A to this report.
- 3 Netherfield Lane is a designated Bridleway and is an adopted unclassified road as far as the application site. South of the site the road is unadopted but provides access into the Park, a nursery and Ryegate Farm. To the west of the site lies a series of waterbodies; Stanstead Innings, one of the Authority's 'access to nature' sites designated as a Local Wildlife Site by the County. An anglers' car park, serving the Abbots Lake Fishery, and pedestrian access point are accessed from Netherfield Lane, opposite the application site, with further pedestrian access points towards the southern end of the Lane. Further afield the Lee Valley Special Protection Area and Ramsar site is located 680m to the south west (at Rye Meads Site of Special Scientific Interest (SSSI)) and also 1.2km to the north of the application site (at Amwell Nature Reserve SSSI).
- 4 In 2016 a similar application, but for residential development only (30 dwellings), was submitted for this site and land adjoining to the east. This was refused by East Herts District Council and the following appeal dismissed in 2018 due to loss of the employment on site; and opportunities for mixed use development had not been explored. The Authority did not object to this application but sought conditions to cover boundary treatment and an ecological design strategy to address ecological mitigation measures and future management.

POLICY BACKGROUND

- 5 The application site lies within the Green Belt, Local Plan policy GBR1 states that applications within the Green Belt will be considered in line with the National Planning Policy Framework (NPPF). Paragraph 145 of the NPPF states that the construction of new buildings is inappropriate in the Green Belt except where (amongst other matters) the proposal relates to the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), and which would not have a greater impact on the openness of the Green Belt than the existing development.

- 6 Local Plan policy is supportive of the Lee Valley Regional Park and the Park Development Framework (PDF), Policy CFLR51. In particular, the District Council seeks to support and work with the Park Authority and other stakeholders to deliver the PDF Area Proposals where these improve leisure and sporting opportunities for local communities, enhance access to open space and nature, and help expand educational, volunteering and health related activities.
- 7 The Local Plan has a suite of policies relating to the natural environment and the protection of sites of nature conservation value at all levels. Where adverse impacts are unavoidable measures to mitigate the impact will be sought (Policy NR1 IV). Where this is not possible compensatory measures may be appropriate and these should seek to achieve a net gain for nature. Compensatory measures can be situated on or off the development site and will be secured via conditions/planning obligations.
- 8 The Council is also seeking to ensure development enhances biodiversity and creates opportunities for wildlife. Proposals must demonstrate how the development improves biodiversity value of the site and surrounding environment and how this will be maintained in the long term. Up-to-date ecological surveys are required prior to the submission of an application (Policy NE3 Species and habitats). Integrated bird and bat boxes will be expected in all development bordering public green space and beneficial habitat.
- 9 **Park Development Framework**
8.A.1 Biodiversity proposals seek to develop Stanstead Innings for improved access to nature with additions to existing nature trail and interpretation. A series of habitat improvements to the shoreline and islands are proposed to maintain the positive conservation management status. Proposals also seek to maintain and improve pedestrian and cycle access between Rye Meads and Stanstead Innings and ensure provision for horse riders are maintained.
- 10 Landscape Strategy Proposals aim to strengthen the strong rural character of this landscape character area (G1 River Terraces with Farmland) by retaining existing and encouraging the replanting of hedgerows, managing and extending the existing small wooded areas for their diversity so as to retain the wooded skyline to the valley floor.

DESCRIPTION OF DEVELOPMENT

- 11 The application is submitted in outline with all matters of detail except for access reserved for future consideration. The proposal entails a mixed use redevelopment with 745sqm of B1(business) floorspace and 20 dwellings. The indicative site layout plan shows two blocks of office development positioned in the south west segment of the site, set back from Netherfield Lane behind an open area of parking, 31 spaces are proposed for business use. A mix of residential units ranging from 2 to 4 bedrooms are spread out within the remainder of the site with a small attenuation pond and area of open space included in the north-west corner adjacent to the road. 38 parking spaces are proposed for the residential units and cycle parking is also referenced. Please refer to the proposed site plan and indicative street view at Appendix B to this report.
- 12 The application is accompanied by a Transport Statement. It has found that the proposed mixed use will generate fewer trips than the extant employment use

and therefore would not impact the highway network. It does however recommend that upgrade works are undertaken to provide a 5.5m wide shared street, from the southern extent of the site north up to the junction with Roydon Road, to be adopted by the County. It is also proposed to provide an access road to the rear of the existing Almshouses on Roydon Road and four parking spaces. A consent for this side access road was previously granted in 2009 and renewed in 2012. Finally, provision is also being made for 6 parking spaces on Netherfield Lane, north of the proposed employment use, for the use of residents that live west of Netherfield Lane and currently park on-street. No reference is made in the study to the use of Netherfield Lane to access the Park and the Abbots Lake fishery.

- 13 The application is accompanied by an ecological impact assessment update which is dated March 2020, but is based on the extended phase 1 habitat survey carried out in September 2015 for the previous application, an update survey in November 2018 and an additional updated bat survey completed in September 2019. The update assessment concludes that the employment site area is of relatively low ecological value with the boundary habitats providing the greatest opportunities for wildlife. The office building is however noted as a bat roost – records indicate a pipistrelle maternity roost (2009) with a single bat recorded emerging in September 2019. This will require further surveys prior to demolition to inform a European Protected Species Licence.
- 14 The assessment includes a number of mitigation and enhancement measures which relate to land outside the application site (the applicant has included assessment details relating to the previous larger application made in 2016 which included land to the east of the current site) as well as the site boundaries. It also makes an assessment of impacts on the Lee Valley SPA/Ramsar.
- 15 The Flood Risk Assessment notes the location of the site within Flood Zone 1 and includes a drainage strategy. This suggests all surface water runoff from the development is to be discharged into an existing ditch to the west of the site and a French Drain which runs along Netherfield Lane, both of which lie outside the application site boundary. Hertfordshire County Council, as Lead Local Flood Authority, have raised an objection to this aspect of the development and seek further information as to the capacity of the drainage features and information as to where they drain to and whether agreements are in place to enable this to happen.

PLANNING APPRAISAL

- 16 This is a developed or 'brownfield' site within the Green Belt and the proposed outline scheme for a mixed use redevelopment is in principle acceptable. The reserved matters application will be significant in terms of ensuring a well-designed and high quality development that contributes to the Park's environment and enhances the local landscape and ecological assets and avoids any adverse impacts.
- 17 **Boundary Treatment**
It is considered the retention and strengthening of the existing belts of woodland and other vegetation along each of the site's boundaries would ensure that the impact of the proposals would be minimised; this would be consistent with the Authority's Landscape Proposals which seek to retain existing and encourage replanting of hedgerows and the management and extension of wooded areas.

- 18 The woodland and vegetated boundary has direct connectivity with the woodland and scrub habitat edge to Stanstead Innings and therefore has value in terms of the wider ecology of the area. In particular, the boundary trees and vegetation will also be important for feeding and nesting birds and provide habitat for foraging and commuting bats and connectivity between the landscape to the east and the water bodies at Stanstead Innings.
- 19 In the event of planning permission being granted conditions should ensure that the boundary vegetation and woodland is retained, strengthened through additional native planting where appropriate, and maintained in the long term via an appropriate landscape management agreement. The Authority would wish to be consulted on the detail of boundary treatments to the site in due course.
- 20 **Ecology**

Landscaping and planting within the site will need to complement the site's location within the Regional Park and Green Belt and consider the ecology of the adjoining areas including the Stanstead Innings site. There is opportunity through the sites redevelopment to enhance and achieve a net gain in its biodiversity in line with the Local Plan policy requirements.
- 21 Survey work has identified a bat roost in one building and further surveys are required prior to any demolition to inform a license application. The ecological assessment suggests mitigation measures in the form of integrated bat boxes installed within the west or southern elevation of buildings abutting green corridors. It also recommends a dark corridor is retained along the tree and hedgerow lines. Undertaking the surveys now, during the peak activity time for bats and prior to permission being granted, would usefully inform the development of reserved matters such as landscaping and provision of bat boxes.
- 22 A lighting plan should also be produced to demonstrate that the proposed development and associated landscaping will allow for a dark corridor along the boundaries of the site associated with tree and hedgerow lines.
- 23 **Netherfield Lane**

Details relating to the proposed shared street design for Netherfield Lane are also of interest as this route is an important point of entry into the Regional Park and provides access to Stanstead Innings and the Abbots Lake Fishery. This access will need to ensure a safe route for pedestrians, cyclists and horse riders as well as vehicular traffic. Further details should be provided as part of any reserved matter application, including signage identifying the Regional Park entrance. There is particular concern to ensure vehicular access to the small fishery car park is enhanced and retained throughout construction
- 24 **Open Space and S106**

The proposed site plan indicates an area of open space fronting Netherfield Lane and surrounding the attenuation pond in the north-west corner. The development should provide sufficient open and amenity space to cater for the informal recreation and play requirements of new residents. At this outline stage the level of provision is unknown. The adjoining Park area at Stanstead Innings is an attractive asset for those developing and marketing the adjacent site. Whilst incorporating areas of informal recreational open space, it is an area managed as an 'access to nature site'. It acts as a refuge for wetland birds and as a buffer to the adjacent SPA and SSSI providing important habitat for Bittern,

Gadwell and Shoveler, all noted in the SPA citation. A very popular angling club also operates successfully within this sensitive site.

- 25 Whilst access is available for people to enjoy the wildlife and walk around the site and habitat maintenance is ongoing to meet the Lee Valley Biodiversity Action Plan (BAP) targets, the introduction of a new resident population 'on the doorstep' will require additional habitat and boundary works to improve the robustness of the open and water spaces, protect against disturbance (e.g. dogs running off the lead) and ensure the quality of the fishery is maintained. The Authority would therefore wish to see a contribution made towards habitat and access works within the Regional Park as outlined in Appendix C to this report to cater for the recreational needs of the new residents and to mitigate for habitat disturbance. The habitat works identified could also be considered as off-site compensation contributing to biodiversity net gain within the area. Information about the importance of Stanstead Innings for wildlife should form part of the wildlife information provided as part of the homeowner pack, as recommended in the Ecological Impact Assessment.

26 **Drainage**

Finally, there is concern about the drainage strategy and use of the existing ditch on the western side of Netherfield Lane. The Authority would wish to see evidence that the drainage solution will not impact upon the water quality of Stanstead Innings or the Rye Meads SSSI complex, part of the Lee Valley SPA/Ramsar. It is understood the applicant is carrying out further work on the drainage details.

ENVIRONMENTAL IMPLICATIONS

- 27 These are addressed in the body of the report.

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

- 29 Planning applications referred to this Authority are submitted under the consultative arrangements of Section 14 (4-7) of the Lee Valley Regional Park Act 1966 (the Park Act). The Park Act requires a local planning authority to consult with the Authority on any planning application for development, whether within the designated area of the Park or not, which might affect any part of the Park.
- 30 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

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

EQUALITY IMPLICATIONS

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

Author: Claire Martin, 01992 709, cmartin@leevalleypark.org.uk

BACKGROUND REPORTS

Application Papers 20.054

March 2020

PREVIOUS COMMITTEE REPORTS

ULV Regeneration & Planning Committee	ULV/116/16	Planning consultation by East Herts District Council on an application for the redevelopment of business premises on Netherfield Lane for residential purposes	15 Dec 2016
--	------------	--	-------------

APPENDICES ATTACHED

Appendix A	Plan of the application site
Appendix B	Illustrative site layout
Appendix C	Schedule of Indicative Projects

LIST OF ABBREVIATIONS

SSSI	Site of Special Scientific Interest
SPA	Special Protection Area
BAP	Biodiversity Action Plan
the Park Act	Lee Valley Regional Park Act 1966
NPPF	National Planning Policy Framework
PDF	Park Development Framework



Outline application - Land east of Netherfield Lane, Stanstead Abbots, Ware

1:2500 @ A4
09/06/20

Produced by Corporate GIS (AAB)
T: 01938 541111

© Crown Copyright and Database Rights 2011. Ordnance Survey (60019087)

1:2500 @ A4 09/06/20 Produced by Corporate GIS (AAB) T: 01938 541111

Proposed Site Layout



Indicative Street View



Indicative projects schedule

Project Item	Cost Indicative
1. Installation of Common Tern nesting raft to provide additional nesting habitat for the Common Tern colony present at the adjacent Rye Meads SSSI, part of the Lee Valley SPA. To be located within refuge area of lake which is not accessible to anglers or boaters.	£9k
2. Installation of an artificial Otter holt. Otters are a Lee Valley BAP species and the provision of artificial holts are a key BAP target for the species. To be located in refuge area of lake as replacement for existing log pile holt which has reached the end of usable life.	£2K
3. Enhancement to the reedbeds (a Lee Valley BAP habitat) and the lake fringes. Scrub removal will prevent the reedbeds from drying out, Bittern a priority species in the Lee Valley BAP and noted in the SSSI/SPA citation are known to use the reedbeds on site. The selective removal of trees and scrub along the edges of the lake will encourage the growth of emergent vegetation, enhancing the biodiversity value of the lake.	£7K
4. Habitat enhancement on the lake edge near the Sandpiper hide to improve habitat for wading birds. Waders are target species in the Lee Valley.	£5k
5. Improvements to entrance to the Regional Park from Netherfield Lane through the Anglers Car Park, including signage	£3k
6. Improvements to the Abbotts Lake Fishery car park and boundary fence	£7k

This page is blank