

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

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

**THURSDAY, 22 NOVEMBER 2018 AT 11.00AM**

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 18 October 2018 (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 FROM LONDON BOROUGH OF TOWER HAMLETS ON A HYBRID APPLICATION FOR A COMPREHENSIVE MIXED USE DEVELOPMENT COMPRISING OUTLINE PARAMETERS FOR 195,000SM FLOOR SPACE AND A DETAILED APPLICATION FOR A FURTHER 66,000SM OF MIXED USE DEVELOPMENT INCLUDING 1HA LOCAL PARK, AT THE FORMER POPLAR GASWORKS, LEVEN ROAD. Paper RP/23/18

Presented by Head of Planning & Strategic Partnerships

- 6 PLANNING CONSULTATION BY THE BOROUGH OF BROXBOURNE ON AN OUTLINE APPLICATION INVOLVING THE REDEVELOPMENT OF A SITE FOR UP TO 1853 APARTMENTS, 19051SM OF COMMERCIAL SPACE WITH ASSOCIATED LEISURE USES AND A TWO FORM ENTRY PRIMARY SCHOOL AND THE CREATION OF A NEW PLAZA ON WINDMILL LANE. Paper RP/24/18

Presented by Head of Planning & Strategic Partnerships

- 7 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.
- 8 Consider passing a resolution based on the principles of Section 100A(4) of the Local Government Act 1972, excluding the public and press from the meeting for the items of business listed on Part II of the Agenda, on the grounds that they involve the likely disclosure of exempt information as defined in those sections of Part I of Schedule 12A of the Act specified beneath each item.

**AGENDA  
Part II  
(Exempt Items)**

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

12 November 2018

Shaun Dawson  
Chief Executive

**LEE VALLEY REGIONAL PARK AUTHORITY**

**REGENERATION & PLANNING COMMITTEE MINUTES  
2018**

Members Present: David Andrews (Chairman) Heather Johnson  
Chris Kennedy (Vice Chairman) Valerie Metcalfe  
John Bevan Gordon Nicholson  
Christine Hamilton

Apologies Received From: Denise Jones, Paul Osborn, Mary Sartin, Syd Stavrou

In Attendance: Mike Garnett

Officers Present: Shaun Dawson - Chief Executive  
Stephen Wilkinson - Head of Planning & Strategic Partnerships  
Beryl Foster - Assistant Director of Legal & Property  
Lindsey Johnson - Committee Services Officer

Also Present: 1 Member of the Public

Part I

43 DECLARATIONS OF INTEREST

There were no declarations of interest.

44 MINUTES OF LAST MEETING

**THAT the Minutes of the Regeneration & Planning Committee meeting held on 21 June 2018 be approved and signed.**

45 PUBLIC SPEAKING

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

46 PLANNING CONSULTATION FROM EPPING FOREST DISTRICT COUNCIL ON AN APPLICATION FOR THE SUB DIVISION AND USE OF AN EXISTING BUILDING FOR INDUSTRIAL PURPOSES AND USE OF FORMER GLASSHOUSE FOR CAR STORAGE, HANNAH NURSERY, SEWARDSTONE ROAD, E4 Paper RP/21/18

The Head of Planning & Strategic Partnerships introduced the report where it was explained that it was hoped that by allowing temporary planning permission it would give the owner time to overcome their difficulties and look for alternative premises.

Members agreed that any additional recommendation should be added that no car breaking should take place and that car storage should be confined to the glasshouse.

## REGENERATION & PLANNING COMMITTEE MINUTES 18 OCTOBER 2018

- (1) in the event that planning permission is granted planning conditions requiring details of proposed improvements to existing boundary treatment and restricting the permission to a temporary period of 5 years be included on any final decision notice; and
- (2) a condition to planning permission should be that no car breaking is to take place on site and car storage should be confined to only the glasshouse was approved.

47 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL.

Paper RP/22/18

Former Haulage Yard, Sewardstone Road, Waltham Abbey, Essex.

Outline application with all matters except access reserved for demolition of all existing structures except the farmhouse and erection of up to 40 dwellings (50% affordable) with ancillary parking, access and gardens, along with the erection of a community building.

The Head of Planning & Strategic Partnerships introduced the report.

Members asked that officers try to secure the highest amount of money possible for improvements to the Park.

- (1) that Epping Forest District Council be informed that whilst the Authority does not object to this application, up to date ecological surveys are required in advance of further consideration by the local planning authority.
- (2) the Council should consult with the Authority on the revised ecological surveys.
- (3) in the event that the surveys are adequately planned and do not identify any adverse impacts which cannot be mitigated then conditions should be included in any decision granted to address the following:
  - (a) a detailed landscaping plan for the proposed open space and boundaries of the 'developed' areas;
  - (b) that details of proposed lighting for the cycle/pedestrian route on the southern boundary;
  - (c) directional signage to the Regional Park is included in the new junction design; and
- (4) if the Council are minded to approve the planning application, planning obligations are required of £75,000 for improvements to nearby parts of the Park to account for the additional usage which would occur from the additional residents living at this site. An indicative list of measures is included at Appendix B to Paper RP/22/18 was approved.

**REGENERATION & PLANNING COMMITTEE MINUTES  
18 OCTOBER 2018**

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Chairman

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Date

The meeting started at 1.10pm and ended at 1.20pm.





**LEE VALLEY REGIONAL PARK AUTHORITY**

**REGENERATION AND PLANNING  
COMMITTEE**

**22 NOVEMBER 2018 AT 13:45**

**Agenda Item No:**

**6**

**Report No:**

**RP/23/18**

**PLANNING CONSULTATION FROM LB TOWER HAMLETS  
ON A HYBRID APPLICATION FOR A COMPREHENSIVE MIXED  
USE DEVELOPMENT COMPRISING OUTLINE PARAMETERS  
FOR 195,000SM FLOOR SPACE AND A DETAILED  
APPLICATION FOR A FURTHER 66,000SM OF MIXED USE  
DEVELOPMENT INCLUDING 1ha LOCAL PARK, AT THE  
FORMER POPLAR GASWORKS, LEVEN ROAD.**

Presented by the Head of Planning and Strategic Partnerships

**SUMMARY**

The application is for a comprehensive redevelopment of the site of the former Poplar Gasworks at Leven Road. Although the site lies outside the statutory boundary of the Regional Park, part of the site has been identified for public open space in the proposed Lea River Park. The proposed Lea River Park is designed to extend down from the Queen Elizabeth Olympic Park to the Thames in line with the original Abercrombie Vision for the whole Regional Park. Whilst the proposal will include a public park of 1ha this falls short of the 7.85ha of Park which was originally envisaged in the adopted Opportunity Area Planning Framework for the Lower Lea. Further, the proposed redevelopment scheme does not include land or moneys to secure the provision of a bridge over the River Lea in line with the Framework. Given that the Authority endorsed the creation of the Lea River Park an objection is recommended.

**RECOMMENDATIONS**

Members Approve:

- (1) the Authority objects to the proposed scheme in that the proposed allocation of just 1ha of public park and the omission of the proposed bridge will undermine the whole basis of the proposed Lea River Park which is designed to create strategic green infrastructure to complement the housing growth in the Lower Lea Valley.

## BACKGROUND

- 1 The 1944 Greater London Plan identified the vision which led to the creation of the Regional Park through the Lee Valley Regional Park Act 1966. The Regional Park's statutory boundary did not originally include a contiguous area of land extending along the Lea Valley to the Thames and it was left to the Authority to obtain sites when opportunities arose. For example, both Bow Creek and the East India Dock Basin were 'gifted' to the Authority on the cessation of the former London Dockland Development Corporation (LDDC). The delivery of the Abercrombie Vision through the Lower Lea Valley subsequently became the responsibility of the London Thames Gateway Development Corporation (LTGDC), which pursued the delivery of open space as part of a wider regeneration programme. The Lower Lea Valley Opportunity Area Framework (OAPF 2007) identified a park of 7.85ha on the application site.
- 2 The Authority worked closely with the LTGDC from its inception in 2004 and in February 2008 (Paper A/3975/08) agreed in principle the aspiration to deliver a new linear park in the lower Lea Valley. This was designed to link, via a new pedestrian and cycle route, originally called the 'Fat Walk', (now referred to as the Lea River Path) to existing spaces at Three Mills Green and East India Dock Basin and to new parks proposed for four other sites including former gasworks at Twelve Trees and Leven Road. The LTGDC prepared numerous design frameworks and feasibility documents but on its cessation work ceased. Critical work on securing the confirmation of compulsory purchase orders (CPO) and planning permissions required to secure the route of the pathway, location of bridge piers and a Primer and Design Manual was completed as a distinct project by the London Legacy Development Corporation.
- 3 Policy support for the Lea River Park (LRP) and Lea River Path is now included in the emerging Local Plans of both Newham and Tower Hamlets and both Councils have a shared aspiration to deliver the new park and pathway.

## DESCRIPTION OF PROPOSED DEVELOPMENT

- 4 The application site comprises 8.3ha and is largely cleared as the former gasholders were removed in 2016. The site is bounded on the north and western side by the River Lea and on the southern side by Leven Road. The scheme has been submitted as a hybrid application for 195,000sm of floor space to include residential units, associated retail services, a secondary school, community uses and the formation of a public park of 1ha. The application anticipates that 2,800 new homes will be developed once the whole scheme is built out. The public park would be in addition to private play/amenity space required for each residential unit.
- 5 The scheme identifies that the detailed or 'full' application will include 580 new dwellings. These will be arranged in four large blocks each ranging in height from between 4 -12 storeys. The proposed public park would straddle both phases of development and is proposed be located adjacent to the Lea River at the western part of the site.
- 6 The LRP identified a requirement not just for a public park within this site but for a bridge connection to another area within the proposed LRP at Cody Dock across the River Lea. The application includes a 'Connectivity Study' which states that the site already 'benefits' from relatively good existing links to local stations. A series of plans identify the site's permeability and a Wayfinding



strategy is included as part of the application which will be the subject of a planning condition in the event of permission being granted. The Connectivity Study states that both the CPO and planning permissions for the bridge connection have expired and that there are problems in securing the agreement of the land owner of the site across the Lea for the proposed bridge landing.

## **APPRAISAL**

- 7 It is not intended within this section to provide comment on the merits of the whole scheme given its location outside the Regional Park and references are only made in this section to the likely impacts of the scheme on the Authority's shared aspiration to deliver the Lea River Park and Path.
- 8 The concept of the proposed LRP was to create a new park with a distinct character derived from the individual identity of each space and the design quality of the connections which together would create a new linear park. The 6 spaces within the LRP would be united by a common palette of materials and wayfinding. Permeability and connectivity underpin the concept of the LRP. The proposed Park within the site falls well short of the proposed size identified in the OAPF 2007. This undermines the whole basis of how well this Park could contribute to the wider LRP as a part of strategic green infrastructure designed to provide sufficient open space to offset the considerable growth anticipated for the lower Lea Valley.
- 9 Furthermore, the omission of the bridge which is an essential piece of kit required for the proposed LRP again undermines the purpose of the LRP. It is acknowledged that the developer has experienced difficulties in seeking to locate a landing for the proposed bridge on a site adjacent to Cody Dock. However, a commuted sum is required to enable this to be constructed at some future date given that the build out of this scheme will take several years. Without this commitment the proposed park will be only 'local' in nature serving just the proposed development.
- 10 Given that the delivery of the LRP runs as a common thread through the emerging local plans of both Newham and Tower Hamlets, planning obligations should be used to enable sufficient financial provision from developer contributions to enable the bridge to be delivered. This would allow the provision of green infrastructure for the Lower Lea Valley and deliver another step on Abercrombie's vision for this area of London. A failure to address this now would represent a failure of effective Planning.

## **ENVIRONMENTAL IMPLICATIONS**

- 11 These have been considered in the body of this report.

## **LEGAL IMPLICATIONS**

- 12 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.
- 13 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**

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

### **EQUALITY IMPLICATIONS**

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

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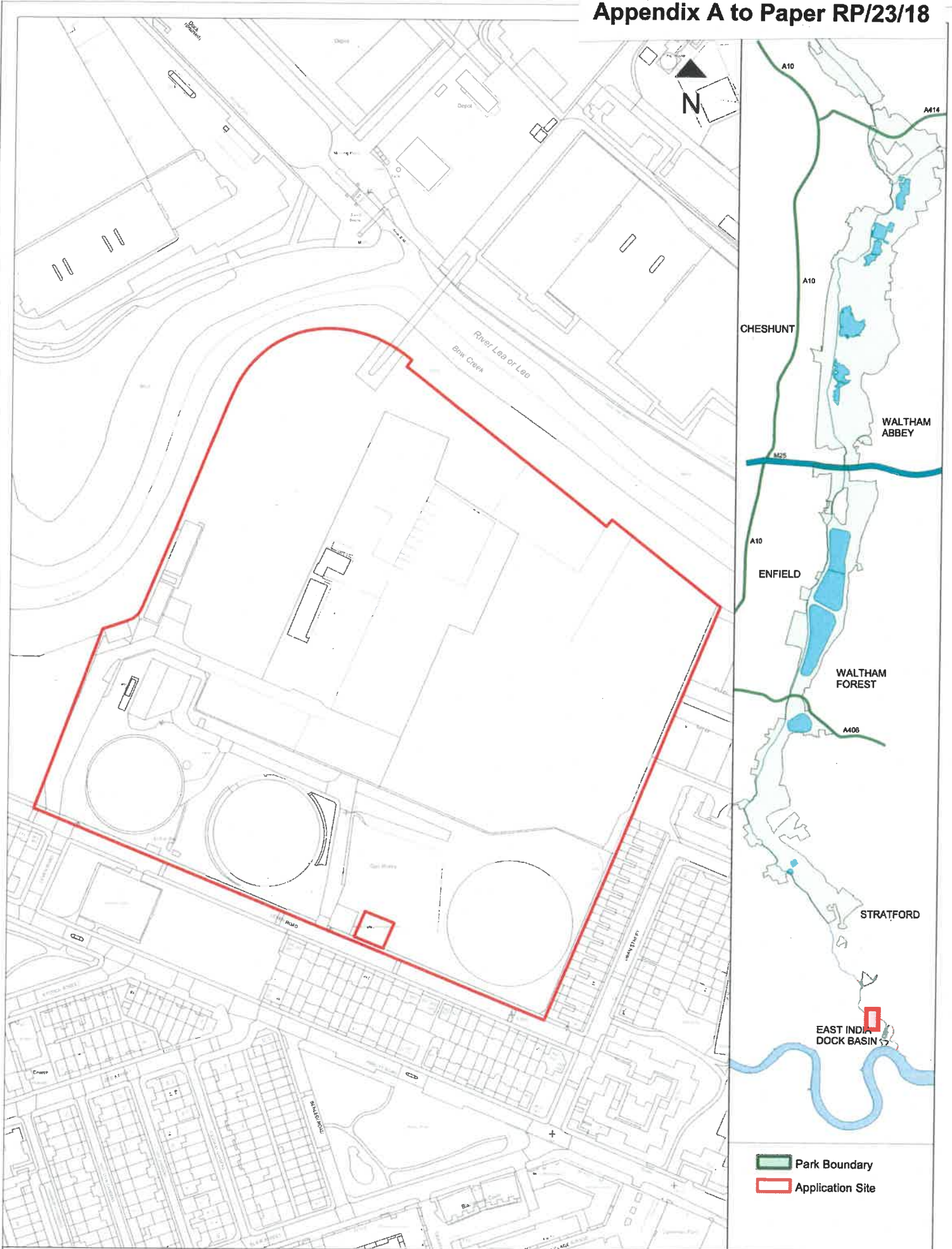
Author: Stephen Wilkinson, 01992 709828, [swilkinson@leevalleypark.org.uk](mailto:swilkinson@leevalleypark.org.uk)

### **APPENDICES ATTACHED**

Appendix A          Site plan

### **LIST OF ABBREVIATIONS**

LDDC	London Dockland Development Corporation
LTGDC	London Thames Gateway Development Corporation
CPO	Compulsory Purchase Order
LRP	Lee River Park



Appendix A - Site plan





**LEE VALLEY REGIONAL PARK AUTHORITY**

**REGENERATION AND PLANNING  
COMMITTEE**

**22 NOVEMBER 2018 AT 13:45**

**Agenda Item No:**

**6**

**Report No:**

**RP/24/18**

**PLANNING CONSULTATION BY THE BOROUGH OF  
BROXBOURNE ON AN OUTLINE APPLICATION INVOLVING  
THE REDEVELOPMENT OF A SITE FOR UP TO 1,853  
APARTMENTS, 19,051SM OF COMMERCIAL SPACE WITH  
ASSOCIATED LEISURE USES AND A TWO FORM ENTRY  
PRIMARY SCHOOL AND THE CREATION OF A NEW PLAZA  
ON WINDMILL LANE.**

Presented by the Head of Planning and Strategic Partnerships

**SUMMARY**

The Authority originally submitted a 'holding' objection to the application pending the further submission of additional material (Paper RP/20/18) by the applicant to resolve areas of concern. The 'holding' objection addressed three matters relating to the 'prematurity' of the application given the likely impacts of the Crossrail 2 scheme, insufficient detail on its anticipated adverse impacts on biodiversity and the environment of the Regional Park and a lack of planning obligations relating to financial contributions required for new investment in the Regional Park's infrastructure. Whilst officers are now satisfied about the detail and scope of additional information included in the revised scheme on the environmental mitigation strategy it is unclear the amount of moneys which could become available for 'visitor infrastructure' and no changes have been included on the identification of 'safeguarding land' for a new bridge following the proposed closure of Windmill Lane. It is recommended that in respect of these two outstanding matters an objection should be made.

**RECOMMENDATIONS**

- Members Approve:
- (1) the Authority objects to the application on the following grounds:
    - (a) prematurity in that scheme does not clearly identify 'safeguarding' land required for a new route for Windmill Lane in the event of the Crossrail 2 scheme progressing. This is required to enable all

options to be considered as negotiations progress; and

- (b) the application does not include reference to a financial value for measures required to adequately mitigate for the large numbers of visitors to the Regional Park from this new development.

## **BACKGROUND**

- 1 The application site comprises 12.8ha of flat land dominated by office and industrial units some of which comprised the former Headquarters of Tesco. Many of the units are largely vacant. Delamere Road, essentially an industrial estate road lies in the centre of the site and connects Windmill Lane to the south with Cadmore Lane to the north. The Windmill Lane frontage comprises a series of mixed uses. The site is bounded to the east by the Greater Anglia rail line with its western edge formed by the rear of residential properties on Palmers Way. In total the site contains 66,000sm of commercial floorspace of which 26,000sm comprises general industrial uses and 40,000sm light industrial/offices. The site includes a small amount of retail and leisure uses.
- 2 The site lies to the west of the rail line and across from the River Lee Country Park (RLCP) which is one of the Regional Parks main attractions with 1.5m visits pa which is entirely within the ownership of the Authority. The RLCP is one of the main access to nature sites within the Regional Park and features a mosaic of varied habitat including one Site of Special Scientific Interest (SSSI), Turnford and Cheshunt Pits which also forms part of the Lee Valley Special Protection Area (SPA) and Ramsar site. Despite the site's location outside the Regional Park it lies only 50 m from the boundary of the SSSI.
- 3 It is understood that this section of the rail line and the whole of the Cheshunt station and car park will be redeveloped as part of the Crossrail 2 scheme. A new station is required, designed to accommodate the increase in traffic which will result from improved services.
- 4 The Authority has had several pre application meetings involving both the Planning and Biodiversity teams. These have sought to resolve matters relating to an environmental mitigation strategy and investment programme required to mitigate the likely adverse impacts of the proposed scheme on the RLCP given that it is estimated that 3,300 people will be resident.
- 5 The proposed Crossrail 2 scheme has reached a critical stage involving an 'Independent Affordability Review'. This is reviewing the costs of the whole scheme and is due to be completed later this year when its findings will be presented to Government with a revised business case.
- 6 The Council's draft Local Plan is undergoing its 'Examination in Public (EIP) and officers made representations in respect of Policy CH1 which provides the policy framework for the development of this site. These representations resulted in the Policy being revised to include explicit reference to the Council working in partnership with both Natural England and the Authority to agree, ' a mitigation strategy containing a range of on site and off site measures to mitigate the effect of the development on the qualifying interests of the Special Protection Area.' The policy requires that the mitigation strategy will be in place by the time of the

grant of planning permission.

## **OUTLINE DESCRIPTION OF PROPOSED DEVELOPMENT**

- 7 This is an outline application with all matters reserved apart from the access points into the site which include a new 'loop road' which will link into the proposed local centre proposed on a site adjacent to Cheshunt station. The application is accompanied by a series of 'parameter' plans required to establish the overall framework for more detailed applications which will be submitted for individual phases during the next 10 years from 2019 when demolition will commence.
- 8 The proposed scheme will involve demolition of the residential properties along the frontage to Windmill Lane and the site of No.211 will be required to create a new access point. A new road loop will be created around this point connecting to Delamere Road. Two access points are proposed onto Windmill Lane with just one onto Cadmore Lane.
- 9 The application seeks permission for:
  - 19,051sm of commercial and non-commercial floorspace;
  - 1,853 net residential units with some elderly specialist accommodation;
  - A 2 form entry primary school of 2,274sm on 0.55ha land;
  - 2,199 parking spaces; and
  - 1.9ha of public open space.
- 10 The application includes a Masterplan Design Statement which although submitted with the application is not included for approval at this stage. This sets out a comprehensive strategy for highways, townscape, massing, public realm, landscaping and land use. It identifies three different character areas within the site each of which build on local character. These include the Local Centre on Windmill Lane, the Urban village in the centre comprising predominantly residential uses and Cadmore Lane where there will be mixed uses. The Design Statement includes design codes for each sub parcel of land. The landscape strategy identifies a typology of landscape types for distinct areas of the site including pocket spaces, street furniture and rainwater gardens. A Lighting Strategy, provided on an illustrative basis also accompanies the application and masterplan.

## **DESCRIPTION OF SUGGESTED CHANGES IN RESPONSE TO THE AUTHORITY'S COMMENTS**

- 11 In response to comments received from a number of parties, including the Council, the applicant has made revisions to the scheme and these are included in a revised scheme. In respect of the Authority's 'holding objection' the following changes have been made.
- 12 **Environmental Mitigation Strategy**

The Authority objected to the original environmental strategy on grounds of inaccuracies and a lack of detailed survey work required to provide the justification for mitigation measures. In response to these objections the Authority's Biodiversity team met with the applicant and suggested significant revisions to the proposed mitigation strategy. These have been accepted by the applicant and are now included in a revised submission. These will be included

in the Heads of Terms of a Section 106 agreement. The suggested changes to the draft Policy CH1 included in the Councils draft Local Plan will ensure their delivery.

**13 CrossRail 2**

From officer level discussions with the CrossRail 2 team it is apparent that the development of the site needs to be fully integrated into the rail construction and development programme. Of more critical importance for the Authority is the location of a new road crossing required to serve the youth hostel and Herts and Young Mariners site which will be required when the surface crossing is closed as part of the CrossRail 2 scheme. Whilst no decision has been made on its proposed location officers consider that some land needs to be safeguarded within the site to enable this to happen at some future point. Although there is a brief reference to land being safeguarded this has not been identified in the scheme. The revised application responds only to the comments received from Network Rail on this matter and states that as the CrossRail 2 project is not a 'committed scheme' no part of the site should be used to accommodate for a replacement crossing or works compound.

14 Whilst the applicant is correct in the assertion that the CrossRail 2 is not a committed scheme the Authority needs to maintain its stance in seeking to keep all options open for the route of the proposed new road at this stage.

**15 Section 106 - Visitor Infrastructure**

In pre application meetings with the applicant officers suggested a package of schemes required to strengthen the pathways in the adjacent section of the Regional Park. Initially it was considered that additional footways would be required but it is clear that the network of routes is sufficient although several are in need of repair. A scheme for new investment totalling £950k in the existing network and new toilets at Pindar car park was sent to the applicant in advance of the submission of the application.

16 Whilst the amended scheme includes in an Appendix to the revised Planning Statement some generic heads of terms of a Section 106 agreement it is unclear the balance of priorities. There has been no response to this request and for details of moneys from either the applicant or the Council. It is considered that this request is entirely in line with National Planning Policy Framework (2018) being both relevant and necessary for the development to proceed and that officers will continue to pursue this through negotiations.

**ENVIRONMENTAL IMPLICATIONS**

17 These are addressed in the body of the report.

**FINANCIAL IMPLICATIONS**

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

**LEGAL IMPLICATIONS**

19 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.

- 20 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**

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

#### **EQUALITY IMPLICATIONS**

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

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#### **BACKGROUND REPORTS**

Application Papers 18.055

April and September 2018

#### **PREVIOUS COMMITTEE REPORTS**

Regeneration and Planning RP/20/18

Planning Consultation

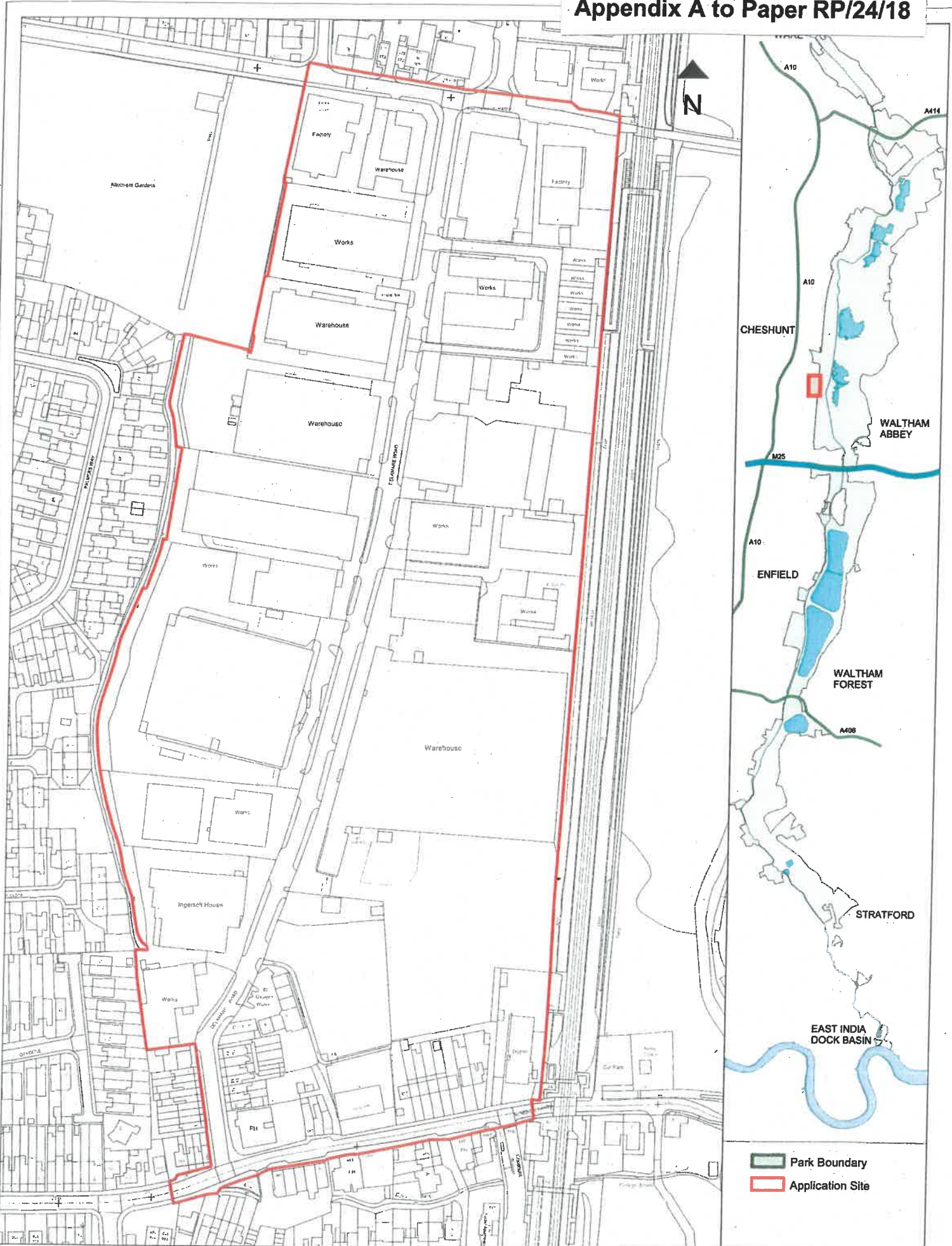
June 2018

#### **APPENDICES ATTACHED**

Appendix A Plan of the application site  
Appendix B List of schemes for inclusion in Section 106 agreement  
Appendix C Extract from proposed Section 106 Heads of Terms

#### **LIST OF ABBREVIATIONS**

RLCP River Lee Country Park  
SPA Special Protection Area  
EIP Examination in Public  
SSSI Site of Special Scientific Interest



Appendix A - Plan of the application site

### Requests for Planning Obligations

Turnershill Marsh bridge (includes new piers) – **£200,000** one off cost

1.

Hoggin path to Pochard Hide 394 x long at £10/m length - **£3,940**

2. Re surfacing of main path 282m length @£160/m length - **£45,120**

3. Bridge re surfacing 50 m length one off cost - **£100,000**

4. Connections to towpath 197m @£160m - **£31,520**

5. The High path – hoggin path 299m@£9.92/m - **£2,966**

6. Resurface existing path 539m@£160/m - **£86,240**

#### Other items

20 x fishing swims (platforms) @ £1,500 each - **£30,000**

**£400k** replacement toilets at Pindar car park incorporating ancillary storage for park equipment. The costs of these works are based on a similar project at our marina in Springfield, Hackney.

**In total this comes to c£900,000**

## 5. Lee Valley

1. Subject to demonstration of need generated by the development, to pay the Lee Valley Contribution of [.....] to BBC. The Lee Valley Contribution will be paid in six instalments:
  - (a) [.....] prior to the commencement of Phase 1
  - (b) [.....] prior to the occupation of any residential units in Phase 1
  - (c) [.....] prior to the commencement of Phase 2
  - (d) [.....] prior to the occupation of any residential units in Phase 2
  - (e) [.....] prior to the commencement of Phase 3
  - (f) [.....] prior to the occupation of any residential units in Phase 3
  
2. The Lee Valley Contribution will be used by BBC to fund [improvements to visitor facilities in the Lee Valley Country Park and for wetland mitigation measures to an agreed specification]. [Indicative measures include:
  - (a) the funding of additional and upgraded foot and cycle paths;
  - (b) other new signage within the Lee Valley Country Park;
  - (c) the provision of additional visitor facilities within the Lee Valley Country Park, including upgraded / replacement toilets to the Pindar car park area with ancillary storage for park equipment
  - (d) creation of reedbed on existing areas of open water (including funding of on-going management to stop succession);
  - (e) the provision of signage within the wetland areas alerting visitors to the risk of predation from pets and disturbance to the wetlands]

If the Lee Valley Contribution has not been spent by BBC within [...] years of receipt it will be returned to the payer.
  
3. To include within the marketing particulars for the residential properties advice in relation to the effects of predation from pets and disturbance to the wetlands;
  
4. To carry out monitoring to an agreed specification for specified period following completion of Phase 1 of the development to assess the impact of the development and provide a copy of the monitoring reports to BBC;
  
5. To include a restrictive covenant in the leases of all flats prohibiting the ownership of dogs and cats ;

## 6. Green Infrastructure & Public Realm

1. A Green Infrastructure and Public Realm Management Plan for each Phase will be submitted to BBC for approval with the first reserved matters application for that phase. The Green Infrastructure and Public Realm to be provided in each Phase ( including the green routes, 8m watercourse buffer strip play space