

LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION & PLANNING COMMITTEE MINUTES
17 NOVEMBER 2022**

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

Apologies Received From: John Wyllie

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

Part I

158 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	<i>Prejudicial</i> ✓
<i>Gordon Nicholson</i>	5	<i>Member for Broxbourne Borough Council on the Environment and Sustainability Panel – will comment but not vote</i>	<i>Non-Pecuniary</i>

159 MINUTES OF LAST MEETING

THAT the Minutes of the Regeneration & Planning Committee meeting held on 22 September 2022 be approved and signed.

160 PUBLIC SPEAKING

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

161 PLANNING CONSULTATION BY BROXBOURNE BOROUGH COUNCIL Paper RP/63/22
FULL PLANNING APPLICATION FOR THE ERECTION OF A 5650SQM INDUSTRIAL/WAREHOUSE BUILDING, SERVICE YARD AND PARKING INCLUDING ACCESS ONTO RATTY'S LANE. REF: 07/22/0844/F. LAND AT RATTY'S LANE, HODDESDON, HERTFORDSHIRE, EN11 0RF

The report was presented by the Head of Planning.

REGENERATION & PLANNING COMMITTEE MINUTES 17 NOVEMBER 2022

The Head of Planning introduced the report explaining to Members that the site lies in both employment land designation and a local wildlife site designation.

One of the concerns regarding this application is over the ecological value as the habitat works need to provide a net gain. Herts & Middlesex Wildlife Trust are consulting on this and advise that if the applicant cannot show the uplift in ecology required, they may need to consider providing ecological improvements offsite. It may be that the Park can provide this offset requirement, depending on the type of habitat that is required.

Members asked what would be involved in having the Park used to offset the lack of net gain. The Conservation Manager responded stating that there would be a financial contribution made to us to manage, land to compensate for the net loss in biodiversity with a similar habitat and ideally in the same geographic area. Members asked whether it was possible to have an agreement for the Park to be used to offset the developers lack of net gain before this planning application goes before Broxbourne Borough Council's Planning Committee. The Conservation Manager replied stating that whilst we might be able to have discussions in principal, a formal agreement was unlikely in this timeframe.

A Member commented that there were previous planning conditions for this site that it had to be maintained as a local wildlife site. This clearly has not been done, nor has the flood plain been properly managed. He suggested that proper planning and management of site needs to be improved.

The visual impact is another area of concern as the development will be visible from the towpath, despite a buffer zone. Members commented that even with a buffer, the existing fencing surrounding the site would continue the industrial feel of the area. The Chairman commented that the developer had not mentioned proposals for screening the buildings with sympathetic painting schemes.

Access is another concern. The applicant proposes to provide access from Ratty's Lane onto the towpath for employees. It is unclear if this access would also be available for members of the public. There may also be opportunities to improve the interface for cyclists.

Members discussed how they would prefer to see vehicle movements through the west of the site rather than the east where the towpath is. They also discussed how the warehouse doors faced the eastern boundary and wondered if they could be turned to the west.

Members commented that we are still awaiting some of the final biodiversity proposals for this site and it might be better to defer our comments. The Head of Planning stated that she had originally be told that this application would go to Broxbourne Borough Council's Planning Committee in November, but has now be postponed until December. The Chairman concluded that as the applicants are still working on their proposals and that there was still a lot of uncertainty around offsetting land, that the Authority's comments should be delegated to himself and the Vice Chairman.

- (1) Members agreed that the Authority's response to this planning application should be delegated to the Chairman and Vice Chairman, in consultation with the Head of Planning, to allow time to consider the full proposals for biodiversity and whether the Authority's land could be used to offset the lack of ecological net-gain on the application site was approved.**

REGENERATION & PLANNING COMMITTEE MINUTES 17 NOVEMBER 2022

Chris Kennedy left during the discussion of the next item.

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

The report was introduced by the Head of Planning, who informed Members that the land is designated as industrial and employment, so therefore the planning application is broadly acceptable.

Concerns surround the visual impact regarding scale and layout. The development will be set back from the Park with taller buildings in the centre, stepping down in height, despite this, the visual impact on views across the reservoirs will be considerable. However earlier phases of development to the south already dominate the view. A Member commented that it was unrealistic for us to expect to keep open vistas into the Park given the amount of development in the area, she further added that the developers will find the view of the Park from their development extremely valuable.

There are concerns around whether there is sufficient open space provision and the impact this may have upon the Park, especially ecologically sensitive parts. Part of Tottenham

REGENERATION & PLANNING COMMITTEE MINUTES 17 NOVEMBER 2022

Marshes and Douglas Eyre Playing Fields have been identified as Sustainable Alternative Natural Green Space (SANGS) in the London Borough of Waltham Forest's strategy. We will be seeking funding contributions to deliver SANGS in these areas.

A Member raised concern over light pollution and advised that it is possible for buildings to be designed to minimise this. The Chairman commented that the Flood Relief Channel should be kept as a dark corridor.

- (1) that the London Borough of Waltham Forest be informed that the Authority does not object to the proposed hybrid application in principal provided that:**
- (a) the following elements of the Phase 2 outline application as set out in the Parameter Plans and Design Guidelines are secured by condition on any grant of consent:**
 - (i) the set back of the development from the Regional Park to the east of the new open spaces and public realm, with a significant step down in building heights towards the new open spaces as shown in the Parameter Plans and Design Guidelines;**
 - (ii) the inclusion of the Wetlands Waterside Park adjacent to the Flood Relief Channel and its connection south through to the Dagenham Brook as shown on the Public Realm Parameter Plan and Design Guidelines;**
 - (iii) the provision of a north-south pedestrian/cycle route through the Wetlands Waterside Park and other connecting new open spaces to link with Blackhorse Road Station in the south and ultimately with Lockwood Way in the north;**
 - (iv) the full range of biodiversity and ecological mitigation measures and enhancements resulting from the ecological assessments and the Biodiversity Net Gain calculations;**
 - (b) detailed Construction Environmental Management Plans for relevant phases of the development are produced and additional bespoke mitigation measures adopted during both the demolition and construction periods as recommended by the Environmental Statement and shadow HRA;**
 - (c) the following ecological enhancements are considered as part of the Phase 2 details:**
 - (i) the de-culverting of the Dagenham Brook to form part of the wetland park;**
 - (ii) installation of floating habitat rafts on the Flood Relief Channel (if agreed by the Environment Agency);**

REGENERATION & PLANNING COMMITTEE MINUTES 17 NOVEMBER 2022

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

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

- (d) a detailed lighting strategy is produced for all phases of the development to be designed in accordance with the 'Institute of Lighting Professionals (2018, Bats and Artificial Lighting in the UK Guidance Note 08/18'. This should ensure that the Flood Relief Channel, Dagenham Brook and reservoirs are retained as dark corridors and include post-construction controls;
- (e) a financial contribution is secured via a planning obligation/Section 106 legal agreement towards open space and habitat enhancements on Tottenham Marshes Wild Marsh East, in accordance with the Council's Sustainable Alternative Natural Green Space Strategy and any relevant revisions required and agreed with the Authority, to align with the timescale of the outline phase of the development;

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

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

Chairman

Date

The meeting started at 11.50am and ended at 12.50pm.