



LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION AND PLANNING
COMMITTEE**

21 SEPTEMBER 2017 AT 11:30AM

Agenda Item No:

5

Report No:

RP/06/17

PARK DEVELOPMENT FRAMEWORK - UPDATE

Presented by the Head of Planning and Strategic Partnerships

SUMMARY

The Authority's adopted proposals, included in its planning documents, informed through public consultation, serve to provide a clear statement for specific areas of the Regional Park. This report updates Members on the work completed to date and currently underway to complete the Park Development Framework.

RECOMMENDATIONS

Members Note: (1) the report.

BACKGROUND

- 1 Section 14 of the Lee Valley Regional Park Act 1966 requires the Authority to 'prepare a plan of proposals showing the future use and development of the Park' and that these proposals should be reviewed. Section 14 (2) requires the inclusion of these proposals in the development plans of the riparian boroughs although their inclusion does not imply acceptance. Since the inception of the Authority there have been 3 plans adopted in 1969, 1986 and the Park Plan (2000).
- 2 The format of these plans has followed that adopted by the statutory planning process at the time. The Park Plan like Unitary Development Plans of the period comprised two distinct parts, strategic policies (Part 1) and specific proposals for each area of the Regional Park (Part 2).

PROGRESS ON REVIEW

- 3 Work on the review of the Park Plan (2000), commenced in 2007 linked to the Authority's review of its corporate strategy. A new corporate vision and strategic aims were adopted in 2010 and these in turn were used to inform the structure of the Park Development Framework (PDF). Integral to this, since 2011 work has progressed on the development of specific proposals for specific areas of the Regional Park designed to replace the Part 2 proposals of the Park Plan.

The selection of Areas was informed by the Regional Park's linear geography which divided the Park into 8 distinct areas.

- 4 To date Area Proposals 1 to 5 have already been adopted; this includes all of the Park from East India Dock Basin at its southern most point through to Rammey Marsh adjacent to the M25.
 - Area 1 East India Dock Basin to the Queen Elizabeth Olympic Park (Nov 2015).
 - Area 2 The Three Marshes: Walthamstow, Leyton and Hackney (Jan 2012).
 - Area 3 The Waterlands – Walthamstow Wetlands to Tottenham Marshes (April 2013).
 - Area 4 The Waterlands – Banbury Reservoir to Picket's Lock (April 2013).
 - Area 5 The Waterlands – King George V Reservoir to Rammey Marsh (April 2013).

- 5 Draft Proposals for the northern half of the Park have also been informed by additional environmental studies focused on 3 sites which raise particular issues for the Authority. Environmental Strategies looking at both land use and management were undertaken for:
 - Wharf Road - Feb 2013 (Area 6);
 - Carthage - Sept 2012; and
 - Spitalbrook - Nov 2012 (both Area 7).
 -These were all included in the consultation for the draft Area Proposals in 2015.

- 6 Work was paused by the Executive Committee (24/09/15 Minute 671) on the adoption of the proposals for Areas 6, 7 and 8 following the Authority's unsuccessful challenge in the Court of Appeal against the decision of the Epping Forest District Council to grant planning permission for an extension to glasshouses at Valley Grown Nurseries, Paynes Lane (within Area 6) and a related complaint submitted by the Growers against the Authority's approach. Work has been further delayed by the Authority's adoption of the Land and Property Strategy which impacts on proposals for specific sites.

- 7 Officers commenced work at the end of last year on reviewing the outcomes of consultation on the draft proposals for Areas 6, 7 and 8 and proposed revisions including those affecting glasshouses. These were agreed by the PDF Panel in June 2017. Following this a meeting was held with the Growers when there was broad agreement on the proposed changes.

- 8 Whilst work is progressing on the draft Area proposals two other strands of policy work have commenced. The first involves a review of the strategic policies included in the Park Plan. These are 20 years old and do not take account of the significant socio-economic and environmental challenges the Regional Park is faced with. Related to this is a review of the existing landscape strategy. This is a distinct piece of work given that landscape is a defining characteristic of the Regional Park which determines its sense of place.

NEXT STEPS

- 9 Papers will continue to be sent through to the Panel for general discussion before being presented to this Committee for decision. It is intended that there will be a meeting in November when there will be a discussion informed by papers scoping out the strategic policies. This will include a session on landscape. A further Panel later in the year will review the draft strategic policies and landscape strategy and Area proposals. If agreed, these will be presented to this committee in advance of public consultation to be held early in the new year. It is anticipated that the new strategic policies, landscape strategy and area proposals for Areas 6, 7 and 8 will be adopted in the summer.

ENVIRONMENTAL IMPLICATIONS

- 10 There are no environmental implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

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

HUMAN RESOURCE IMPLICATIONS

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

LEGAL IMPLICATIONS

- 13 Section 14 of the Lee Valley Regional Park Act 1966 requires the Authority to 'prepare a plan of proposals showing the future use and development of the Park' and that these proposals should be reviewed. Section 14 (2) requires the inclusion of these proposals in the development plans of the riparian boroughs although inclusion of the Authority's proposals does not imply acceptance.

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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APPENDICES ATTACHED

Appendix A Plan of PDF Areas

LIST OF ABBREVIATIONS

PDF Park Development Framework

Park Development Framework Proposal Areas



