



LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION AND PLANNING
COMMITTEE**

21 SEPTEMBER 2017 AT 11:30AM

Agenda Item No:

9

Report No:

RP/04/17

**PLANNING CONSULTATION BY THE BOROUGH OF
BROXBOURNE ON AN APPLICATION FOR CHANGE OF USE
FROM GNERAL INDUSTRIAL TO STORAGE, RYE HOUSE
STATION GOODS YARD**

Presented by the Head of Planning and Strategic Partnerships

SUMMARY

The site lies in the Regional Park and has a lawful use for general industrial purposes although the original buildings have been cleared and it has a recent history of being used intermittently for open storage. The application seeks to regularise this situation with an application for storage and distribution. The Authority's adopted position included in the Park Plan (2000) is that the site should be improved in appearance as it lies in a Landscape Investment site. The Authority did not object to the site's allocation for housing in the draft Local Plan given its status as 'previously developed land.' However the design of the current scheme does not acknowledge its location in the Regional Park where some form of mitigation designed to reduce the impact of the open storage areas and the absence of detail on lighting should be included. An objection is recommended for this reason.

RECOMMENDATIONS

Members Approve: (1) the Authority objects to the application given the absence of landscaping on the eastern boundary of the site within the Regional Park and details of proposed lighting given the location of the site opposite the Rye Meads SSSI and nature reserve in the wildlife foraging corridor for bats.

BACKGROUND

1 The application site comprises 1.1ha and is the former goods yard of Rye House station. It was for many years used for general industrial purposes having been used by an aggregate company, Turnford Surfacing for many years, and this is now its lawful use. During the last decade however it has been used on an intermittent basis for open storage with all the buildings cleared. During this time the local planning authority adopted a development brief for commuter parking

and housing despite objections from the Authority. In 2016 the Authority did not object to the inclusion of the site for housing in the draft Local Plan.

SITE DESCRIPTION AND PROPOSALS

- 2 The application site lies within the Regional Park, comprises 1.1ha and includes an extensive frontage of 310m which lies above the Navigation towpath. Rye House Quay and Gatehouse and the Rye Meads SSSI, part of the Lee Valley SPA and nature reserve lies opposite on the other side of the Navigation. The eastern boundary is rail lines and the northern boundary is a heavily treed area. Vehicular access is from access Rye Road, Hoddesdon. The site currently contains no permanent buildings and is a hard surfaced open yard. There is a limited vegetation boundary along the northern eastern edge.
- 3 The current scheme is for a distribution depot designed to serve a kitchen manufacturing company based in Lincolnshire. The depot will cater for 10-12 double trailers which will transport large boxes containing kitchens to the site each day. From the site delivery trucks and vans will take the units to customers; this will result in an estimated 44 truck movements on a 24/7 basis. The site will be floodlit. It is proposed that existing landscaping will be retained.

APPRAISAL

- 4 Although the application has to be considered in the context of its lawful use the current scheme does not adequately consider the potential impacts on the amenities of the Regional Park. The scheme has an extensive frontage to the Navigation which is clearly visible due to the level change from the towpath and the opportunity raised by this application should be taken to improve this aspect with a good quality landscape treatment of some depth to provide screening for improved ecological habitat and enhanced visitor amenity. It is also necessary given the high landscape qualities of the Rye House gatehouse site opposite.

Further although reference is made to the impacts of proposed floodlighting on residential properties there is no reference to the more sensitive issue of maintaining a dark corridor through the Regional Park to protect the foraging habitat of bats and other nocturnal wildlife. This is particularly important given the proximity of the Rye Meads SSSI and nature reserve.

- 5 Although the Authority did not object to the inclusion of this site for housing in the draft Local Plan this was an issue of principle and when /if a detailed application is submitted the Authority will raise these same concerns.

ENVIRONMENTAL IMPLICATIONS

- 6 Environmental implications have been addressed in the body of this report.

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

- 8 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.

- 9 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

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

EQUALITY IMPLICATIONS

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

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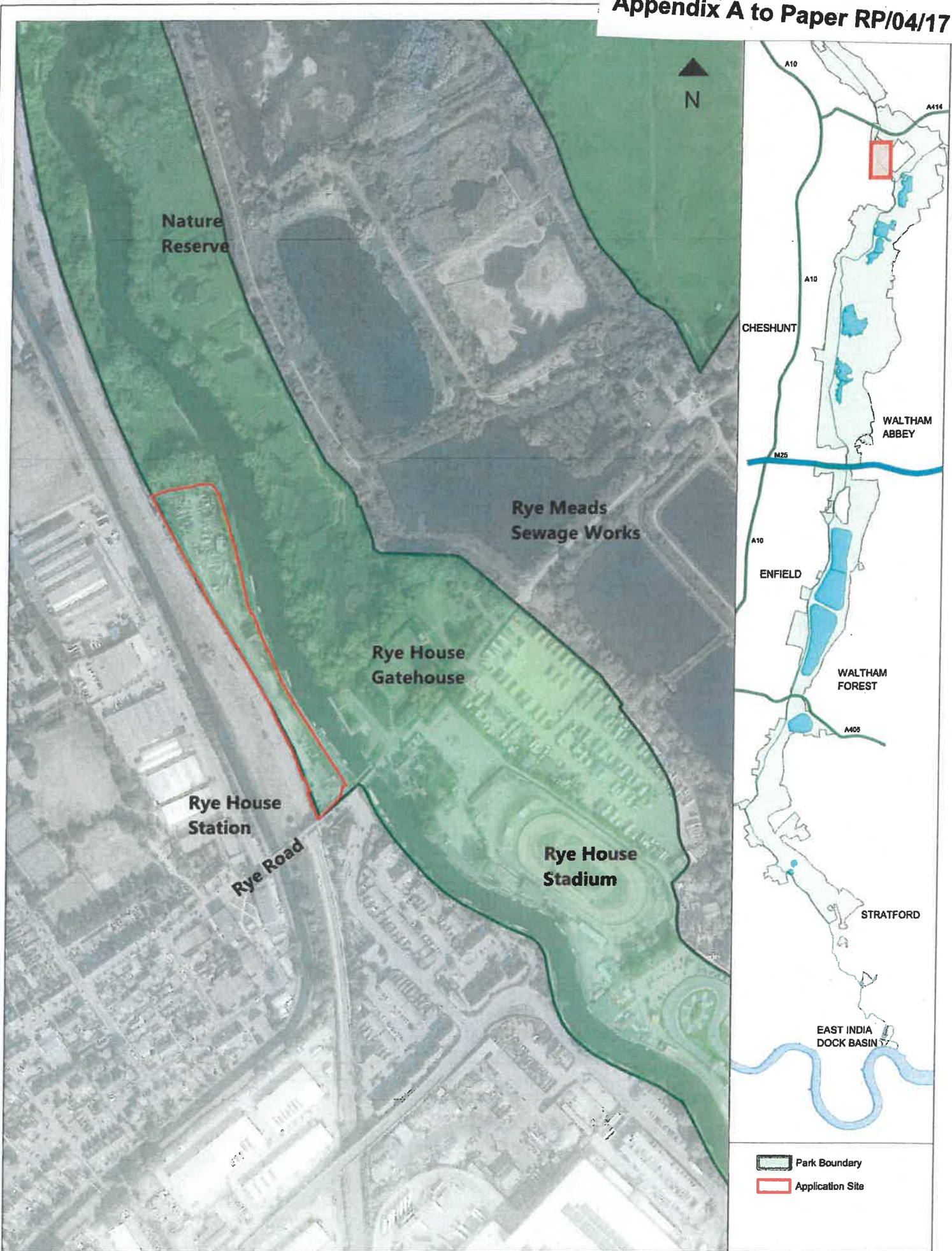
BACKGROUND REPORTS

Application papers for 17.096

August 2017

APPENDICES ATTACHED

Appendix A Site plan



Park Boundary
 Application Site