

Appendix C

Glasshouse Proposals – Extract from PDF Area Proposals 5, 6 and 7.

New Proposals for Area 5 shown in red font.

Park Development Framework Area 5 Proposals - King George V Reservoir to Rammey Marsh – Changes Proposed to Adopted Proposals April 2013

5.A.3 Gunpowder Park & Sewardstone Environment theme

~~The Authority will resist further infill on underused sites within the Regional Park. These sites should be returned to Park related uses.~~

~~Sites in horticultural and agricultural use that lie between the reservoirs and Sewardstone Road to be enhanced with careful screening of the potentially negative impacts of buildings and other features. In the longer term, structures and uses which have a detrimental impact on recreational use, the openness of the area and on views across the valley to be removed, including through the use of the Authority's land purchasing powers if necessary.~~

Glasshouses

The expansion of existing or development of new glasshouse sites within and adjacent to the Park within Area 5.A.3 will be considered in relation to how the development impacts upon the openness of the Regional Park, the quality of its landscape character and visitor enjoyment. Cumulative impacts will also be a factor where large scale expansion has already taken place. The following issues will need to be addressed:

The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as

- to protect the openness of the Park and views into and across the valley, particularly those views into the Park from the valley sides .
- Avoid adverse impact upon the visual amenity of visitors or users of the Park
- Enhance landscape character and preserve existing positive features such as wildlife areas, trees and woodland belts, attractive water edges.
- Maintain the existing level and quality of pedestrian and cycle access within the Sewardstone area.
- Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution

- Protect and maintain water quantity and quality
- To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences

Applications for new or replacement glasshouses within the curtilage of existing sites will be considered subject to conditions to mitigate the impact of development on visual amenity, landscape character, flood risk biodiversity and recreational use, including pedestrian and cycle access.

Work with Epping Forest District Council and other stakeholders to identify sites which have been abandoned or are likely to be surplus to production in the next 10 – 15 years and carry out feasibility studies to identify development and design proposals that would be compatible with the remit of the Park.

Park Development Framework Area 6 Proposals River Lee Country Park Draft for Adoption April 2019

6.A.4 River Lee Country Park Environment theme

Glasshouses

The expansion of existing or development of new glasshouse sites within and adjacent to the River Lee Country Park Area 6.A.4 will be considered in relation to how the development impacts upon the openness of the Regional Park, the quality of its landscape character and visitor enjoyment. Cumulative impacts will also be a factor where large scale expansion has already taken place. The following issues will need to be addressed:

The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as

- to protect the openness of the Park and views into and across the River Lee Country Park.
- Avoid adverse impact upon the visual amenity of visitors or users of the Park
- Enhance landscape character and preserve existing positive features such as wildlife areas, trees and woodland belts, attractive water edges.
- Maintain the existing level and quality of pedestrian and cycle access within the River Lee Country Park.
- Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution
- Protect and maintain water quantity and quality
- To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences

Applications for new or replacement glasshouses within the curtilage of existing sites will be considered subject to conditions to mitigate

the impact of development on visual amenity, landscape character, flood risk, biodiversity and recreational use, including pedestrian and cycle access.

Where development is proposed on land outside the ownership of the Authority it will seek planning obligations in line with the above proposal to mitigate adverse impacts.

Area 7 Proposals Wetland Park - Spitalbrook to Roydon Draft for Adoption April 2019

7.A.2 Wetland Park Central and East: Nazeing Meads and Carthagera Environment theme

Glasshouses

The expansion of existing or development of new glasshouse sites within and adjacent to the Park within Area 7.A.2 will be considered in relation to how the development impacts upon the openness of the Regional Park, the quality of its landscape character and visitor enjoyment. Cumulative impacts will also be a factor where large scale expansion has already taken place. The following issues will need to be addressed:

The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as

- to protect the openness of the Park and views into and across the Nazeing Meads and Carthagera area, particularly those views out across the Park from Dobbs Weir Road and into the Park from the valley sides .
- Avoid adverse impact upon the visual amenity of visitors or users of the Park
- Enhance landscape character and preserve existing positive features such as wildlife areas, trees and woodland belts, attractive water edges.
- Maintain the existing level and quality of pedestrian and cycle access within the Nazeing Meads and Carthagera area.
- Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution
- Protect and maintain water quantity and quality
- To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences

Applications for new or replacement glasshouses within the curtilage of existing sites will be considered subject to conditions to mitigate the impact of development on visual amenity, landscape character, flood risk biodiversity and recreational use, including pedestrian and

cycle access.

Where development is proposed on land outside the ownership of the Authority it will seek planning obligations in line with the above proposal to mitigate adverse impacts.

Work with Epping Forest District Council and other stakeholders to identify sites which have been abandoned or are likely to be surplus to production in the next 10 – 15 years and carry out feasibility studies to identify development and design proposals that would be compatible with the remit of the Park.

The Authority may consider proposals for land swaps which would allow expansion of glasshouses providing there is an overall increase in land devoted to Park compatible uses and other PDF objectives are not prejudiced.

7.A.3 Wetland Park Central and North: Glen Faba and Roydon Environment theme

Glasshouses

The expansion of existing or development of new glasshouse sites within and adjacent to the Park within Area 7.A.3 will be considered in relation to how the development impacts upon the openness of the Regional Park, the quality of its landscape character and visitor enjoyment. Cumulative impacts will also be a factor where large scale expansion has already taken place. The following issues will need to be addressed:

The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as

- to protect the openness of the Park and views into and across the Glen Faba and Roydon area, particularly those views out across the Park from Dobbs Weir Road and into the Park from the valley sides .
- Avoid adverse impact upon the visual amenity of visitors or users of the Park
- Enhance landscape character and preserve existing positive features such as wildlife areas, trees and woodland belts, attractive water edges.
- Maintain the existing level and quality of pedestrian and cycle access within the Glen Faba and Roydon area.
- Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution
- Protect and maintain water quantity and quality
- To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences

Applications for new or replacement glasshouses within the curtilage of existing sites will be considered subject to conditions to mitigate the impact of development on visual amenity, landscape character, flood risk, biodiversity and recreational use, including pedestrian and cycle access.

Where development is proposed on land outside the ownership of the Authority it will seek planning obligations in line with the above proposal to mitigate adverse impacts.

The Authority may consider proposals for land swaps which would allow expansion of glasshouses providing there is an overall increase in land devoted to Park compatible uses and other PDF objectives are not prejudiced.

Support the continued agricultural use of land within the Park and work with landowners to maintain public rights of way and improve ecological value of the land.