



## REGENERATION & PLANNING COMMITTEE MINUTES 19 NOVEMBER 2020

- The original surveys submitted with the 2016 application are considered sufficient as the lake and surrounding habitats have not changed in the last four years, further the broad usage of wintering birds will also not have changed.
- The applicant is, however, keen to work with the Authority in regards to further ecological improvement works.

### 105 PLANNING CONSULTATION BY EPPING FOREST DISTRICT COUNCIL

Paper RP/44/20

Roydon Marina, Roydon Marina Village, Roydon,  
Essex, CM19 5EJ.

Extension to existing marina to provide an additional 168 berths, 99 parking spaces, additional associated facilities and widening and improvement to existing vehicular and pedestrian access.

The report was introduced by the Head of Planning who informed Members and made reference to the Addendum Paper (18 November 2020) sent out to Members which set out additional information provided by the applicant on a reconfigured slipway for the boatyard and further detail relating to ecological surveys. Key points from the report included:

- Concerns for this development were the scale, impact on nature and location of boatyard and slipway.
- She informed Members that the proposal sits well with the Park Development Framework Proposals and targets in the Biodiversity Action Plan, although landscape and ecological management plans should be attached as conditions to any planning approval.
- In regards to the ecological surveys, officers are concerned that the island and lake have been undervalued in relation to the nearby SPA site in regards to wintering birds and that the relation between waterbodies was poorly understood. Surveying winter birds at different times of day would enable a better understanding of the importance of the site in relation to the nearby SPA site.
- After discussions with Stephen Rice, she has been informed that issues surrounding insufficient space between the railway line and the edge of the lake and the slope of the bank prevent the boatyard from being placed at the north of the site.
- Breeding habitats such as the island should be protected from disturbance and even with the amended location for the slipway this might not be enough.
- Members might like to consider accepting the new position of the slipway, but instead asking for a contribution from the applicant for off-site ecological mitigation at somewhere like Glen Faba which might prove to be a more viable wildlife refuge.

Members raised the following concerns:

- Concern over the impact on wintering birds.
- Members questioned the need for widening the access road.
- Members questioned why so many parking spaces were necessary.
- Members were concerned about the location of the boatyard and asked why it couldn't be located nearer to the north of the site.
- There was concern over pollution from the boatyard in terms of light, noise and discharge into the water.
- Members questioned whether these additional moorings would be used as residential moorings rather than visitor moorings.

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- Members felt that there should be something done to prevent boats from going around the west of the island.
- A Member questioned whether we could ask for a reduction of 10 moorings to enable them to be set further away from the island.

Stephen Rice responded to Members concerns:

- They have been in discussions with both Roydon Parish Council and Essex Highways, who have both expressed concerns over the safety of pedestrians on the access road. The widening of the road will enable a defined path away from the river for pedestrians. The road is busy and predominantly used by the 51 residential properties on the site. There is no commercial benefit for the applicant in enlarging the access road.
- They have already been granted permission for a boatyard and slipway on the southern bank, to move it to the northern end would involve removing all existing car parking spaces (the original Marina did not allow for enough parking, suggested at 1 space per 2 berths) and 60-70 metres of scrub. There is already hardstanding in the south and there would be minimal impact to putting the slipway in. The boatyard will only be used by Marina visitors and they would be happy to discuss including a no go zone around the island and include additional mitigation such as more reed bed planting.
- The applicant would not wish to contribute to off-site mitigation as they would like to enhance and manage their own ecology for the benefit of their visitors.
- When the applicant purchased the site in 2018 there was a lot of abuse of the site for residential moorings, those offending individuals have been removed from the site.
- The applicant would prefer to have a building for the boatyard so that noise and light pollution were removed, however the site sits in the Green Belt and such development would not get planning permission. The south of the site does lie next to the railway line, so noise pollution is an existing issue. To capture discharge a tank will be used and in order to discharge into the water a licence will be required from the Environment Agency. The Environment Agency have been consulted and have raised no concerns.

**(1) that Epping Forest District Council be informed that the Authority places a 'holding' objection to the current application to extend the marina at the Roydon Marina Village in order that:**

- a) further ecological surveys can be undertaken to update the wintering and breeding bird surveys and that a full assessment of the bat roost potential of the trees on site can be completed;**
- b) the location of the boatyard can be re-examined in relation to its likely impact on the island at the western end of the lake and the creation of an 'out of bounds area' or undisturbed wildlife refuge on the water behind, so as to help mitigate for the loss of open water;**
- c) the Authority would wish to be consulted on the outcome of the additional survey work, the mitigation measure that follow and a revised scheme for the western end of the lake;**

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- (2) that should the Council be minded to grant consent for the proposed development then the Authority would wish to see the following conditions attached requiring:
- a) the production of a Construction Environmental Management Plan (CEMP) to ensure best practice construction measures and avoid harm to sensitive habitats and species, including pollution incidents and noise disturbance;
  - b) provision of the Ecological Mitigation and Enhancement Scheme and roadside planting scheme as detailed in the application;
  - c) the retention of the remaining lake area as open water habitat free of moorings to protect the areas of ecological enhancement;
  - d) submission of a Landscape and Ecological Management Plan (LEMP) prior to the commencement of the development to ensure the on-going management and maintenance of the Ecological Mitigation and Enhancement Scheme, in particular the new areas of reedbed, the wildflower meadow and planting belt alongside the access road/towpath;
  - e) a lighting strategy for biodiversity, both for the construction period and once the site is occupied to take account of protected species such as bats, and use of the water by wintering and breeding birds;
  - f) an invasive non-native species protocol detailing the management strategy for the Himalayan Balsam on site and biosecurity measures to avoid introducing non-native species into the area;
  - g) Section 106 contributions to off-site works at the adjacent Glen Faba waterbody in accordance with details set out in paragraph 42 of this report as mitigation for the loss of open water at Roydon lake and to help enhance and establish a viable refuge for wildlife; and
- (3) that Epping Forest District Council be informed that the Authority would wish to be consulted on the above.

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Chairman

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Date

The meeting started at 11.30am and ended at 12.50pm.