

PLANNING COMMITTEE

18 April 2024

REPORT OF:

Subject:

Planning Committee – 23 April 2024

Update for Members

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Update to Planning Committee

Ahead of Tuesday's Planning Committee meeting, please note the following updates to the Committee report which hopefully, will be of assistance to Members in your assessment of the proposals.

Agenda Item:

23/03142/RE4 – 90 Hectares of Land Lying Between Botany Bay (south) and the M25 (north) (Holly Hill)

1. This addendum relates to the inclusion of an additional conditions / informative as requested by the Environment Agency during the applications consultation period. The Environment Agency previously objected to the scheme but has since withdrawn their objection in place of support subject to the inclusion of the following conditions:

“Condition 1 - Materials report

No development approved by this planning permission shall be commenced until a materials report is submitted to, and approved in writing, by the local planning authority.

The report shall include:

- 1. The source (donor site) for all earthworks, topographical enhancements and other soil forming material to be imported.*
- 2. The precise volume to the nearest cubic metre for each of the sources in (1)*
- 3. The background for these materials to confirm previous use and current status (e.g. has it been excavated).*

No part of the development which is comprised of earthworks, topographical enhancements and other soil forming material shall be carried out except using materials which are set out in the approved materials report.

Reason: To ensure the proposed development can be achieved in a way that protects controlled waters in the site and shows the materials being used do not pose a risk of contamination. This is supported by paragraph 180 of the National Planning Policy Framework (NPPF) which recognises that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Condition 2- Landscape and Ecological Management Plan

No development approved by this planning permission shall be commenced until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- 1. Details of any new habitat created on-site.*
- 2. Details of treatment of site boundaries and/or buffers around water bodies.*
- 3. Details of maintenance regimes.*
- 4. Details of management responsibilities*

Reason: This will secure opportunities for enhancing the site's nature conservation value in line with paragraph 180 of the National Planning Policy Framework (NPPF) which recognises that developments should protect and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Additionally, Enfield council's 'Core Strategy 2010-2025', Core Policy 33 recognises the importance of protecting and enhancing sites within the green belt area.

Informative:

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activity which will take place:

- on or within 8 metres of a main river (16 metres if tidal)*
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)*
- on or within 16 metres of a sea defence*
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.*

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity."

2. This addendum relates to the inclusion of an updated Arboricultural and Hydrology Statement dated 11th April 2024 to address previous concerns raised by the Tree Officer during the applications consultation period. This report referred to an updated scheme presented in the Enfield Chase – hydrology and habitat enhancement Flood Risk Assessment Surface Water Management Plan Report Ref: CWC269-RP-01-FRA-SWMP-Rev 2" dated 19 February 2024 containing the Site Drainage Drawing reference CWC269-DR-01 Revision P05 dated 17 February 2024.

The hydrological statement noted that:

- There are no longer swales along the brook
- The scheme comprises recontouring of existing levels in a similar shape to existing topography, but at higher levels, and that existing overland routes will remain.
- There will be SuDS features distributed across the site, but their location is not shown.

Upon review by the Tree Officer the previous objection has been withdrawn as they are now satisfied that the scheme will not pose any adverse harm to the existing trees present on the

development site subject to a condition to require the location and nature of the SuDS features to be identified and their design to minimise adverse effect on existing trees.

3. This addendum relates to the provisions of additional drawings and supporting documents that were submitted to the scheme in order to clear and address the previous objection from the Council's SuDs Team. The drawings have been accepted and the objection has subsequently been withdrawn. The document names are as followed:
 - Enfield Chase Landscape Recovery - FRA-SWMP Report Rev 2 CWC269 (supporting document)
 - i.23.3973.ECHH.DG.017 – Brook protection corridor (drawing)
 - CWC269-DR-01 P05 (drawing)

4. This addendum relates to the inclusion of an updated Transport Assessment. The revised assessment addresses a discrepancy within the document relating to soil calculations. The previous Transport Statement referred to both 150,000 cm and 1,600,000 cm as the total amount of soil to be transported on site within the document's summary, this was a typographical error and has been amended to reflect the correct soil calculations of 1,600,000 cm. All previous calculations relating to soil imports and deliveries are accurate and used the correct soil number of 1,600,000 cm. The application has been assessed on the basis of 1,600,000cm. The document name are as followed:
 - Transport Assessment – Dated April 2024

5. This addendum is to update the committee report in respect further discussions with the Applicant since the publication of the Planning Committee report.

Relevant paragraph of the main report	Updates
2.2 i)	The proposal will overcome long standing drainage and soil quality issues on the site consistent with Policy DMD85 of the Development management Document.
8.33	The FRA suggests that the development will achieve a 10% reduction of pre-development Greenfield Runoff Rates, further details on how this will be achieved will be secured by condition. The storage required to achieve this will be delivered through a series of connected SuDS features along overland flow routes, which should be enough to compensate for the flood storage lost as a result of raising levels. In addition, there will be a 50m exclusion zone either side of the Holly Hill Brook where no earthworks will be taking place
11.2	The proposal will overcome long standing drainage and soil quality issues on the site consistent with Policy DMD85 of the Development management Document.