

Eton Manor Landscaping Proposals - 13/00444/FUL



Anne Ogundiya

LLDC Planning Committee - 25th February 2013

Site Description



Site Description



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Site Entrance



Pedestrian Access



Temple Mills Lane

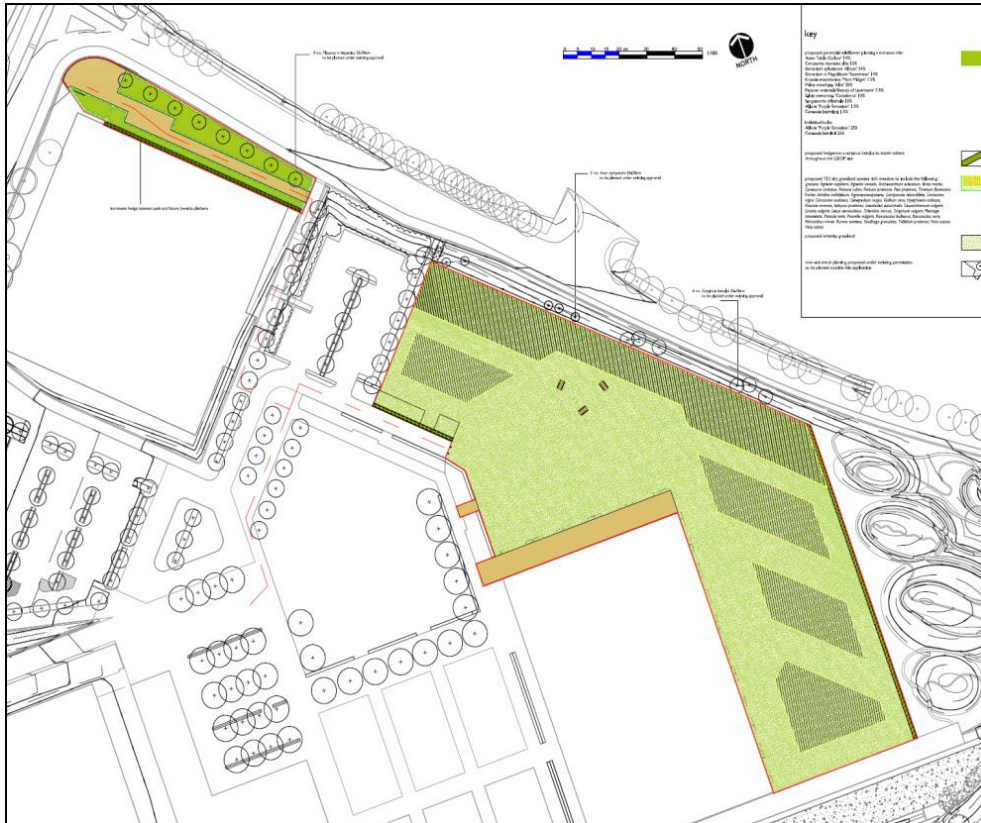


Application Site

Proposal

Full Planning Application:

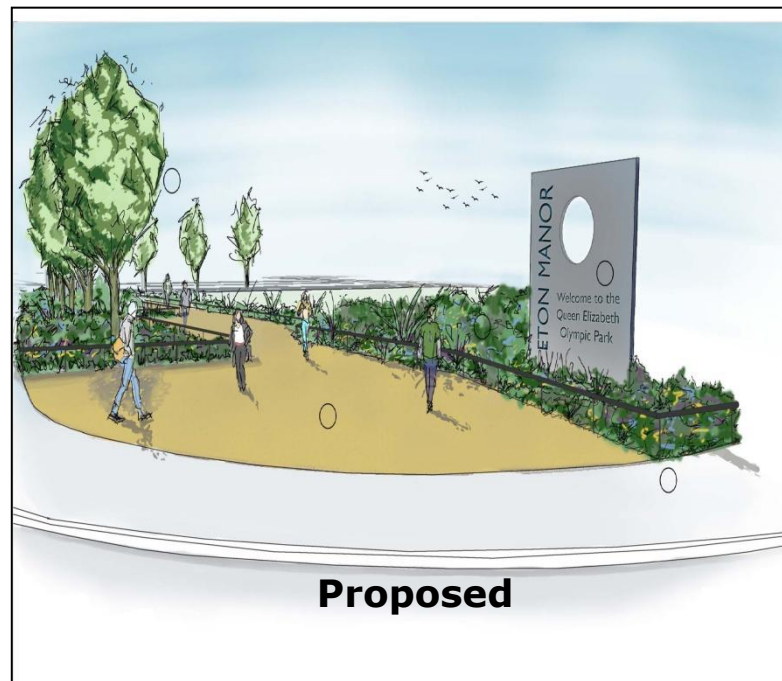
- Creation of Informal Landscape Area;
- Recreation and Ancillary Events Space; &
- New Pedestrian Entrance



Proposal



Existing



Proposed

- Soft landscaped area to be kept as '...flexible open public space available for community use...'
- Also used as ancillary event space

Assessment

- Principle of the proposal;
- Quality of the proposal;
 - Consistent, coherent and seamless;
 - Legibility and access;
- Planning Obligation in respect of Allotment Provision
- Representations received;



Representation Received

No Objections:

- Environment Agency ~ Lee Valley Regional Park Authority ~ LB Hackney

Supporting Letters Accompanying Submission:

- Sport England
- Tennis Foundation

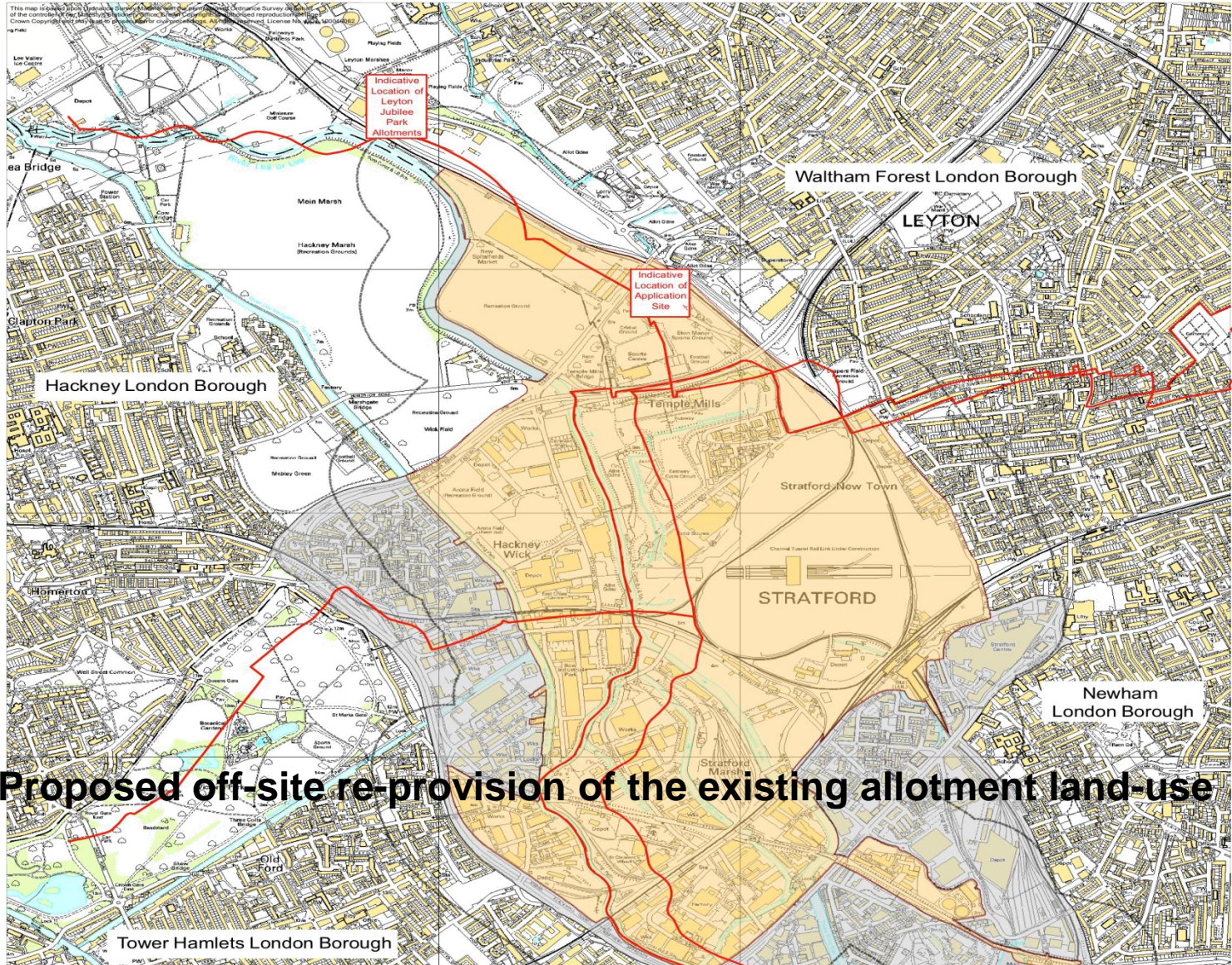
Objections

Manor Gardening Society

- **Planning Obligation not being met**
- **Provision and size of plots at LJP inadequate – there is a water logging issue in part of the LJP site.**
- **Public access to open space not an issue in this area**
- **Provision at Pudding Mill and Eton Manor fall short of the expected 2.1 hectare Olympic planning permission obligation**
- **Query the Planning Statement that 41 MGS people desire to return to the QEOP**
- **The food grown at Eton Manor will be consumed locally - not encouraging and providing for local food production is unsustainable contrary to NPPF**



Assessment



Proposed off-site re-provision of the existing allotment land-use

Conclusion

LB Waltham Forest Proposals

- **Appropriate development within Metropolitan Open Land;**
 - **Ecologically sound - will provide new habitat as required by the Biodiversity Action Plan;**
 - **Fulfilment of accessibility and connectivity Legacy aspirations to and from the QEOP from Waltham Forest;**
 - **The provision of permanent allotments for use by the Manor Gardens Society and future QEOP residents;**
 - **Ensures a comprehensive sporting legacy at Eton Manor; and**
 - **Accords with planning policy;**
- **Further design detail relating to style, type final appearance of the entrance sign/wall - submitted to PPDT for Approval**

Update Report

Sets out Agreed Heads of Terms

Minor Amendment to Condition 7

Letter of Representation from LVRPA

Recommendation

Application 13/00444/FUL - Committee is recommended to :

APPROVE and DELEGATE authority to the Director of Planning Policy and Decisions as set out in section 2.1 of the main committee report and the revised Heads of Terms and amended condition wording as set out in the Update Report