

## Eton Manor Landscaping Proposals - 13/00444/FUL



**Anne Ogundiya**

**LLDC Planning Committee - 25<sup>th</sup> March 2014**

# Site Description



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Site Entrance



Pedestrian Access



Temple Mills Lane



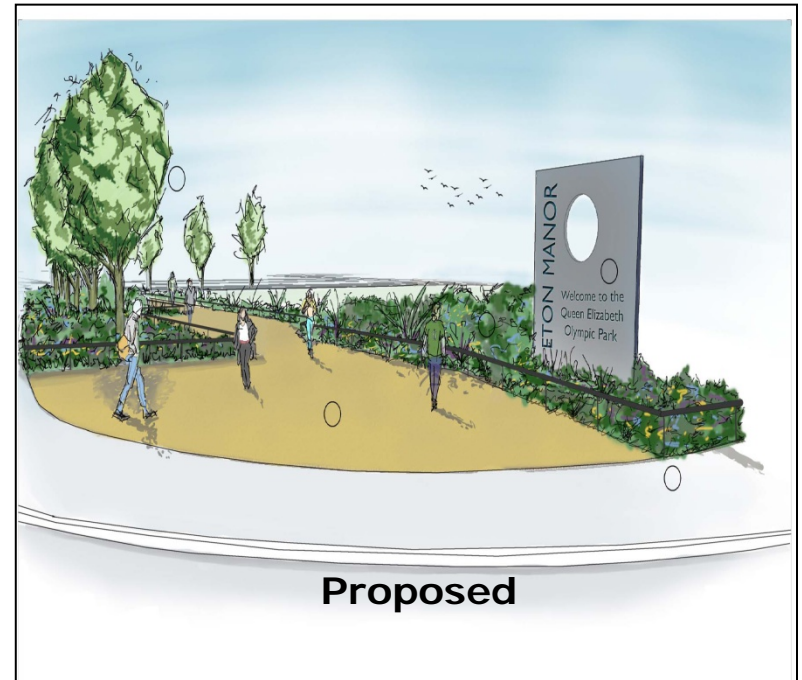
Application Site



# 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



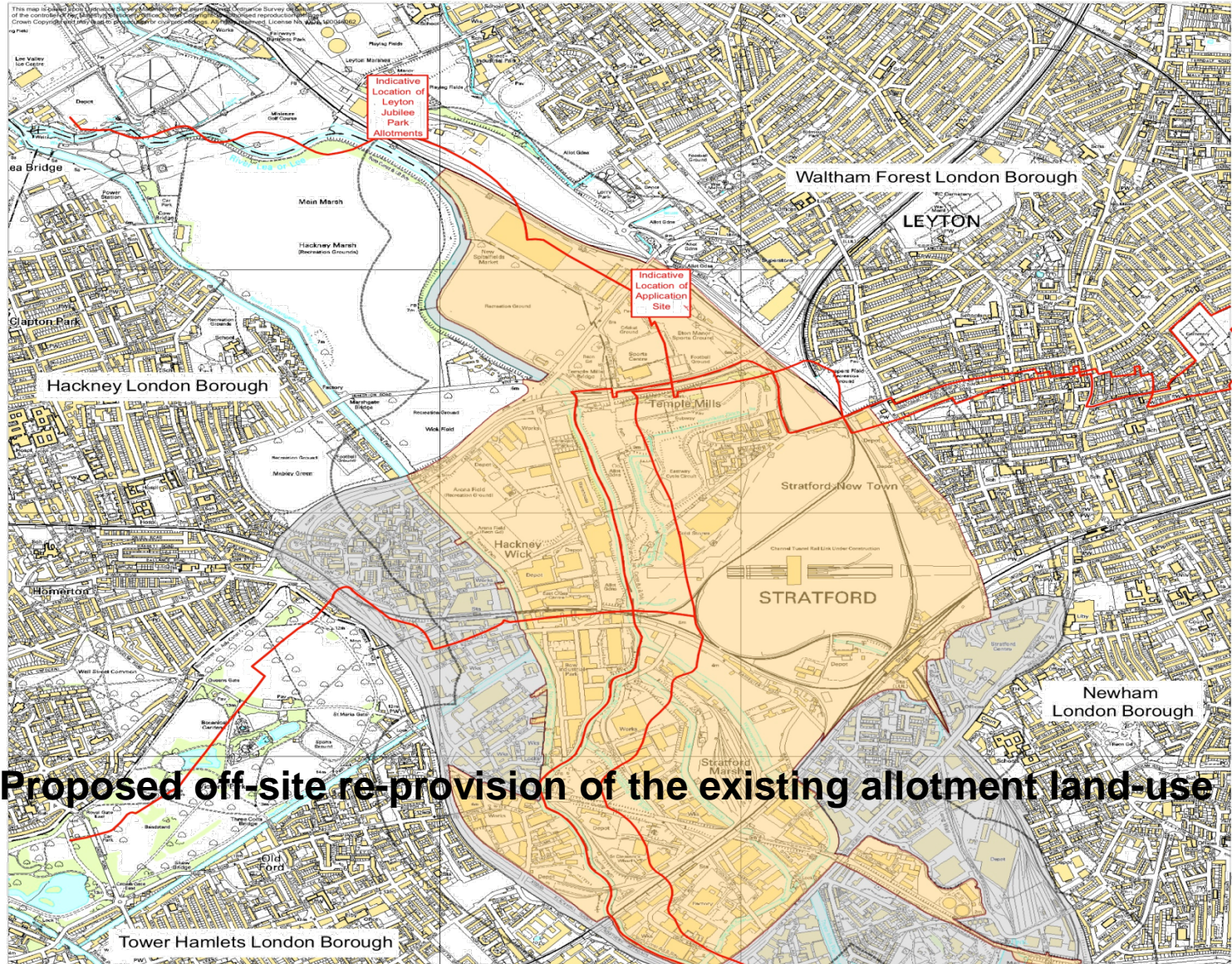
# Objections

## As set out in Planning Committee Report

- Planning Obligation not being met
- Demand for Allotments not being met
- Provision and size of plots at LJP inadequate
- Provision at Pudding Mill and Eton Manor fall short of the expected 2.1 hectare Olympic planning permission obligation



# Assessment



## 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**

## 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 conditions set out on pages 73 - 75 and the Heads of Terms on page 103 (Appendix 2)