

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2023/2099

Ward: St Ann's

Address: Chesnuts Park, St Ann's Road N15

Proposal: Construction of a sustainable urban drainage and associated play features and biodiversity enhancements.

Applicant: Simon Farrow London Borough of Haringey

Ownership: Council

Case Officer Contact: Sarah Madondo

Committee Site Visit Date: 8/12/2023

Date received: 15/08/2023

Last amended date: N/A

1.1 The application is being reported to the Planning Sub Committee, as the Council is the applicant.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would provide a sustainable urban drainage basin that would prevent future flooding of residential properties as part of the council's flood mitigation measures in a natural way that also enhances biodiversity and provides play areas that would make a positive contribution to the existing park.
- The proposed scale and design of the development is of good quality and has a positive impact on the visual appearance of the area.
- There would be no material adverse impacts on the amenity of surrounding residents.

2. RECOMMENDATION

2.1 That the Committee authorise the Head of Development Management or the Assistant Director of planning, Building Standards & Sustainability to **GRANT planning permission** subject to the conditions and informative.

- 2.2 That the delegated authority be granted to the Head of Development Management or to make any alterations, additions or deletions to the recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

Summary Lists of Conditions

Summary Conditions (a full text of recommended conditions is contained in Appendix 1 of this report)

- 1) Development begun no later than three years from date of decision;
- 2) In accordance with approved plans
- 3) Cycle Parking;
- 4) Management and Maintenance Plan;
- 5) Construction Management Plan;
- 6) Tree Protection Plan;
- 7) Arboricultural Method Statement;
- 8) Tree Survey and
- 9) Biodiversity Management and Monitoring Plan

Informative

- 1) Hours of construction
- 2) Thames Water

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1. This is an application for the construction of a SuDs (sustainable urban drainage) basin and associated play features and biodiversity enhancements.



Image 1 – visualisation of the proposal within the park

- 3.1.2. The proposal is for a flood alleviation scheme, which seeks to manage water more sustainably, creating a provision for biodiversity, improving climate resilience and decreasing flood risk to properties downstream. The proposal would comprise of a storage basin, terraced to provide lower permanent wetland areas and another higher-level terrace, which will only be inundated during flood events. The lower basin forms a low-flow channel, which will carry day-to-day flows and a wetland, cleaning the water through reedbeds and returning the water back to the sewer.
- 3.1.3. The upper basin will operate as a recreational space for the majority of the time and will incorporate natural play and wildlife features, picking up on educational

use, viewing platform, timber play features and seating within an amphitheatre configuration.



Image 2: Site location Plan

3.2 Site and Surroundings

3.2.1 The application site is part of the existing Chestnuts Park situated between St Ann's Road and Cornwall Road. Chestnuts Park is a mature tree lined rectangular open space with typical parkland features offering a mixture on informal and formal amenity and recreational uses. The park is located within St Ann's Conservation Area and the site is within a Significant Local Open Space and a Local Ecologically Valuable Site. The site is designated as Sites of Importance for Nature Conservation (SINCs).

3.2.2 The Chestnuts Community Centre is The Chestnuts Community Centre is situated in the south-eastern corner of the site, adjacent to St Ann's Road and Cornwall Road. Chestnuts Café is located on the southern boundary of the park, opposite the hospital. A tennis court, football pitch and outdoor gym are located within the park boundary, north of the community centre. Centrally, the park consists of open grassland, with footpaths bordering the park. The area to the South of Chestnuts Park is currently occupied by St Ann's Hospital, the northern section of which contained a series of Victorian buildings within the Conservation Area (CA).

- 3.2.3 The area to the South of Chestnuts Park is currently occupied by St Ann's Hospital, the northern section of which contains a series of Victorian buildings within the Conservation Area (CA). There is a planning application that has been recently approved for a large-scale mixed-use, residential-led development consisting of new-build and refurbished buildings and new public realm.
- 3.3.4 The park is located within Flood Zone 1 and therefore not at risk from fluvial flooding. The park however, is located within a Critical Drainage Area. The park historically was used as watercress farm, with watercourse traversing the site (SW-NE) which has since be culverted.



Image 3: Birds Eye View site Context Plan

3.3 Relevant Planning History

- 3.3.1 HGY/2008/0080: Construction of pergola in Chestnuts Café garden – Approved 2008
- 3.3.2 HGY/2004/2572: Construction and siting of 3.6m high community sculpture- Approved 2005

3.3.3 HGY/1996/0815 Change of Use of existing public conveniences to (A3) cafeteria – Approved 1996

3.4 Relevant Enforcement History

3.4.1 None

4. CONSULTATION RESPONSE

4.1 Application Consultation

4.1.1 The following were consulted regarding the application:

Internal:

- 1) LBH Transport: No objection subject to obligations and condition to secure cycle parking details and Construction Logistics Plan.
- 2) Lead Local Flood Authority: Supports the application.
- 3) LBH Conservation Team: No objection and supports the application.
- 4) LBH Parks: No objection and supports the application.
- 5) LBH Arboriculturist Officer: No objection, subject to conditions.

External:

- 6) Thames Water: No objection, subject to informative
- 7) Natural England: No objection and supports the application

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

235 Neighbouring properties
Chestnuts Primary School
Friends of Chestnuts Park

2 site notices were erected close to the site

5.1.1 The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses:

Objections: 27

Supporting : 0

5.1.2 The following Councillor(s) made representations:

None

5.1.3 The following issues were raised in representations that are material to the determination of the application and addressed in the next section of the report:

Scale & Design

- Too big for Chestnuts Park for a relatively small park;
- Inappropriate development in Chestnuts Park;
- Out of character;
- Excessive development; and
- Basin size excessive and location not inappropriate
- Eyesore

Amenity

- Reduction of open space;
- Negative impact on the park;
- Increase in littering/waste;
- Odour;
- Anti-social behaviour;
- Overbearing-overpower, altering its nature
- Oppressive and change the open aspect/nature of the park

Management & maintenance

- Not enough resources to maintain the project
- Misconnections with Thames water infrastructure;
- Noise nuisance, disturbance and odours;
- Management challenges;
- Inadequate Risk Management; and
- Lack of resources
- Lack of professional framework for managing and experimental project

Environmental Impacts

- Potential to improve water

- Risk of contamination from surface water drains, especially from misconnection of foul water;
- Risk of flooding;
- Risk of drought and
- Lack of adequate risk management strategies and failure of understanding of co-production with local stakeholders organisation.

Others

- Flaws and errors in the documents posted on the planning site; and

Officer Comments: *Officers considers that all the necessary documents have been submitted with the application; therefore the documents posted on the website are sufficient for the purposes of determining this application.*

- Lack of consultation –level of consultation has not been adequate for the scale of project this size.

Officer Comments: *The residents/stakeholders were given extended time to submit comments. The consultation period expired on 6th September, and this was extended to 21st September 2023. Hedley Planning Services was commissioned by the applicant to prepare a Statement of Community of Involvement (SCI), which indicates that the consultation strategy was undertaken. The consultation strategy included, use of the ‘Common place,’ Website and Online Survey, In-person Consultation Events and Steering Group Meetings with Key Stakeholders. Therefore, it is considered this level of consultation has been adequate for the purposes of determining this application.*

- Rushed planning process

Officer Comments: *As stated above a Statement of Community was submitted which indicates that they were several stages of engagement undertaken before the application was submitted. The process also involved internal discussions, planning pre-app discussions and external discussions with stakeholder’s forums.*

- Project is different from the one that got funding

Officer Comments: *As per submitted documents, three options were considered, however option 1 was the preferred option. The applicant submits there has been some changes to the originally proposed scheme but all to ensure the success of the scheme, to protect mature trees and ensure public safety. Option 1 would deliver the outputs required by the GLA and this option will take up less land from the existing park, not damage any mature trees and ensure the safety of park users.*

6 MATERIAL PLANNING CONSIDERATIONS

6.1.1 The main planning issues raised by the proposed development are:

1. Principle of the development – Flood risk/drainage and impact on open spaces;
2. Design and appearance in a conservation area;
3. Heritage Impacts;
4. Impact on the amenity of adjoining occupiers;
5. Parking and highways safety;
6. Trees and Ecology

6.2 Principle of the development –impact on open space and drainage

6.2.1 Paragraph 11 of the NPPF (2023) aligns with Policy SP0 of the Local Plan, by outlining the presumption in favour of sustainable development. The policy outlines how the Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey.

6.2.2 The NPPF provides strategic guidance on the provision and need of flood defences especially in light of climate change. Paragraph 153 of the NPPF states:

Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures

6.2.3 The NPPF at para 169 gives clear support for SuDs and the multifunctional benefits they can provide. Policy G1 of the London Plan states green features in the built environment should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits. Part b) of Policy G4 goes on to state that development proposals should not result in the loss of protected open space.

6.2.4 London Plan Policy SI 12 states that Natural Flood management methods should be employed in developments proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

6.2.5 Policy SP13 of the Local Plan, states that new development shall protect and improve Haringey's parks and open space. Furthermore, this policy goes to state that all development shall protect and improve sites of biodiversity and nature conservation.

- 6.2.6 Part b) of Policy DM20 of the DM DPD states that reconfiguration of open space will supported where:
- a It is part of a comprehensive, deliverable scheme;
 - b There would be no net loss of open space;
 - c It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and
 - d It would not be detrimental to any environmental function performed by the existing open space.
- 6.2.7 Policy SP5 of the Local Plan and Policy DM24 of the DM DPD seeks to ensure that new developments reduces the risk of flooding and provides suitable measures for drainage. Policy SP5 specially states that development shall implement SuDs from strategic to individual site level to improve water attenuation, quality and amenity.
- 6.2.8 Policy DM 25 states that where Sustainable Drainage Systems are implemented they should be expected to:
- a. Meet the requirements set out in the Councils' relevant local standards and guidance, or national standards where agreed;
 - b. Incorporate measures identified in the Surface Water Management Plan;
 - c. Be designed to maximise biodiversity and local amenity benefits, and where appropriate, ensure that SuDs techniques provide for clean and safe water at the surface ;
 - d. Improve water quality; and
 - e. Function effectively over the lifespan of the development
- 6.2.9 Policy DM26 of DM DPD states that all proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.
- 6.2.10 In Policy DM 27, the Council will seek to protect and improve the quality and quantity of groundwater resources within the Borough and Policy DM28 seeks to protect and enhance watercourse/flood defences.
- 6.2.11 The site falls in a Critical Drainage Area and is within close proximity to several properties downstream of the park, which have a history of flooding. The Council's Highways Team, working in partnership with the Friends of Chestnuts Park and The Haringey Rivers Forum, secured funding from the Greater London Authority (GLA), Thames21 and the Environment Agency to deliver a flood alleviation scheme within Chestnuts Park.

- 6.2.12 The proposal is the construction of a new attenuation basin to improve surface water drainage/quality and provide flood storage capacity on an existing area of open space that is Chestnuts Park.
- 6.2.13 The primary focus of the scheme is to provide a Rainscape / natural flood management feature within the park that would protect at least 98 residential homes from flood risk. The added benefits of the scheme are to improve biodiversity by 38.09% through the introduction of the wetland, improve climate change resilience and, increase the social / education value of the park to the local community.
- 6.2.14 The proposals have been reviewed by the Lead Local Flood Authority (LLFA), which advises that the principle of the basin is acceptable, as it will reduce the overall flood risk within the catchment area, particularly for lower return period events.
- 6.2.15 Whilst, concerns have been raised in relation to the impact on the park the proposal is considered to enhance the park whilst also achieving drainage and other benefits. The applicant has advised that the scheme is located in an area of the park that already suffers from ponding and water logging at times of increased rainfall. In response to stakeholder feedback the applicant reduced the size of the proposal and made it multi-functional thereby minimising the loss of recreational space. Its location allows for the remainder of the open grassland to be uninterrupted by the feature and as noted above there is minimal visual impact from the scheme.
- 6.2.16 The feature has been designed with only low hedges so as to not create an issue of anti-social behaviour, with there still being good visibility across the park. It is noted that in periods of very dry weather and therefore lower water flows there may be a slight odour from the water, entering the basin but the planting has been selected to mitigate some of this and Thames Water is currently undertaking a project that will address some of the odour sources. This scheme will not connect the pipework that has the higher level of contaminants until this project has been completed by Thames Water. The maintenance and management plan has a monitoring regimes to continually monitor water quality and a process for if water quality becomes an issue.
- 6.2.17 Part C) of Policy DM 25 emphasis that the key benefits of SuDs when implemented and it is considered that the provision of a flood alleviation scheme within Chestnuts Park would achieve these benefits thereby complying with aims of this policy. As the scheme would protect at least 98 residential homes from flood risk. Increase biodiversity by at least 38.09% and meets the Council's priorities of climate change.
- 6.2.18 Overall, the proposal would provide a sustainable urban drainage basin that would prevent future flooding of residential properties as part of the council's

flood mitigation measures in a natural way that also enhances biodiversity and provides play areas that would make a positive contribution to the existing park.

6.3 Design and appearance in conservation area

- 6.3.1 Chapter 12 of the NPPF (2023) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.3.2 Chapter 12 also states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and be visually attractive due to good architecture, layouts, and appropriate and effective landscaping.
- 6.3.3 Policy D4 of the London Plan (2021) notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant).
- 6.3.4 Policy D5 of the London Plan (2021) ensures that development proposals achieve the highest standards of accessible and inclusive design. Taking into account London's diverse population, developments must be convenient and welcoming with no disabling barriers.
- 6.3.5 Policy DM2 of the DM DPD (Accessible and Safe Environments) explains how development proposals should ensure that they can be used safely and easily by all, improving people's access to social and community infrastructure, improve and create safe and accessible pedestrian and cycle routes and should not impede on pedestrian and cycling permeability.
- 6.3.6 Chestnuts Park is rectangular open space with typical parkland surrounded by mature trees. The applicant has set out that three design options were established as a result, of the feedback received from public consultation and key stakeholders meetings. Landscape Sketch Option 1 was preferred as it addressed constraints raised by the key stakeholders. In terms of size, the original proposal was approximately 5,200m²; however, this was reduced to 2,145m² of which 1,047m² would be recreational space for the majority of the year when the basins are not filled with water.



Image 4: Landscape of Proposed Plan

- 6.3.7 As stated above the design, location and size of the SuDs basin was developed following an engagement/collaboration with stakeholders including the Friends of Chestnut Park who were a part of the steering group. The proposal was developed mindful of the impact on the existing use of the park aiming to strike the right balance in terms of the layout, scale and site area to deliver the flood alleviation scheme. The feature proposed is multi-functional, which mitigates for any loss of amenity within the open green space and provides an alternative recreational use.
- 6.3.8 The design of SuDs feature is such that it would have a dual function whereby lower basin area would predominantly operate as a wetland and the upper basin area will function as a storage feature, typically needed during times of very heavy/ persistent rainfall and/ or storm. Generally, it is expected that the upper basin will function as an amenity space and natural play area, with a viewing platform and timber play features, allowing use for educational purposes.
- 6.3.9 Furthermore, as the park is located within the catchment of five local schools and the inclusion of habitat/recreational dual function in the design would create a unique learning environment for pupils. As result, it is considered that the proposal would improve the usability of the park, add variety and increase value of the park to the wider community. Therefore, it is considered that this proposal would make a positive contribution to the park.

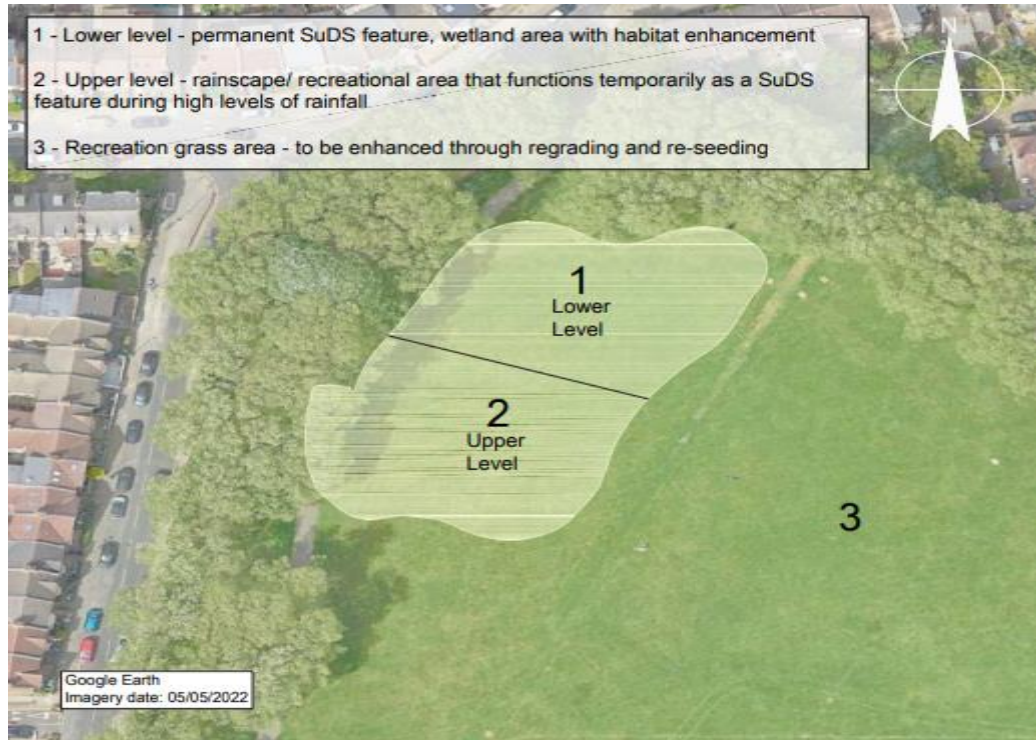


Image 5: Upper/Lower Basin

6.3.10 Overall, the proposal follows design guidance, aims to maintain the recreational uses of the site whilst also increasing biodiversity, flood alleviation and enhancing the existing park. The proposed flood alleviation scheme would not significantly alter the character of the existing park but rather add visual interest. As noted above the feature is adding to the uses within the park through increased bio-diversity, natural play and educational opportunities rather than removing recreational space. As a result, in design terms it is considered that the proposal would appear visually interesting and would not appear out of character, therefore acceptable in design terms.

6.4 Heritage Impact

6.4.1 Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 202 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

6.4.2 Policy HC1 of the London Plan seeks to ensure that development proposals affecting heritage assets and their settings should conserve their significance. This policy applies to designated and non-designated heritage assets. Policy

SP12 of the Local Plan and Policy DM9 of the DM DPD set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment, including the requirement to conserve the historic significance of Haringey's heritage assets and their settings.

- 6.4.3 Policy DM9 of the DM DPD further states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.
- 6.4.4 Chestnuts Park, formerly known as Chestnuts Recreation Ground, is a well-used local facility. Chestnuts Park is characterised by its sense of openness and by its mature trees, shrubs, railings and historic gates and gate piers that define its boundary. The park is located within St Ann's Conservation Area and the site is designated as Sites of Importance for Nature Conservation (SINCs).
- 6.4.5 The Conservation Officer has reviewed the proposal and its impact on the heritage asset and advises that the proposal is not considered to have an impact on the character/ setting of heritage assets and the conservation area. On this basis, the Conservation Officer advises that there is no objection to the proposed development and the application is fully supported.

6.5 Impact on neighbouring amenity

- 6.5.1 London Plan Policy D6 outlines that design of new development proposals must not be detrimental to the amenity of surrounding housing, specifically stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.5.2 Policy DM1 'Delivering High Quality Design' of the DM DPD states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents. These issues are considered below.
- 6.5.3 The proposed development is not expected to give rise to a significant increase in terms of noise. There is a substantial separation distance from residential properties approximately 39 to 42 metres away from properties on La Rose Lane, at least 34 metres from properties on Cranleigh Road and 30 metres from Clarence Road as seen (**Image 6**) below. Therefore, there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in



Image: 6 Separation distance

6.6 Parking and Highway safety

- 6.6.1 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.
- 6.6.2 The site has a Public Transport Accessibility Level (PTAL) of 2, which is considered 'poor' access to public transport services.
- 6.6.3 The Transportation Officers have reviewed the proposal and advises that given that site attraction, it is appropriate to encourage sustainable active travel. As such, a planning condition requiring submission of details for provision of 4 x 'Sheffield' cycle parking stands within the park would be attached. In addition, a condition requiring the submission of a construction logistic management plan, prior to start of works would be attached.
- 6.6.4 Subject to the Conditions included at Appendix 1, Officers consider that the proposed scheme would not have any undue impacts on the road network, and through the inclusion of cycle parking, would encourage sustainable active travel.

6.7 Trees, Ecology and Biodiversity

- 6.7.1 Policy G7 states that existing trees of value should be retained and replacement trees should be shown to be adequate through an appropriate tree valuation system. Policy DM1 of the Development Management DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site.
- 6.7.2 Policy G6 states that Sites of Importance for Nature Conservation (SINCs) should be protected and seeks to secure biodiversity net gain. Policy G7 states that existing trees of value should be retained and replacement trees should be shown to be adequate through an appropriate tree valuation system.
- 6.7.3 Policy SP13 of the Local Plan seeks to protect and improve open space and provide opportunities for biodiversity and nature conservation. Policy SP11 promotes high quality landscaping on and off-site.
- 6.7.4 Policy DM1 of the Development Management DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site.
- 6.7.5 Policy DM19 states that developments adjacent to SINCs should protect or enhance the nature conservation value of the designated site. Policy DM20 states that development that protects and enhances Haringey's open spaces will be supported. Reconfiguration of open space is supported where there is no net loss of open space across the site.
- 6.7.6 Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.
- 6.7.7 The applicant has submitted an arboricultural impact assessment (AIA). The report indicates that there are no tree works and none to be removed.
- 6.7.8 The Council's Tree Officer was consulted and initially had concerns about the location of the storage area in relation to Root Protection Areas (RPAs). However, this has been addressed by the applicant and the Council's Tree Officer advises that the minor concerns have been addressed and that appropriate protection measures will be implemented to limit the impact on existing trees via a condition as such, it is considered that the proposed development is acceptable.

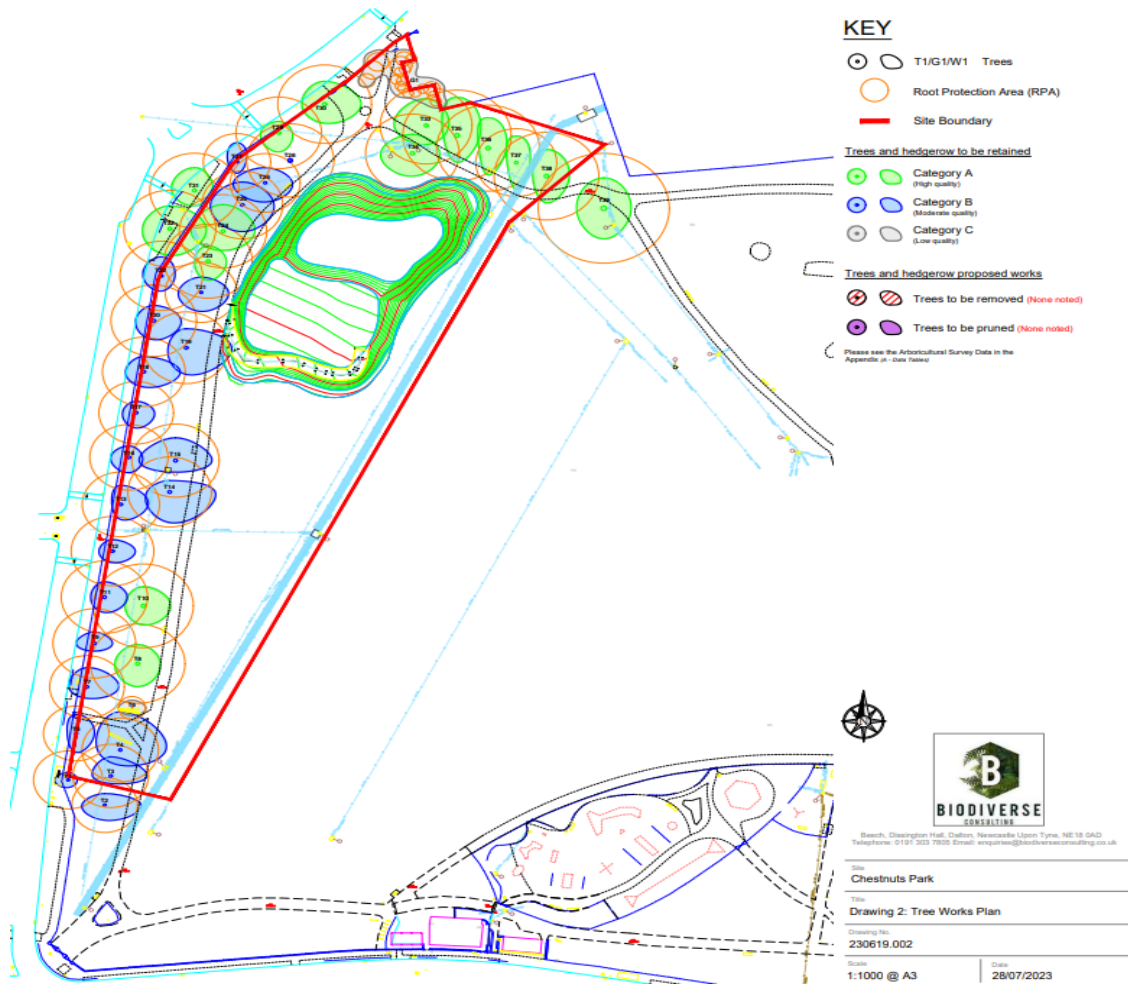


Image 7: Tree work plan

Ecology and Biodiversity

- 6.8.1 Paragraph 179 d) of NPPF state that minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 6.8.2 Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.
- 6.8.3 Biodiverse Consulting Ltd was commissioned by the applicant to undertake a Biodiversity Net Gain Assessment of Chestnuts Park. The assessment revealed that there are opportunities for biodiversity enhancement, including the retention and enhancement of existing habitats of value. That assessment showed that they would be net gain in biodiversity by at least 38.09%.

6.8.4 The Nature Conservation Officer has reviewed, the Biodiversity Get Gain Assessment and advises that the development is acceptable; as it seeks to enhance ecological features and that the proposed mitigation and enhancement measures are satisfactory and would enhance the ecological value of the SINC.

6.9 Conclusion

6.9.1 The proposed development would protect 98 residential properties downstream from flooding and overland flow. The proposed flood alleviation scheme would increase biodiversity by at least 38.09% and increase the social/education value of the park. Furthermore, the proposed development has being supported by the Environmental Agency and the GLA, and meets the Council's priorities of climate change. These benefits are considered to present sufficient material weight for the Local Planning Authority to support this application.

6.9.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7.0 RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the conditions and informative

Appendix 1: Conditions & Informative

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

12609983-GHD-XX-XX-DRG-LA-00001-REV P04
12609983-GHD-XX-XX-DRG-LA-00002-REV P02
12609983-GHD-XX-XX-DRG-LA-00010-REV P01
12609983-GHD-XX-XX-DRG-LA-00011-REV P01
12609983-GHD-XX-XX-DGR-LA-00012-REV P01
12609983-GHD-XX-XX-DGR-LA-00014-REV P02
12609983-GHD-XX-XX-DGR-LA-00016-REV P01
12609983-GHD-XX-XX-DGR-LA-00017-REV P02
12609983-GHD-XX-XX-DGR-LA-00018-REV P01
ARORICULTURAL IMPACT ASSESSMENT July 2023
BIODIVERSITY NET GAIN ASSESSMENT
ECOLOGICAL IMPACT ASSESSMENT
Landscape Seeding & Planting Patelette - 12609983-GHD XX-XX RPT-LA002
Design and Assessment
Flood Risk Assessment date July 2023
Preliminary Risk Assessment dated July 2023
Statement of Community Involvement dated July 2023
V3 Planning Statement dated July 2023
Chesnuts Park Future Maintenance and Management Pan

Reason: In order to avoid doubt and in the interests of good planning.

Cycle Parking

3. Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 'Sheffield' cycle parking stands have installed, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling

Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Management and Maintenance Plan

4. Prior to occupation of the development hereby approved, an updated Chestnuts Park management maintenance plan for the lifetime of the development, to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

Construction Management Plan

5. Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:
 - a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
 - b) The estimated peak number and type of vehicles per day and week;
 - c) Estimates for the number and type of parking suspensions that will be required; and
 - d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety.

Tree Protection Plan

6. Tree protective measures shall be implemented in accordance with the Arboricultural Tree Survey, prepared by Arboricultural Solutions, including implementation of the accompanying Arboricultural Impact Assessment and Tree Protection Plan, in Accordance with BS 5837:2012 and prior to

commencement of any development, site works or clearance and thereafter maintained and retained until the development is completed. Within the root protection areas no materials, plant, machinery or surplus soil shall be placed or stored thereon.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual and amenity.

Arboricultural Method Statement

7. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Tree Survey

8. Prior to the commencement of the above ground works for the development hereby approved, a Tree Survey shall be submitted to the Council in writing.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Biodiversity

9. Prior to the commencement of above ground works for the development hereby approved, the recommendations of the approved Ecological Impact Assessment shall be complied with, and details of this compliance submitted to and approved in writing by the Council. For the avoidance of doubt these recommendations and submissions shall include:

AVOIDANCE

The following measures should be incorporated into the design of the development, including the construction phase, to avoid and reduce impacts on wildlife:

- a. All works to be undertaken in accordance with the AIA5 to ensure the mature trees within and adjacent to the site boundary are retained and protected during the construction and operational phases of the development;
- b. Avoid site clearance works during the nesting bird season (March to August inclusive) unless the site is checked by a Suitably Qualified Ecologist (SQE) and active nests are confirmed to be absent no later than 48 hours before works commence; and
- c. All construction activities will be programmed to daytime hours where possible in order to reduce disturbance to sensitive nocturnal species, such as bats and roosting bird species.

COMPENSATION/ ENHANCEMENT

Compensation is proposed to address the impacts on habitats which cannot be avoided or mitigated:

- g. Landscape planting shall include species native to the local area as well as berry and fruit bearing species alongside pollinator species, to provide increased foraging opportunities in the local area;
- h. Landscaping area surrounding the SUDS will be managed to create areas of diverse grassland and hedgerow habitats that provide opportunities for invertebrates and small mammals such as hedgehogs; and
- i. The development should provide opportunities for local invertebrate species through the installation of bug hotels made from natural materials such as spare wood which can be retained during construction or obtained locally.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

INFORMATIVE: Hours of Construction Work

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

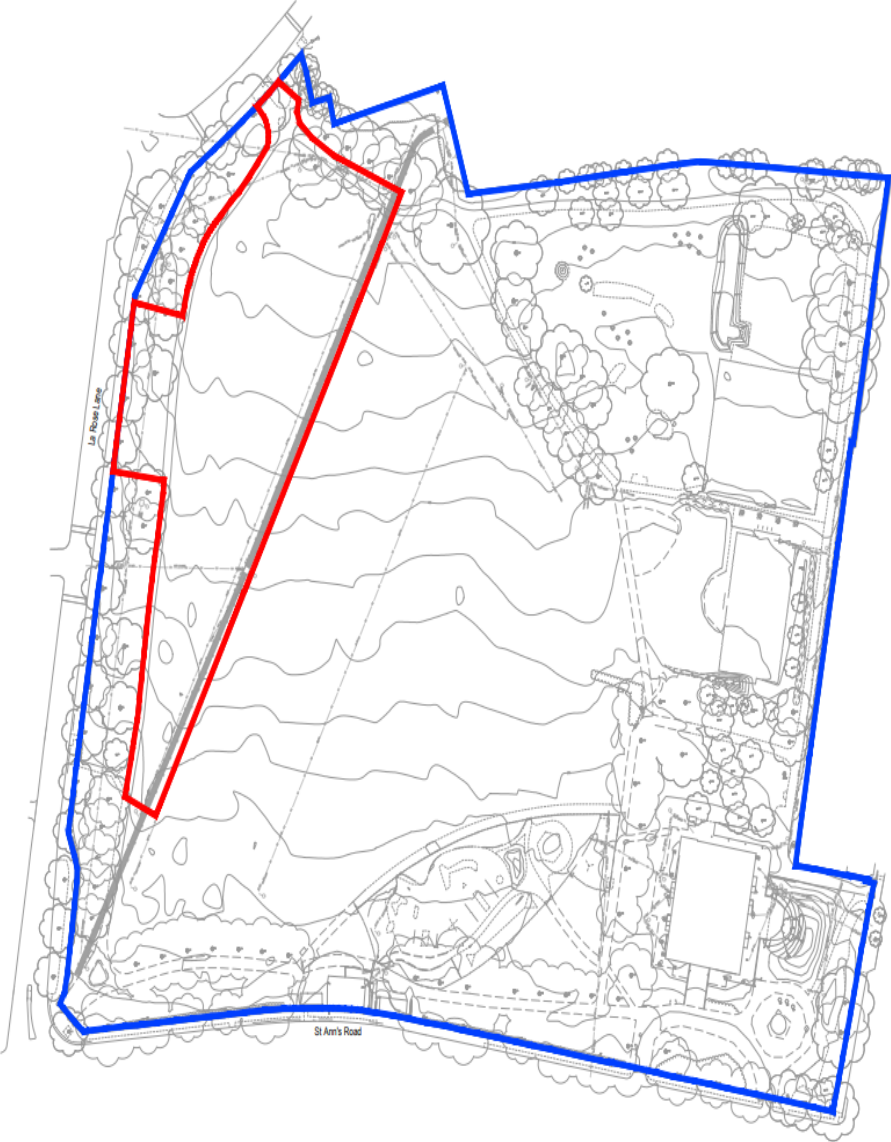
INFORMATIVE: Surface Water Drainage

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in

Appendix 2 – Drawings



Site location map



Proposed site plan



Example of similar SuDs scheme- Chingford Memorial Park in South Chingford



Existing view



Illustrative montage view 2



Existing view



Proposed illustrative montage view 3



Existing view



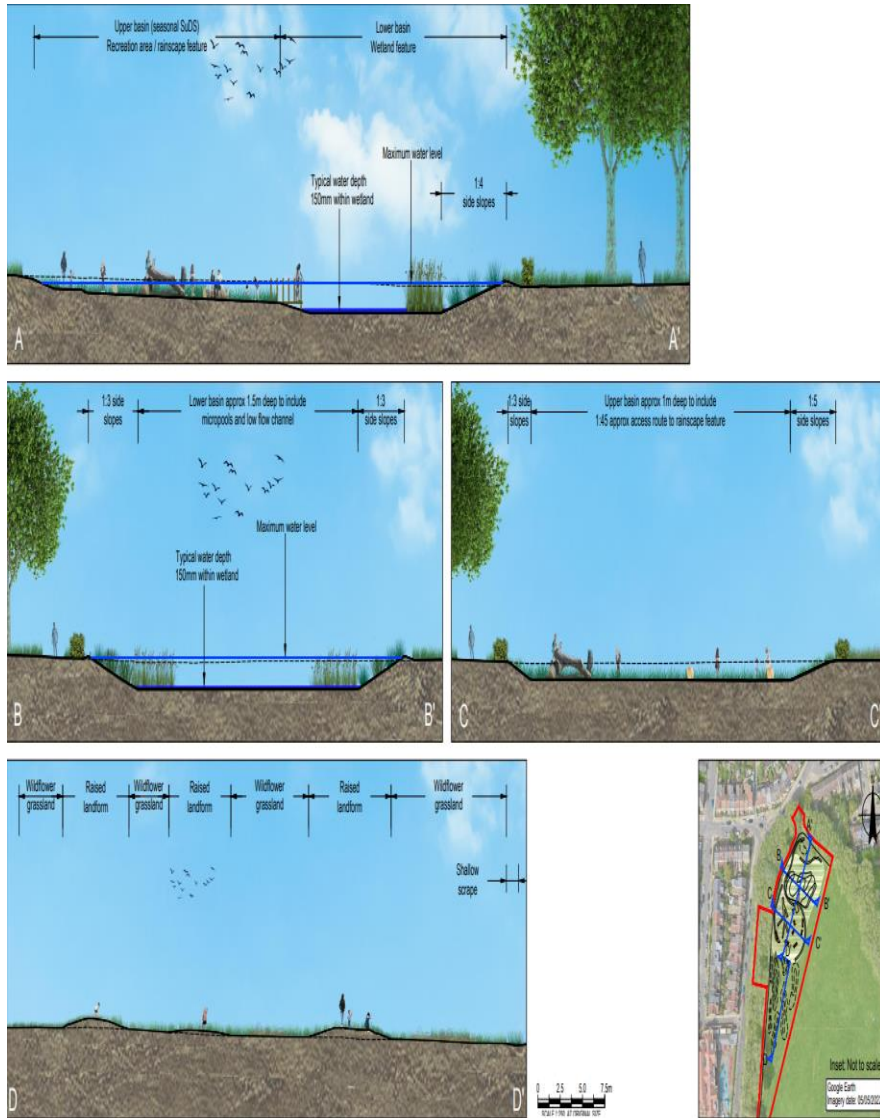
Illustrative montage view 4



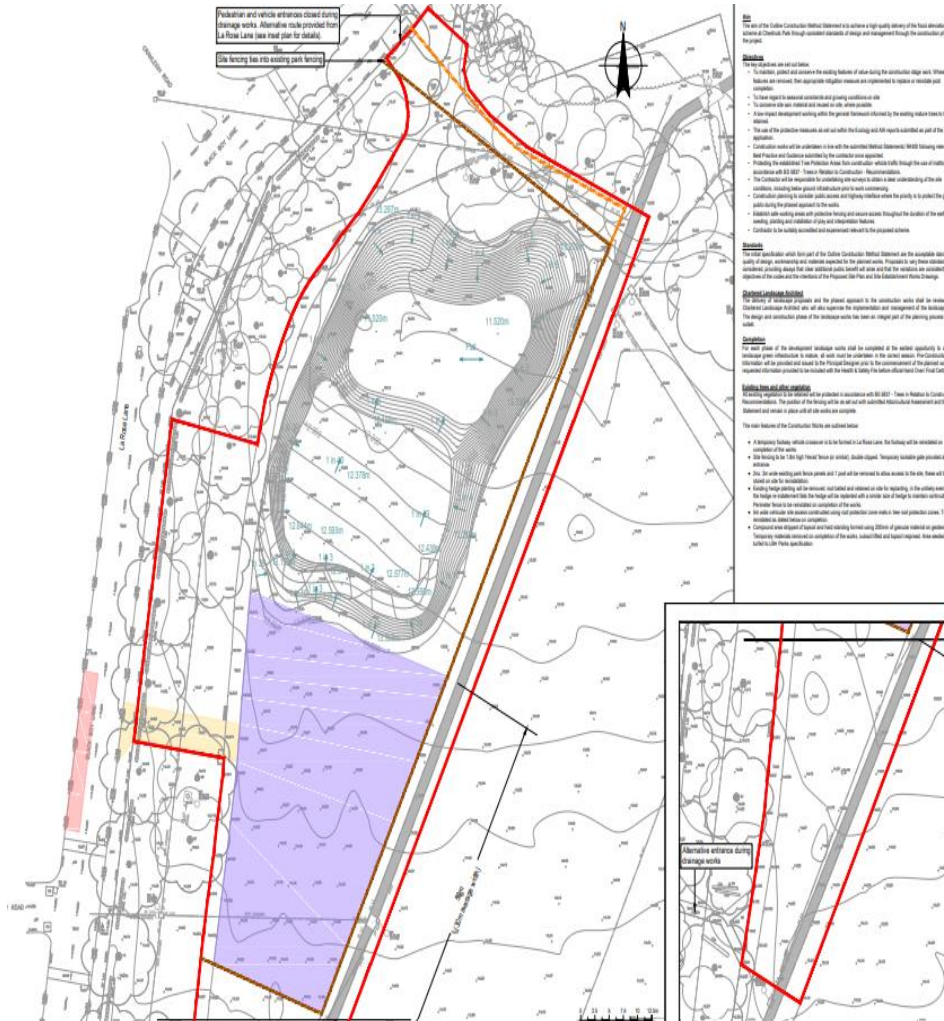
3 D Image of SuDs



Landscape proposal plan



Illustrative landscape cross sections AA to DD



Outline Construction method statement drawing

Appendix 3: Consultation Responses from Internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL	<p>Having reviewed the submitted Preliminary Risk Assessment document reference number M01600-11G_ENV02 dated July 2023 and Flood Risk Assessment document reference number M01600-11_DG02 dated July 2023 as prepared by McCloy consulting engineers, please see below some of our observations:</p> <p>a) The site is located within flood zone 1. The site along with many downstream properties are noted to be at risk of flooding from surface water.</p> <p>b) The development proposal is for the surface water runoff from the adjacent Thames Water surface water sewers to be diverted into the detention basin therefore creating additional capacity within the surface water sewer network.</p> <p>c) The proposal includes a SuDS detention basin comprising the addition of native mixed hedgerows, wildflower, modified and neutral grasslands and the addition of a play tree structure with wildflower meadow with associated pedestrian access paths</p>	Support Noted

	<p>and ramped access paths.</p> <p>d) The proposed SuDS basin will attenuate run-off, promote natural losses and slowly discharging water into the system, creating betterment in the wider catchment.</p> <p>e) After reviewing the pre and post development assessment as detailed within the hydraulic model, the effect of the development has been assessed as a substantial net benefit and the scheme proposal will result in attenuating run-off rates from the area into the network. The proposals will also intercept overland flow routes within the park that would naturally coalesce at the location of the proposed basin.</p> <p>f) The detention basin considered as “water compatible” as is principally rain water and as such the principle of the basin is acceptable as it will reduce the overall flood risk within the catchment, particularly for lower return period events.</p> <p>g) An application will be required to Thames Water to permit the discharge from the basin.</p>	
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	Therefore, in view of above, we are content with the above proposals if the SuDS basins and associated works are to be constructed as per the Flood Risk Assessment. We are satisfied that the impact of surface water drainage will be adequately addressed in this proposal.	
Arboricultural Officer	Follow up final comment	Support Noted: Subject to conditions
	<p>Follow up final comment</p> <p>I am satisfied with the clarification and hold no objections to the proposal.</p> <p>The Tree Survey, drawings showing the Tree Protection Plan, and further arboricultural method statements can be conditioned.</p> <p>RE: Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) Order 2015 Application No: HGY/2023/2099 Proposal: Construction of SuDS Basin and Associated Open Space Site Address: Chestnuts Park, St Ann's Road, London N15 3AQ</p> <p>From an arboricultural point of view, I do have a few queries.</p>	

	<p>The location is within the St Anns Conservation Area. This protects every tree with a diameter at breast height (taken at 1.5m) >75mm. The wider surroundings, in and outside the Borough, have various designations including RAMSAR, SAP, SINC, LNR, Green Corridors, Metropolitan Land, Borough Importance, and SSSI</p> <p>An arboricultural impact assessment (AIA) has been submitted with details along with an Environmental Impact Assessment (EIA).</p> <p>The AIA has been carried out by Biodiverse Consultancy and is dated July 2023. The document follows British Standards 5837: 2012 Trees in Relation to Design, Demolition and Construction- Recommendations.</p> <p>I concur mostly with the (AIA) report including the tree quality classification categories.</p> <p>The large London Plane trees on the east and north boundaries make an impressive avenue providing all the benefits associated with larger trees that are our biggest assets within the peri urban environment.</p> <p>Their diameters at breast height vary</p>	
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	<p>from 660- 860mm. Some of the literature gives the heights at 10m however, the AIA reflects the heights more accurately 10- 16m.</p> <p>The large canopies already intercept rain fall, and the trees themselves slow water flow allowing precipitation into the non-static environment of the soil profile (where there is no hardstand or compaction from footfall).</p> <p>I note that there are incursions into the notional root protection areas (RPAs) of T19, T21, T23, T28, T34, T35, and T36. This consists of contouring and changing levels.</p> <p>The RPA is a minimum requirement for the trees safe and overall retention. T28 is a pollarded London Plane tree. From the plans the incursions into the above RPAs look minimal however, we would like, to be more accurate and to assess, with the actual encroachments given as percentages.</p> <p>London Plane trees can tolerate a certain amount of disturbance.</p> <p>I also have concerns regarding the storage area. Different plans show variations. We would want assurances that the storage area is outside the RPAs.</p> <p>Access and egress have had the</p>	
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	<p>necessary measures accounted for. However, we would want arboricultural method statements for any works or drain work within the RPAs.</p> <p>Unless the above concerns are fully addressed, I cannot fully support the application and proposal.</p>	
<p>Transportation</p>	<p>a. The site has poor public transport accessibility (PTAL=2). Given that visitors will be attracted to the site, it is appropriate to encourage sustainable and active travel.</p> <p>b. A planning condition requiring submission of details for provision of 4 ‘Sheffield’ cycle parking stands within the park, for approval prior to start of works is required. The location of these stands should be discussed and agreed with Haringey Highway Officers. Reason: To support sustainable transport and promote active travel.</p> <p>c. A planning condition requiring submission of a Construction Management Statement, for approval prior to start of works is required. Reason: To ensure construction works</p>	<p>Support Noted: Subject to CMP condition and cycle parking condition.</p>

	<p>are carried out safely and managed to minimise disruption to highway and park users.</p> <p>Subject to the above, there are no transport objections.</p>	
Nature Conservation Officer	<p>Reports for the Proposed Development, comprising a desk study search for baseline information on designated sites, habitats and protected species. Collectively seeking preliminary avoidance, mitigation and compensation measures of ecological enhancement.</p> <p>Key mitigation measures, biodiversity protection during construction and operational phases. All have been prepared to current good practice guidance covering relevant legislation and policy.</p> <p>Conclusion The development seeks to enhance ecological features and the proposed mitigation and enhancement measures are satisfactory.</p>	Support Noted: Subject to condition
Conservation Officer	<p>There is no objection to the proposed works from the heritage conservation stance. The application is fully supported.</p>	Support Noted.

External		
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Priority Habitats and Species</p> <p>Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on Gov.uk.</p> <p>Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.</p> <p>Sites of Special Scientific Interest</p>	Support Noted.

	<p>Impact Risk Zones</p> <p>The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset</p> <p>SUMMARY OF NATURAL ENGLAND’S ADVICE</p> <p>NO OBJECTION</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.</p> <p>Natural England’s generic advice on other natural environment issues is set out at Annex A.</p> <p>Page 2 of 2</p> <p>designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website</p> <p>Further general advice on the consideration of protected species and</p>	
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	<p>other natural environment issues is provided at Annex A.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p>	
Thames Water	Having reviewed the details, we have no comments to make at this time	No objection.

Appendix 4 Representations

	<p>Scale & Design</p> <ul style="list-style-type: none"> • Too big for Chestnuts Park for a relatively small park; • Inappropriate development in Chestnuts Park; • Out of character; • Excessive development; and • Basin size excessive and location inappropriate. • Eyesore 	<p>The scheme is located in an area of the park that already suffers from ponding and water logging at times of increased rainfall, topography and location of various drainage systems makes this an appropriate location for the feature, to protect 98 properties downstream from flooding as well as addressing some of the localised water ponding issues within the park.</p> <p>In response to stakeholder feedback the feature has been reduced in size and made multi-functional thereby minimising the loss of recreational space. The provision of new and improved habitats, the educational opportunity this presents, along with informal natural play in the upper basin enhances the park offer rather than reducing recreational opportunities.</p> <p>The majority of the feature will be below the existing surface with low-level hedging to frame the feature. This is minimal impact to the visual amenity of the feature as commented by the conservation planning officer.</p>
	<p>Amenity</p> <ul style="list-style-type: none"> • Reduction of open space; • Negative impact on the park; 	<p>As noted above the feature is adding to the uses within the park through increased bio-diversity, natural play</p>

	<ul style="list-style-type: none"> • Increase in littering/waste; • Odour; • Anti-social behaviour; and • Noise. • Overbearing – overpower, altering its nature • Oppressive and change the open aspect/nature of the park 	<p>and educational opportunities rather than removing recreational space. its location allows for the remainder of the open grass-land to be uninterrupted by the feature and as noted above there is minimal visual impact from the scheme. It is not intended for the feature to significantly increase the number of visitors to the area so it will not increase the occurrence of litter/waste or noise.</p> <p>The feature has been designed with only low hedges so as to not create an issue of anti-social behaviour, with there still being good visibility across the park. It is noted that in periods of very dry weather and therefore lower water flows there may be a slight odour but the planting has been selected to mitigate some of this and Thames Water is currently undertaking a project that will address some of the odour sources. This scheme will not connect the pipework that has the higher level of contaminants until this project has been completed by Thames Water. The maintenance and management plan has a monitoring regimes to continually monitor water quality and a process for if water quality becomes an issue.</p>
	Management & maintenance	A Maintenance and Management Plan

	<ul style="list-style-type: none"> • Not enough resource to maintain the project; • Misconnections with Thames Water infrastructure; • Noise nuisance, disturbance and odours; • Management challenges; • Inadequate Risk Management; and • Lack of resources. • Lack of professional framework for managing an experimental project <p style="text-align: center;">Environmental Impacts</p> <ul style="list-style-type: none"> • The project's potential to improve water quality is limited; and • Risk of Contamination from water surface water drains, especially from misconnection of foul water • Risk of flooding • Risk of drought • Lack of adequate risk management strategies and failure of understanding of co-production with local stakeholder organisation 	<p>has been submitted which has been uploaded the Council's website and a condition will be attached to planning permission. In terms of misconnections with Thames Water infrastructure, Thames water are in the process of procuring a programme to address misconnections and as noted above the full scheme will not be connected until this project has been completed.</p> <p>Based on the dry weather flow estimations that have been modelled the wetland would be cleaning between 29,000 and 43,000 litres per day.</p> <p>Part of the function of the basin is to clean surface water through reedbeds, thereby improving water quality as it enters downstream watercourses. The design of the scheme in terms of hedges, other planting and gradients has been designed to minimise contact with potentially contaminated water. Any water entering the upper basin will be water run-off from the surface water only in an extreme flood event therefore not creating issues of contamination in the upper basin.</p> <p>By taking water from the surface water sewers modelling demonstrates there will always be a flow in the lower basin</p>
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		<p>so not an issue of drought. The scheme has been designed to address issues of flooding, protecting 98 properties downstream and mitigating area of ponding within this area of the park.</p> <p>The scheme has a supporting maintenance and management plan which has been shared with stakeholders.</p> <p>Key Stakeholders have been involved at all stages of the project, from submitting the project for funding originally to attending all the steering group meetings, having access to all designs and data and influencing the design development. During public consultation there was 77% approval for the scheme.</p>
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