

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>	
Company name	<input type="text" value="Lee Valley Regional Park Authority"/>					
Street address:	<input type="text" value="Myddelton House"/>			Country Code	National Number	Extension Number
	<input type="text" value="Bulls Cross"/>			Telephone number:	<input type="text" value="044"/>	<input type="text" value="01992717711"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>
Town/City	<input type="text" value="Enfield"/>			Fax number:	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Middlesex"/>			Email address:	<input type="text"/>	
Country:	<input type="text" value="United Kingdom"/>					
Postcode:	<input type="text" value="EN2 9HG"/>					
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No	

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Leyton Marsh"/>		
Street address:	<input type="text" value="Lea Bridge Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="E10 7QL"/>		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	<input type="text" value="535630"/>		
Northing:	<input type="text" value="186784"/>		

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes☒ No

Are there any new public roads to be provided within the site?

☐ Yes☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you?

☐ Yes☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Others - description:

Type of other material:

Path and Mooring Posts

Description of *existing* materials and finishes:

Path - Earth

Mooring Posts - Steel

Description of *proposed* materials and finishes:

Path - Hoggin, mix of 1/3 gravel, 1/3 clay and 1/3 sand

Mooring Posts - Steel

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Planning and Design and Access Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	12	12	0
Short description of Other	Mooring for Canal Boats		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer☐

Package treatment plant☐

Unknown☒

Septic tank☐

Cess pit☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes☒ No☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

River Bank

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D2	00:00:00	00:00:00	00:00:00	00:00:00	00:00:00	00:00:00	<input type="checkbox"/>

21. Site Area

What is the site area?

133sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent☒ The applicant☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title: MrFirst name: AndrewSurname: Wright

Person role: ApplicantDeclaration date: 03/04/2014☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 03/04/2014



Development Management
London Borough of Waltham Forest
Sycamore House
Walthamstow Town Hall,
Forest Road,
Walthamstow.
E17 4JF

3rd April 2014

ADDRESS: LEYTON MARSH, LEA BRIDGE ROAD, LEYTON, E10 7QL
PROPOSAL: CREATION OF NEW HOGGIN PATH ALONG A 220M LONG SECTION OF RIVER BANK, AND 32NO. NEW MOORING POSTS

Please find enclosed an application form, site plan, and fee in relation to an application for planning permission for the above development.

BACKGROUND

This section of River Lee towpath is owned by the Regional Park Authority, and has been used for mooring boats for many decades. There have been issues in relation to tidiness adjacent to mooring boats on this section of towpath, particularly since the Autumn of 2013. Mooring along this section has recently been let by annual licence to 12 boats. Mooring posts have been created adjacent to the bank so as to tidy up the towpath and to stop mooring pins and ropes obstructing the towpath.

PLANNING AND DESIGN AND ACCESS STATEMENT

This application is for creation of a new hoggin path along this 220m long section of river bank, in place of the existing muddy path, and (retrospectively) erection of 32no. mooring posts at 7m intervals. The new path and posts are both developments that are minor in scale, and will act to tidy up this section of river bank without impacting upon openness. Both aspects of this application will enable better accessibility along this section of riverside path for the benefit of the casual Park/Marsh visitor.

The appended photographs show the existing muddy riverside path and the mooring posts, and demonstrate that the area is currently tidy and there is no obstruction for path users.

Size/Amount/Scale/Materials:

Mooring Posts: 32no. steel posts at 7m centres, each 300mm high above ground and 200mm below ground, white in colour, set in concrete with topsoil above.

Hoggin Path: 220m long path in same position as existing muddy path shown in appended photographs. 600mm width, 300mm deep material, no edging, material would be an equal mix of 1/3 gravel, 1/3 clay and 1/3 sand, path would remain level with existing ground level and arisings would be placed up the adjacent bank currently covered with bramble vegetation.

LB Waltham Forest Planning Policy

[Lee Valley Regional Park Authority](http://www.leevalleypark.org.uk)

Myddelton House, Bulls Cross, Enfield, Middlesex EN2 9HG

Telephone: 01992 717711 Fax: 01992 719937

www.leevalleypark.org.uk

Policy DM13 "Open Space, Sports and Recreation" of the "Development Management Policies - Proposed Submission" policy document states that development proposals in areas of Metropolitan Open Land such as this must be appropriate, implement a high standard of design, complement and improve the quality of the open space uses, not adversely affect and where possible enhance character, sensitive access and biodiversity value. It also sets out (along with Policy DM40) that proposals should not adversely affect the Lee Valley Regional Park, and where possible enhance it. Policy DM15 "Sustainable Transport Network" seeks to ensure that development does not have a harmful impact on the walking and cycling environment.

It is considered that the new posts and path will be of a suitably high quality design, they will tidy up the river bank and enhance accessibility and visual amenity of this part of the Marshes and the Regional Park, and they will not adversely impact upon openness, the Park or accessibility and thereby comply with these policies.

It is considered that both of the aspects to this application, of new path and mooring posts, would act to tidy up the towpath and improve accessibility by removing mooring ropes and pins from the path. The experience for both those mooring and casual visitors to Leyton Marshes would be improved both in terms of useability of paths and general appearance.

We trust that you have everything you require in order to make a decision and we look forward to hearing from you in due course.

APPENDIX: PHOTOGRAPHS

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Southern Section



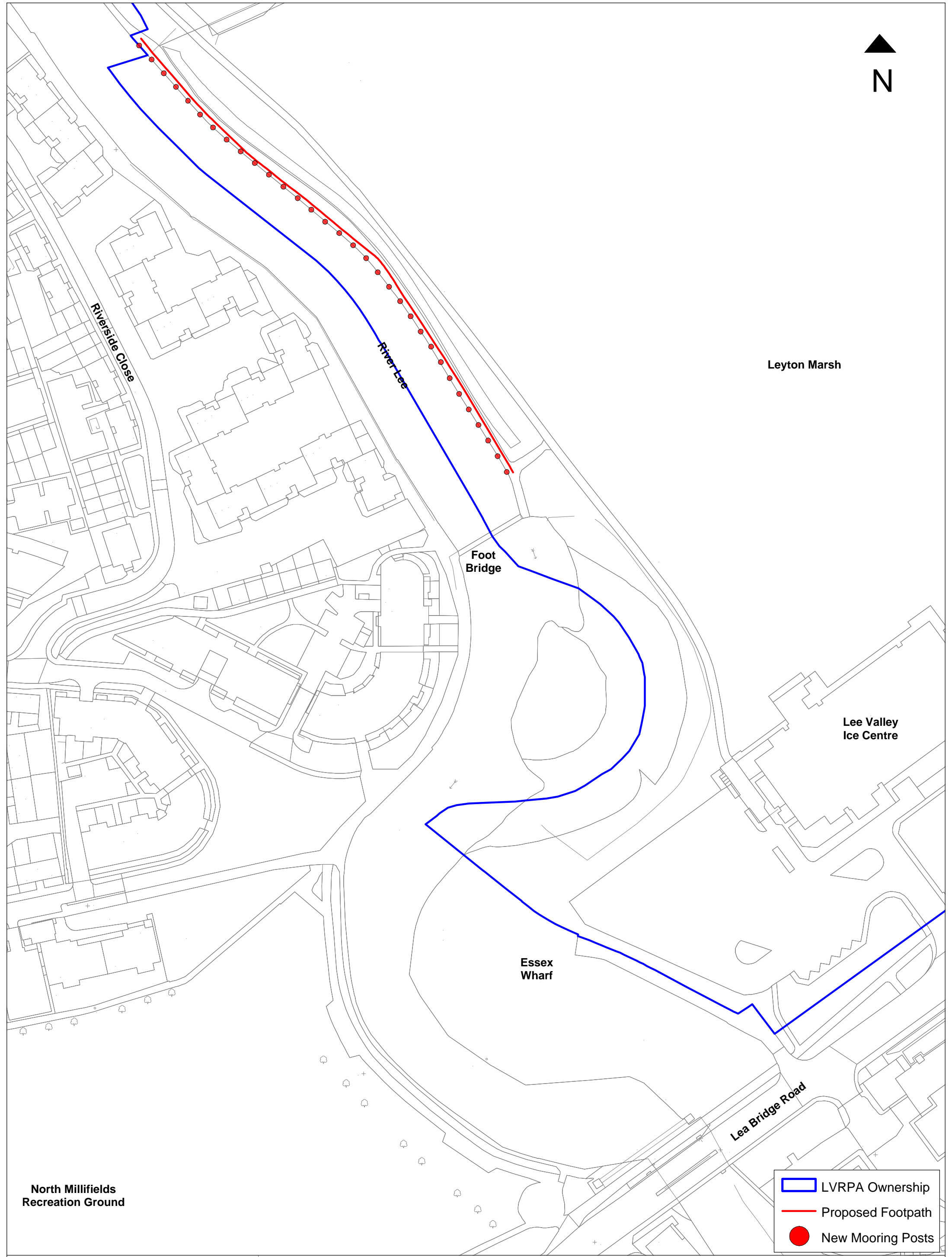
Central Section



Northern Section



Close up view of Moorig Post



North Millfields
Recreation Ground

LVRPA Ownership

Proposed Footpath

New Mooring Posts

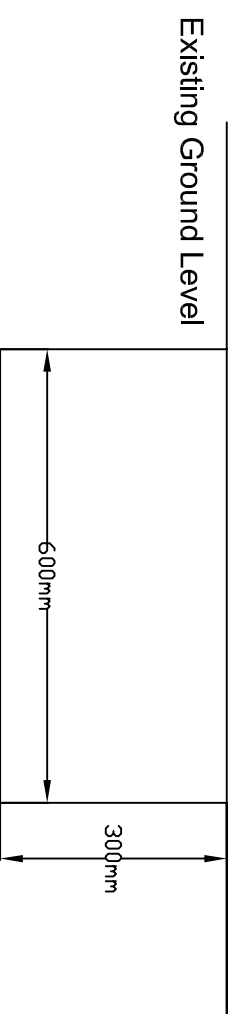
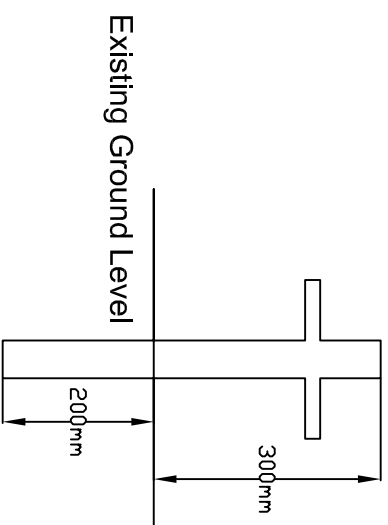


Leyton Marsh New Hoggin Path and Mooring Posts

1:1250 @ A3
02.04.14

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File: Departmental Maps\Planning\Planning Applications\Springfield Marina\Hoggin Path & Mooring Paths-Leyton-(SA)-PT A3-02042014.pdf



Lee Valley Park
 Lee Valley Regional Park Authority
 Planning & Strategic Partnerships
 Myddelton House, Bulls Cross,
 Enfield, Middlesex, EN2 9HG.
 Tel. 01992 717711 Fax. 01992 788623

Leyton Marsh Moorings: Mooring Posts and Hoggin Path
Cross Sections

DRAWN BY **AGW**

DATE **04/04/2014**

SCALE **1:10**



Development Management
London Borough of Waltham Forest
Sycamore House
Walthamstow Town Hall,
Forest Road,
Walthamstow.
E17 4JF

3rd April 2014

ADDRESS: LEYTON MARSH, LEA BRIDGE ROAD, LEYTON, E10 7QL
PROPOSAL: CREATION OF NEW HOGGIN PATH ALONG A 220M LONG SECTION OF RIVER BANK, AND 32NO. NEW MOORING POSTS

FLOOD RISK ASSESSMENT

The proposed path and mooring posts are located within Flood Zone 3a where it is understood an appropriate Flood Risk Assessment (FRA) is required. The proposed path and mooring posts can only be located adjacent to the water's edge within this Zone. The proposed hoggin path and mooring posts are classed as "Water-compatible development" as per Table 2 of the NPPF Technical Guidance Note, and therefore are considered appropriate in this location.

It is understood that the hoggin path would be permeable, there would be no negative impacts upon biodiversity and that the enhanced path represents net accessibility gain adjacent to the water's edge.

The arisings from the path construction would be moved to the adjacent bank, and outside the Flood Zone.