

Planning Statement:

Construction of SuDS Basin and Associated Open Space

Chestnuts Park
St Ann's Road
Haringey
London
N15 3AQ

July 2023



Document Review Schedule

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1.0 Introduction

- 1.1 Hedley Planning Services have prepared this Planning and Heritage Statement on behalf of Simon Farrow (Head of Parks and Leisure at Haringey Council) (the 'Applicant') which relates to the construction of SuDS Basin and associated open space at Chestnuts Park, St Ann's Road, Haringey, London, N15 3AQ.
- 1.2 Haringey Council, are delivering a Flood Alleviation Scheme within Chestnut Park. The Park falls within the Critical Drainage Area 057 with several properties immediately downstream of the park which have a history of flooding.
- 1.3 The Council has longer term aspirations to develop a masterplan which significantly improves the usability of the park, decrease anti-social behaviour, and provide opportunities for training green skills. An early intervention as part of the masterplan is to create rainscape / natural flood management feature within the park.
- 1.4 This document provides an overview of the planning policy context and assesses the planning balance.
- 1.5 The following plans and documents should be read alongside this Statement:

Plans	Reference
Existing Site Plan	12609983-GHD-XX-XX-DRG-LA-00017-Layout1 - Existing Site Plan
Illustrative Montage View 2	12609983-GHD-XX-XX-DRG-LA-00010-Layout1 - Illustrative Montage View 2
Illustrative Montage View 3	12609983-GHD-XX-XX-DRG-LA-00011-Layout1 - Illustrative Montage View 3
Illustrative Montage View 4	12609983-GHD-XX-XX-DRG-LA-00012-Layout1 - Illustrative Montage View 4
Location Plan	12609983-GHD-XX-XX-DRG-LA-00001-Layout1 - Location Plan
Planting Scheme	Landscape Proposals Plan 12609983 Drg 0014
Proposed Site Plan	12609983-GHD-XX-XX-DRG-LA-00002-Layout1 - Proposed Site Plan
Site Sections	Illustrative Landscape Cross Sections A-A' to D-D' GHD 12609983 / Drg 0016
Outline Construction Method Statement Drawing	Outline Construction Method Statement Drawing GHD 12609983 / Drg 0018

Documents	Reference
Arboricultural Impact Assessment, Method Statement and Tree Protection Plan	230619 Chestnut Park AIA v1.2
Biodiversity Net Gain Assessment	BioC22-166 Chestnuts Park BNG V1.1
Design and Access Statement (including Heritage Statement)	12609983 GHD XX-XX-RPT-LA0001
Ecological Impact Assessment	BioC22-166 Chestnuts Park EcIA V1.1
Flood Risk and Drainage Assessment	M01600-11_DG02 Chestnuts Park - FRA REV02

Planning Statement (this document)	V3 Planning Statement – Chestnuts Park Haringey
Landscape Planting Seeding Palette	12609983 GHD XX-XX-RPT-LA0002
Preliminary Risk Assessment	M01600-11G_Chestnuts Park_PRA_ENV02_R01
Statement of Community Involvement	Statement of Community Involvement – Chestnuts Park

2.0 Site Description and Planning History

2.1 Chestnuts Park is situated within the Borough of Haringey, North London. The park is one of the main open space locations within the immediate locality, the following parks are located within the wider area:

- Downhills Park c.700m north;
- Lordship Recreation Ground 1.15km north; and
- Markfield Park 1.8km east

2.2 Chestnuts Park is situated within a densely populated area with a high proportion of flats and dwellinghouses. Moorfields Eye Hospital, NHS St Ann's Hospital and Tottenham Chiropody Clinic are situated to the east. Chestnuts primary school is situated beyond the western park boundary, on La Rose Lane.

2.3 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.

2.4 The park is situated within Flood Zone 1, however is located within Critical Drainage Area 057 according to the Local Plan Policy Map. The park historically used to be a watercress farm, with a watercourse traversing the site (SW-NE) which has since been culverted.

2.5 Chestnuts Park is situated within St Ann's Conservation Area and is listed on the London Parks and Gardens Register.

Planning History

2.6 Chestnuts Park has the following relevant planning history:

HGY/2008/0080 | Construction of pergola in Chestnuts Café garden | Approved 2008

HGY/2004/2572 | Construction and siting of 3.6m high community sculpture | Approved 2005

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

2.7 Although not on site, the following application at St Ann's Hospital is relevant to the setting of this application

- (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;*
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and*
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.*

3.0 Proposed Development

- 3.1 The proposal which is the subject of this application rainscape, flood alleviation scheme that seeks to manage water more sustainably, creating a provision for biodiversity, improving climate resilience and decreasing flood risk to properties downstream.
- 3.2 Key stakeholders have been involved in the design development from its inception, wider public consultation has also recently been undertaken to inform the landscape design. For further details on this process please see the submitted statement of community Involvement (SCI) which has been prepared by Hedley Planning in support of this Planning and Heritage Statement.



Figure 1: Design and Access Statement

- 3.3 The proposal is for a storage basin, terraced to provide lower permanent wetland areas and another higher terrace which will only be inundated during flood events, see the Flood Risk assessment and Hydraulic assessment undertaken by McCloys for further details of the extent and duration of this inundation.

- 3.4 It is proposed to divert a Thames Water Surface sewer into the lower portion of the basin. 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. Water levels in the lower basin will rise during storm events and in more extreme events the upper basin will also start to fill up, providing greater storage capacity in the event of a storm event.
- 3.5 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 amphitheater configuration.
- 3.6 To address localized ponding for water in the southern corner of the park there is the introduction of some shallow scrapes to help improve SuDS, surface water drainage and biodiversity. Native hedge planting has been proposed to create an appropriate framework between the functional wetland and recreational areas and routes.
- 3.7 Habitat features include wetland with reedbeds, south facing embankment seeded and managed for invertebrates. Grassland seeding and managed for wildflower conversation is additionally proposed for habitat enhancement.

4.0 Planning Policy Context – National Planning Policy Framework (NPPF) and the Statutory Development Plan

- 4.1 The National Planning Policy Framework (July 2021) (NPPF) is the Government’s guide to planning and development within England. The revision, published in July 2021 is a material planning consideration and carries substantial weight in the determination of all applications.
- 4.2 Paragraph 8 of the NPPF outlines that the planning system has three overarching objectives which are interdependent and to be pursued in mutually beneficial ways in order to secure net gains across each objective. The objectives are:

An Economic Objective – *To help build a strong responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

Social Objective – *To support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

An Environmental Objective – *To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 4.3 So that sustainable development is pursued in a positive way, paragraph 11 states a Presumption in Favour of Sustainable Development. It highlights that all plans and decisions should apply this, meaning for decision makers:
- *Approving development proposals that accord with an up-to-date development plan with delay; or*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *The application of policies in Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

4.4 Paragraph 47 of the NPPF states that Planning Law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.5 Section 38 (6) of the Planning Compulsory and Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

4.6 Section 109 of the Localism Act 2011 abolished Regional Spatial Strategies from the Development Plan, resulting wording of the Planning Compulsory Purchase Act has been amended. Further to this, Schedule 9, Part 2, Paragraph 6 of the Localism Act introduced Neighbourhood Plans into the Development Plan.

4.7 The Development Plan for the proposed site comprises of policies contained within the following documents:

- Strategic Policies (Adopted 2013, updated 2017)
- Development Management (2017)
- Site Allocations (2017)
- The London Plan (2021)

4.8 Haringey Borough Council have begun the process of preparing a new Local Plan which will replace all existing Plan documents adopted in 2017. Formal consultation on ‘First Steps Engagement’ ran between November 2020 until March 2021. The Council are due to publish a consultation report for this First Steps Engagement alongside a Draft Local Plan for further consultation in the summer of 2023. Due to the stage of preparation, this document holds no weight.

4.9 The following policies are considered relevant for this application:

Strategic Policies

Policy SP0 – Presumption in Favour of Sustainable Development

Policy SP5 – Water Management and Flooding

Policy SP11 – Design

Policy SP12 – Conservation

Policy SP13 – Open Space and Biodiversity

Policy SP16 – Community Facilities

Development Management

Policy DM1 – Delivering High Quality Design

Policy DM2 – Accessible and Safe Environments

Policy DM5 – Locally Significant Views and Vistas
Policy DM9 – Management of the Historic Environment
Policy DM19 – Nature Conservation
Policy DM20 – Open Space and Green Grid
Policy DM23 – Environmental Protection
Policy DM24 – Managing and Reducing Flood Risk
Policy DM25 – Sustainable Drainage Systems
Policy DM26 – Critical Drainage Areas

Site Allocations

Schedule 7 – Significant Local Open Land
Schedule 9 – Conservation Areas

The London Plan

Policy GG1 – Building Strong and Inclusive Communities
Policy GG3 – Creating a Healthy City
Policy S4 – Play and Informal Recreation
Policy D4 – Delivering Good Design
Policy D5 – Inclusive Design
Policy D8 – Public Realm
Policy S4 – Play and Informal Recreation
Policy HC1 – Heritage Conservation and Growth
Policy G1 – Green Infrastructure
Policy G4 – Open Space
Policy G6 – Biodiversity and Access to Nature
Policy G7 – Trees and Woodland
Policy SI5 – Water Infrastructure
Policy SI12 – Flood Risk Management
Policy SI13 – Sustainable Drainage

Other Material Considerations

4.10 The following document is also considered to be of material consideration:

- St Ann’s Conservation Area Character Appraisal (2009)
- Sustainable Design and Construction SPD (2013)

5.0 Key Matters and Planning Balance

5.1 This Full planning application seeks consent for the Flood Alleviation Scheme at Chestnuts Park, Haringey, London. The following material considerations are relevant to the determination process:

- Principle of Development
- Flooding and Drainage
- Heritage
- Landscape and Ecology
- Design
- Ground Conditions

Principle of Development

5.2 The application relates to 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, Chestnuts Park. Any development on such areas must, therefore, demonstrate full compliance with all policies within the Development Plan.

5.3 The Development Plan for the site consists of policies within the following documents:

- Strategic Policies (2017) (SP)
- Development Management DPD (2017) (DM)
- Site Allocations DPD (2017) (SA)
- The London Plan (2021) (LP)

5.4 Policy SP0 aligns the Strategic Policies Document within the NPPF, in particular paragraph 11, by outlining the presumption in favour of sustainable development. The policy outlines how the Council will work proactively with applicants to find solutions, meaning proposals can be approved wherever possible.

5.5 Policy GG1 of the London Plan seeks to building strong and inclusive communities. Developments must encourage early engagement with stakeholders, seek to ensure changes to the physical environment achieve an overall positive contribution to London and provide access to good quality community spaces which accommodate, encourage and strengthen communities.

5.6 Part 'g' of policy GG3 (Creating a Healthy City) ensures that development must plan for improved access to and quality of green spaces, the provision of new green infrastructure and spaces for play, recreation and sports.

5.7 Within policy SP13 (Open Space and Biodiversity) new development is to protect and improve Haringey's parks and open spaces. All new development shall: protect and enhance where possible the Borough's designated Open Spaces; provide amenity

space in accordance with the Open Space and Recreational Standards SPD; secure improvements, enhancements and management in both quality and access to existing green spaces.

5.8 Policy SP13 additionally requires the conservation of historic significance of the Borough's designated historic parks and gardens.

5.9 Policy G4 (Open Space) of the London Plan states that development proposals should:

- 1) *Not result in the loss of protected open space*
- 2) *Where possible create areas of publicly accessible open space, particularly in areas of deficiency*

5.10 Policy DM20 (Open Space and Green Grid) supports development which protects and enhances Haringey's open spaces. The reconfiguration of open space will be supported where:

- a. *It is part of a comprehensive, deliverable scheme;*

5.11 The proposal forms part of an emerging wider high-level masterplan which has been completed in conjunction with Friends of Chestnuts Park, Haringey Rivers Forum and Ward Councillors and is currently undergoing wider public consultation. Funding for the Flood Alleviation project has been secured and can, therefore, be delivered.

- b. *There would be no net loss of open space;*

5.12 The proposal will result in 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*

5.13 The proposed site is a predominantly flat amenity grassed area with slight fall south to north. The proposals include the addition of ramped access within the park to the proposed log seating amphitheater to improve and create a safe and accessible pedestrian route for all. Consideration of hedge high has been identified to ensure that while the hedge provides a definition and barrier to the wetland space it does not create a visual barrier that could encourage anti-social behaviour.

- d. *Proposals for ancillary development on open space will be supported where they: are necessary for, or would facilitate, the proper functioning of the open space; would not be detrimental to any other functions of the open space; are ancillary to the use(s) of the open space; are of an appropriate scale; do not detract from the open character of the site or surroundings; and contribute positively to the setting and quality of the open space*

- 5.14 The proposal seeks to alleviate the potential of surface water flooding within a designated Critical Drainage Area via the construction of a SuDS Basin, this will protect downstream properties from flooding, mitigate flooding within the park and provide enhanced bi-diversity for the education and benefit of users.
- 5.15 The proposed development accords with Development Plan policy SP13, DM20 and G4. The principle of development is accepted.

Flooding and Drainage

- 5.16 Chestnuts Park is situated within Critical Drainage Area 057, with several properties within the vicinity having history of flooding. As such, the proposal seeks to alleviate flooding within the wider area.
- 5.17 Policy DM26 (Critical Drainage Areas) 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.
- 5.18 Furthermore, proposals for new development within Local Flood Risk Zones must include a statement describing how flood risk issues have been addressed. The Council may require a further site-specific Flood Risk Assessment to assess risk, particularly from surface water flooding.
- 5.19 Within Policy SP5 (water Management and Flooding) the Council will require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk. All development shall: improve the water environment; minimise water use; take account of flood risk vulnerability as set out within the NPPF; implement measures to prevent local surface water flooding; implement Sustainable Drainage Systems (SuDS); and require higher resilience and levels of flood protection.
- 5.20 Policy DM24 manages and reduces flood risk. The council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding. All proposals for new development will be required to: manage and reduce surface water run-off; and manage water and waste water discharges.
- 5.21 Policy DM25 specifically addresses Sustainable Drainage Systems. All proposals for new development must seek to manage surface water as close to its source as possible, in line with the London Plan drainage hierarchy. The Council will require SuDS to be sensitively incorporated into new development by way of site layout and design.
- 5.22 Within policy SI 12 (Flood Risk Management) proposals should ensure that flood risk is minimised and mitigated, and the residual risk is addressed. This should include,

where possible, making space for water and aiming for development to be set back from the banks of watercourses.

5.23 Policy SI 13 (Sustainable Drainage States) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its sources as possible. The policy provides the following rainwater discharge hierarchy:

- 1) *Rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)*
- 2) *Rainwater infiltration to ground at or close to source*
- 3) *Rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)*
- 4) *Rainwater discharge direct to a watercourse (unless not appropriate)*
- 5) *Controlled rainwater discharge to a surface water sewer or drain*
- 6) *Controlled rainwater discharge to a combined sewer.*

5.24 A Flood Risk Assessment has been undertaken and submitted in support of this application. The assessment demonstrates that the scheme reduces the overall flood risk within the catchment, particularly for lower return period events. The assessment also found that the rate of inundation allows for safe egress. The time to empty assessment found that the basin will empty out quickly allowing for the basin to be back to use in within a short time frame. The assessment concludes that the development is considered acceptable in relation to flood risk and in accordance with the relevant planning policies included in the NPPF.

5.25 The proposal accords with Development Plan policies SP5, DM24, DM25, DM26, SI12 and SI13.

Heritage

5.26 The proposed site is situated within St Ann's Conservation Area (CA) which is in the form of an east-west linear development.

5.27 Policy SP12 relates to conservation. The council will ensure that conservation of the historic significance of Haringey's heritage assets.

5.28 Policy DM9 relates to the management of the historic environment. Development which conserves and enhances the significance of a heritage asset will be supported. Proposals affecting a designated asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance.

5.29 When considering the impact of proposals on the historic environment, the Council will have regard to: the priority given to sustaining and enhancing the asset; character

appraisals; preservation of original form; relationship with neighbouring uses; desirability of securing a viable use; an understanding of and respect for significance; and the contribution proposals can make. DM9 additionally comments on Conservation Areas, however, these primarily relate to the redevelopment of physical structures.

- 5.30 Within policy HC1 (Heritage Conservation and Growth), Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment.
- 5.31 Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 5.32 The Heritage Statement undertaken within Section 5.0 of this statement concludes that there will be no harm towards the Conservation Area as a result of the proposals. whilst there would be minor levels of change to the visual appearance of the park, the nature of its use will remain unchanged and the public benefits outweigh the minor levels of change proposed. As such, it is considered that the submitted proposals are in accordance with planning policy set out within the Development Plan.
- 5.33 There will be no harm upon the St Ann's Conservation Area and the proposal accords with policy DM9 and HC1 of the Development Plan.

Landscape and Ecology

- 5.34 Part 15 of the NPPF seeks to protect and conserve the natural habitat and wildlife which resides there. Paragraph 180 provides several principles which should be applied when determining applications.
- 5.35 Policy DM19 (Nature Conservation) requires development that has direct or indirect adverse impact upon important ecological assets, either individually or in combination with other development will only be permitted where: the harm cannot be reasonably avoided; and it has been suitably demonstrated that appropriate mitigation can address the harm caused.
- 5.36 Within policy D8 (Public Realm), development proposals should ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Specific regard has been had to part I which states:

incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity.

- 5.37 The proposed development includes a new attenuation basin to improve surface water (drainage/quality) and will provide an improved flood storage capacity in a critical drainage area where historic flooding has occurred downstream. Landscape proposals for the proposed development include wetland reedbed/sedge planting, native hedge planting, reinstatement and enhancement of amenity grass areas and wildflower meadows. Future maintenance has been considered in the design and specification of the planting to ensure longevity of the proposal.
- 5.38 Policy G1 (Green Infrastructure) states that London's network of green and open spaces, and 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.
- 5.39 The proposed development is integrated into the emerging masterplan for Chestnuts Park to achieve multiple benefits. There are a number of elements including the surface water culvert, field drainage and other pipework, topography, existing flood flows and storage capacity requirements that has influenced the location, size, shape and depth of the flood attenuation basin. To mitigate the impact of the basin on the amenity space within the park the proposed design gives the upper basin a dual use which considers both recreation and water storage in a flood event.
- 5.40 Policy G6 (Biodiversity and access to nature) states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.
- 5.41 Policy G7 (Trees and Woodlands) states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted which necessitates the removal of trees there should be adequate replacements. The planting of additional trees should generally be included in new developments.
- 5.42 An Ecological Impact Assessment has been undertaken and submitted in support of this application. The site lies within a non-statutory designated Site of Importance for Nature Conservation (SINC) and is predominately comprised of neutral and modified grassland, hedgerows and trees. Appropriate Bat and bird surveys have been undertaken with the sit considered negligible for both species. The site is additionally considered low value for Great Crested Newts and other reptiles.
- 5.43 The baseline habitats on site provide a total of 2.86 Biodiversity Units (BU). As a result of proposed landscape enhancements, the habitats on site post-development provide

a total of 3.95 BU, resulting in a net increase of 1.09 units, equating to a 38.09% gain in on-site biodiversity. The proposal meets the trading rules required.

- 5.44 The proposed development will enhance landscaping and ecology on the site and is fully compliant with policies DM19, D8 and G1, G6 and G7.

Design

- 5.45 Policy SP11 (Design) states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects the local context, character and historical significance. Furthermore, incorporate solutions to reduce crime and fear of crime.
- 5.46 Policy D4 (Delivering Good Design) states that the design quality of the development should be retained through to completion by ensuring that the maximum detail appropriate to the design is provided to avoid the need for later design amendments, ensuring that the scheme quality is not adversely affected by later decisions.
- 5.47 Policy DM1 (Delivering High Quality Design) states that *"all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area"*. The council will support design-led proposals which; relate positively to neighbouring structures, make a positive contribution to place, confidently address feedback from local consultation, demonstrate how the quality of the development will be secured when it is built, and are inclusive and incorporate sustainable design and construction principles, whilst following the design standards.
- 5.48 The design of the proposed development has been integrated into the larger emerging masterplan for Chestnuts Park to achieve multiple public benefits. Key stakeholders have been involved in the design development from inception and a public consultation exercise was undertaken earlier in the summer so that the local community and key stakeholders could contribute to the proposal which has been submitted.
- 5.49 Policy D5 (Inclusive Design) 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.
- 5.50 Policy DM2 (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. Proposals should have regard for the principles set out in 'Secured by Design'.

- 5.51 Within Policy D8 (Public Realm) development proposals should encourage and explore opportunities to create new public realm, ensuring the public realm is well-designed, safe and accessible, relating well to the local and historic context.
- 5.52 The proposed site is a predominantly flat amenity grassed area with slight fall south to north. The proposals include the addition of ramped access within the park to the proposed log seating amphitheater to improve and create a safe and accessible pedestrian route for all. Consideration of hedge high has been identified to ensure that while the hedge provides a definition and barrier to the wetland space it does not create a visual barrier that could encourage anti-social behaviour.
- 5.53 Within Policy S4 (Play and Informal Recreation) development proposals which are likely to be used by children should:
- 1) increase opportunities for play and informal recreation and enable children and young people to be independently mobile*
 - 2) incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently*
 - 4) for large-scale public realm developments, incorporate incidental play space to make the space more playable*
 - 5) not result in the net loss of play provision, unless it can be demonstrated that there is no ongoing or future demand. Where published, a borough's play and informal recreation strategy should be used to identify ongoing or future demand for play provision.*
- 5.54 Chestnuts Park is a mature tree lined rectangular open space with typical park land features offering a mixture of formal and informal amenity and recreational uses. The proposed development will follow all design guidance and aims to maintain the recreational uses of the site whilst also adding bio-diversity, flood alleviation and additional informal play. The proposal is fully compliant with policies SP11 DM1 and 2, D4, 5, 8 and S4.

Ground Conditions

- 5.55 Policy DM23 (Environmental protection) ensures that proposals will only be permitted where:

Proposals for new development will only be permitted where it is demonstrated that any risks associated with land contamination, including to human health and the environment, can be adequately addressed in order to make the development safe.

- 5.56 A Preliminary Risk Assessment has been undertaken and submitted in support of this application. Whilst potential off-site and on-site sources of contamination were identified, no viable pathways between these sources and human health / controlled waters were identified. Based upon findings of the initial conceptual site model, there are no unacceptable risks to the environment and / or human health. The site is, therefore, deemed suitable for use.
- 5.57 The proposal is fully compliant with Policy DM23 and has demonstrated that there are no risks associated with contaminated land.

6.0 Summary and Conclusion

- 6.1 Having regard to the Development Plan made up of policies within the adopted Haringey Local Plan and the London Plan, it is considered the key planning issues in respect of the current submission in the determination of this application are defined as follows:
- Principle of Development
 - Flooding and Drainage
 - Heritage
 - Landscape and Ecology
 - Design
 - Ground Conditions
- 6.2 Planning applications must be determined in the first instance against the policies in the Development Plan, yet other material considerations can be given weight, such as the NPPF
- 6.3 A planning balance has been conducted, attributing weight to relevant policies and those stated within the NPPF, applying a presumption in favour of sustainable development.
- 6.4 The overall planning balance weighs in favour of the proposals, being in accordance with national and local policy with no significant adverse impacts which would outweigh the benefits.

Conclusion

- 6.5 Hedley Planning Services have prepared this Planning and Heritage Statement on behalf of Simon Farrow (Head of Parks and Leisure at Haringey Council) (the 'Applicant') which relates to the construction of SuDS Basin and associated open space at Chestnuts Park, St Ann's Road, Haringey, London, N15 3AQ.
- 6.6 It has been demonstrated through this statement and suite of documents and plans submitted in support of this application that there will be negligible, if any harm towards the surrounding area.
- 6.7 The proposal for a flood alleviation scheme that includes a wetland that improves water quality and a dual space for additional recreation and informal play and additional water capacity in a flood event results in a proposal that creates a provision for increased biodiversity, improving climate resilience and decreasing flood risk to properties downstream.

- 6.8 The proposal will not result in adverse impacts upon identified material considerations, such as: Flooding and drainage; Heritage; landscape and ecology; and land contamination.
- 6.9 For the reasons set out in this statement, the proposed development accords with the NPPF and Local Plan with regards to the construction of SuDS Basin. All matters which must be considered within this application for approval have been considered by expert consultants and addressed, it is our view that planning permission should be granted.