

LONDON THAMES GATEWAY DEVELOPMENT CORPORATION

PLANNING COMMITTEE MEETING: 8th March 2007

**Planning Application for LTGDC's Formal Observations
London 2012 Olympic and Paralympic Games Planning Applications –
Explanatory Report and Recommendation**

Report of the Director of Planning

CASE NUMBER: OBS-07-013-ODA
APPLICATION NO: 07/90012/OUMODA/ODA

APPLICANT: Mr Niall McNevin, Olympic Delivery Authority

AGENT: RPS Planning

PROPOSAL: Redevelopment of Clays Lane Estate, Stratford (part) for up to 1252 permanent residential units that will also be used for athlete and related accommodation in connection with the 2012 Olympic Games and Paralympic Games, complementary retail facilities (A1-5), associated open space and play facilities, car parking, servicing facilities, vehicular access and ancillary works (Outline application)

Bulk earthworks to finished levels and associated remediation including stockpiling of materials; demolition of existing buildings and structures including areas of hard standing; clearance of vegetation and felling of trees and the erection of perimeter enclosure (Detailed planning application)

This planning application is accompanied by an environmental statement.

LOCATION: Development of land to the south and east of the Eastway Cycle circuit and east of Trafford Close incorporating Clays Lane (part), Clays Lane Close (part) and Temple Mill Lane (part), Stratford E15

CASE NUMBER: OBS-07-014-ODA
APPLICATION NO: 07/90011/FUMODA/ODA

APPLICANT: Olympic Delivery Authority

AGENT: EDAW

PROPOSAL: The Site Preparation Planning Application is for development in connection with the 2012 Olympic and Paralympic Games and Legacy Transformation, comprising works and uses of land to facilitate the development of Olympic facilities and their Legacy transformation, involving: bulk earthworks to formation levels (including demolition works, felling of trees, clearance of vegetation); stockpiling of materials and the remediation of land; construction compounds; erection of perimeter enclosure; construction of and works to river walls and works to waterways; construction of and works to roads, means of access and junction alignments; construction of logistic roads and construction bridges and one footbridge substructure; laying of services, service diversions and service protection works; construction of utilities corridor, surface water drainage network and foul water tunnels; and connections to host utilities.

LOCATION: The Olympic Site London

CASE NUMBER: OBS-07-016-ODA
APPLICATION NO: 07/90010/OUMODA/ODA

APPLICANT: Olympic Delivery Authority

AGENT: EDAW

PROPOSAL: The Olympic and Legacy Transformation Planning Application is for development in connection with the 2012 Olympic Games and Paralympic Games and Legacy Transformation, involving:
Purposes for the Games: Earthworks to finished levels; Sports, leisure and entertainment venues within class D2, (including ancillary service areas); Olympic Cauldron; Open space and circulation areas (involving soft and hard landscaping and associated structures); Under and over bridges; Utility structures (including wind turbine, pumping stations, electricity substation, telecommunication masts, Channel Tunnel Rail Link cooling box, an Energy Centre (including a Combined Cooling and Heating Plant and biomass boilers); Construction of buildings for use within classes A1, A2, A3, A4, A5; Construction of building for use as the International Broadcast Centre / Main Press Centre and Multi Storey car park; Erection of a perimeter enclosure for the period of the works; Temporary coach parking areas.

In the period following the Games, the Legacy Transformation Phase involving:

Reconfiguration of road network to form Legacy distributor and local roads, cycleways, pedestrian footways and ancillary parking areas; Dismantling and reconfiguration to form buildings within classes B1, B2 and B8; Partial deconstruction, demolition, dismantling and construction of venues to form legacy sports, leisure and entertainment venues, servicing facilities, car parking, vehicular access and ancillary works for use within classes D1 and D2; and of over and under bridges and buildings and structures (including telecommunication masts); Engineering earthworks involving the reconfiguration of levels and the laying out to provide permanent public open space (including outdoor sports facilities, play facilities, cycle circuit and ancillary facilities), allotments and sites for future development; and Erection of perimeter enclosure.

LOCATION: Area Bound:
N:Eastway (part), A12 East Cross Route (part), River Lea, N & E Boundary Of East Marsh, New Spitalfields Market, Ruckholt Rd & Temple Mill Lane;
E:Temple Mills Lane, Lea Valley Line Overground Railway Line

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1. Purpose of report

- 1.1 The purpose of this report is to provide information regarding three planning applications that The Olympic Delivery Authority submitted in February 2007 in relation to the London 2012 Olympic and Paralympic Games and legacy era, which the London Thames Gateway Development Corporation has been invited to comment upon.
- 1.2 Members are asked to note the report and agree that The Corporation advise The Olympic Delivery Authority that is has NO OBJECTIONS to the three proposed planning applications, subject to various comments as detailed in section 7 of this report.
- 1.3 The combined subject applications comprise some 25 volumes, plus four summary documents. This report does not seek to duplicate all of the information contained within the submission, but draws out some of the main topic areas of concern to The Corporation. A hard copy of the applications is held at the London Thames Gateway Development Corporation offices and viewing is also available at www.london2012.com/planning.

2. Background, history and proposed phases

- 2.1 18 December 2006 ~ Secretary of State confirmed rights to compulsorily acquire large parts of the Lower Lea Valley to facilitate the 2012 Games (London Development Agency (Lower Lea Valley, Olympic & Legacy Compulsory Purchase Order).
- 2.2 November 2006 – Planning permission granted for part of the works to increase the capacity of Stratford Regional Station.
- 2.3 August 2006 – Planning permission granted to relocate a rail carriage sidings facility to Lea Interchange in Waltham Forest.
- 2.4 30 March 2006 ~ Parliament passed the London Olympics Games and Paralympics Games Act, which sets out a clear commitment to deliver the 2012 Games.
- 2.5 January 2006 – Planning permission granted for the undergrounding of the overhead powerlines.
- 2.6 17 February 2005 ~ Outline planning permission granted by LBN for Stratford City. *“The comprehensive mixed use development of rail lands comprising B1 offices, residential, retail development and a full use of A1, A2 and A3 uses, commercial, leisure uses, hotels, conference facilities, community, health and education facilities, open space, landscaping, water features, parking, transport interchanges, associated infrastructure and the town centre ling”.*
- 2.7 17 February 2005 LBN P/03/0658 & 30 November 2004 LBWF 2003/0650/OUT ~ New playing fields proposed as part of the Stratford City development to the east of the Clays Lane Estate were jointly approved.
- 2.8 8 December 2004 LBWF 2003/0640 ~ approval of localised carriageway improvements including a new junction into the south of the Clays Lane Estate.
- 2.9 September 2004 ~ Olympic and Paralympic Games masterplan applications (OLY1-5) approved.
- 2.10 **Proposed phases**

2007-2011 Construction
2012 Olympic and Paralympic Games temporary use
2014 Legacy Scheme Completion (initial occupation at circa 40%)
2021 Legacy (full occupation of the proposed development)

3. Explanation of applications

- 3.1 The Olympic Delivery Authority (ODA) has submitted three planning applications to the Olympic Delivery Authority Planning Decisions Team as planning authority pursuant to the ODA (Planning Applications) Order 2006. The Corporation has been invited to comment on the applications by the 19th March 2007. An Olympic Park proposals map is shown at Appendix 1.
- 3.2 The three subject applications are required because the overall plans have changed since planning permission was granted in 2004. Following approval, it is intended that the Olympic, Paralympic & Legacy Transformation Planning applications will supersede the 2004 Permissions as the primary permissions to

develop the Olympic Park.

3.3 The three applications received are as follows:

- 1) LTGDC ref: OBS-07-016-ODA ODA ref: 07/90010/OUMODA – **Facilities and their Legacy Transformation Planning Application.**
- 2) LTGDC ref: OBS-07-014-ODA ODA ref: 07/90011/FUMODA – **Site Preparation**
- 3) LTGDC ref: OBS-07-013-ODA ODA ref: 07/90012/OUMODA – **Olympic Village (part) and Legacy Residential Planning Application**

3.4 Applications 1) and 2) above are known collectively as the 'Olympic, Paralympic and Legacy Transformation Planning Applications'.

3.5 The planning applications do not seek planning permission for the Legacy Communities components. The ODA and LDA are committed to prepare a Legacy Masterplan Framework (LMF). The LMF will focus on the delivery of sustainable Legacy Communities – to accommodate the post London 2012 Games development of residential, commercial and community use. There will be further applications for Legacy development in the Olympic Park submitted from 2008 onwards.

4. Information relating to OBS-07-016-ODA – Facilities and their Legacy Transformation Planning Application

Site Location/Description

4.1 This application covers an area of approximately 246 hectares (606 acres) – The Olympic Park (see Appendix 1 for plan).

4.2 This application seeks outline planning permission for:

- Earthworks to finished levels;
- Construction and use of sporting venues and ancillary facilities required for the operation of the venues during the Olympic and Paralympic Games. The venues are:
 - Main Olympic Stadium, which will accommodate 80,000 spectators, reducing to 25,000 in the Legacy Transformation phase, together with a structure to support the Olympic Cauldron to hold the Olympic Flame.
 - Aquatics Centre, to accommodate up to 25,000 spectators, reducing to a capacity of up to 3,500 in the Legacy Transformation phase.
 - A multi-purpose sports arena to accommodate 10,000 spectators.
 - A Velodrome which will have an Olympic and Legacy capacity of up to 6,000.
 - An external BMX track venue, with a temporary seating bowl of 6,000 seats.
 - Two temporary Hockey venues. The main Hockey venue will have a capacity of 15,000 temporary seats, whilst the secondary venue will have a capacity of 5,000 seats.
 - A temporary indoor Basketball Arena with a temporary seating capacity of 12,000 for Basketball and Wheelchair Rugby and 4,700 temporary seats for the Modern Pentathlon event.

- A temporary indoor hall with temporary seating for 8,000 for the Fencing competition during the Olympic Games and the Wheelchair Fencing competition during the Paralympic Games.
- Paralympics Tennis venues, consisting of Main Show Court (5,000 spectators), Show Court 1 (3,000 spectators), Show Court 2 (1,000 spectators), six competition courts (each with 250 spectators) and four warm-up courts, which will be retained in the Legacy.
- A Legacy Hockey facility, to be constructed pre-Games with the pitch surface relocated and re-used after the Games. This Legacy Hockey facility will have permanent capacity of 5,000.
- A new Legacy changing room facility on East Marsh.
- The International Broadcast Centre (IBC) and Main Press Centre (MPC) combined into one large building complex, to include television studios, production facilities, and communications suites. Local broadcast and press compounds are also included in each of the sports venues.
- Open space and circulation areas (involving soft and hard landscaping and associated structures);
- Under and over bridges (see 4.3 below);
- Utility structures (including wind turbine, a new surface water drainage system including five surface water pumping stations, a foul water pumping station, electricity substation, seven permanent and four temporary telecommunication masts and ancillary equipment cabins, Channel Tunnel Rail Link cooling box, an Energy Centre (including a Combined Cooling and Heating Plant and biomass boilers) and up to 60 antennae mounted on the following venues: Olympic Stadium, Velodrome, IBC/MPC, Tennis Centre and the Aquatics Centre.
- Construction of buildings for use within classes A1, A2, A3, A4, A5;
- Construction of building for use as the International Broadcast Centre / Main Press Centre and Multi Storey Car Park;
- Erection of a perimeter enclosure for the period of the works; and
- Temporary coach drop off and parking areas and car parking areas.

4.3 Bridges – the construction of:

- six temporary bridges (these are a mixture of foot and road bridges to be removed post games);
- four permanent land bridges (these are green bridges for pedestrian and cycle use);
- ten permanent highway bridges (these are road bridges with pavements);
- thirteen permanent footbridges; and
- three permanent highway under bridges, one permanent pedestrian under bridge and one temporary pedestrian under bridge (under meaning sub-surface).

- #### 4.4
- In addition to the above, planning permission is also sought (within the same application) for the Legacy transformation of the Olympic Park including:
- Partial deconstruction, demolition, dismantling and construction of venues to form Legacy sports, leisure and entertainment venues, including a cycle circuit in the northern part of the Park;
 - Reconfiguration of roads to form a Legacy road network;
 - Reconfiguration of the IBC/MPC to form buildings for office and industrial use; and
 - Earthworks and landscaping to provide permanent public open spaces and outdoor sports and changing facilities.

5. Information relating to OBS-07-014-ODA – Site Preparation**Site Location/Description**

- 5.1 This application covers an area of approximately 246 hectares (607 acres) – The Olympic Park (see Appendix 2 for plan).
- 5.2 This application seeks full planning permission for development comprising works and uses of land to facilitate the development of Olympic and Paralympic facilities and their legacy transformation, involving:
- Bulk earthworks to formation levels (including demolition works, felling of trees, clearance of vegetation);
 - Stockpiling of materials and the remediation of land;
 - Construction compounds;
 - Erection of perimeter enclosure;
 - Construction of and works to river walls and works to waterways;
 - Construction of and works to roads, means of access and junction alignments;
 - Construction of logistic roads and construction bridges and one footbridge substructure;
 - Laying of services, service diversions and service protection works;
 - Construction of utilities corridor, surface water drainage network and foul water tunnels; and
 - Diversion of existing utilities and connections to host utilities.

6. Information relating to OBS-07-013-ODA – Olympic village (part) and Legacy Residential Planning Application

- 6.1 This application is two fold - part outline planning application and part detailed planning application. It relates to the redevelopment of part of the Clays Lane Estate, Temple Mill Lane, Stratford in the London Borough of Newham (see Appendix 3 for plan).

(i) The first part seeks outline planning permission for the redevelopment of Clays Lane Estate, Stratford (part) for up to 1252 permanent residential units that will also be used for athlete and related accommodation in connection with the London 2012 Olympic and Paralympic Games, complementary retail facilities (use class A1-5), associated open space and play facilities, car parking, servicing facilities, vehicular access and ancillary works.

(ii) The second part seeks full planning permission for bulk earthworks to finished levels and associated remediation (including stockpiling of materials); demolition of existing buildings and structure (including areas of hard standing); clearance of vegetation and felling of trees; and the erection of perimeter enclosure.

Site Location/Description

- 6.2 The site is situated in the northern part of the London Borough of Newham, south of the A12, which forms the border with the London Borough of Waltham Forest. A site location plan is given at Appendix 3 to this report. The site comprises land to the south and east of the Eastway Cycle Circuit and east of Trafford Close incorporation Clays Lane (part), Clays Lane Close (part) and

Temple Mill Lane (part). To the north and west is the Lea Valley Park and Lea Valley Cycle Circuit. Temple Mill Lane forms the eastern boundary of the site.

- 6.3 The Olympic Masterplan site area has been broken down in to 15 Delivery Zones. The Clays Lane site sits predominantly within Zone 10, with only the northern part of the site, following the alignment of Temple Mill Lane, falling within Zone 6. See Olympic proposals map at Appendix 1.
- 6.4 This area, which is currently unvegetated and undeveloped land has outline planning permission for redevelopment as 'Stratford City' which is a mixed use residential development centred around Stratford International Station.
- 6.5 Clays Lane is currently a partly vacated residential area, to the south and east of the Lee Valley Park. It comprises of an area of two to three storey units surrounding two, 1960s style high-rise blocks of approximately 12 storeys in height. A LBN managed site for travellers and English Romany Gypsies is situated within the southern part of the site along Clays Lane.

Detailed part of the application

- 6.6 This part of the application seeks full planning permission for site preparation work and the erection of a perimeter enclosure. The existing site will be cleared and remediated to provide a development platform upon which to build.
- 6.7 Stratford 'railway lands' lie to the south of the Clays Lane site. It has been subject to recent land-raising (up to 12.14m AOD) from Channel Tunnel Rail Link (CTRL) Tunnel spoil. The development platform proposed for the Clays Lane site will be consistent with the levels of the Stratford City development and Olympic proposals to the north, west and east at 12m AOD.

Outline part of the application

- 6.8 Planning Consent is sought in outline for the development of 1252 permanent residential units that will also be used for athlete and related accommodation in connection with the 2012 Olympic and Paralympic Games. (The residential units will be fitted out with temporary kitchens and facilities to accommodate the athletes and then upgraded post-games with permanent facilities). The application also seeks complementary retail facilities (use class A1-A5), associated open space and play facilities, car parking, servicing facilities, vehicular access and ancillary works. Table 1. below illustrates the proposed development floorspace schedule:

Table 1. Proposed Development Floorspace Schedule

Use Class	Gross External Area (GEA)m ²
Residential (C3)/Temporary Residential Institution (C2)	125,000
Retail (A1-A5)	2,000
Total	127,000
1. All figures quoted are gross external, i.e. including corridors, stairs, walls and lifts 2. The figures include basement refuse/service area and corridors 3. Floorspace figures exclude service yards and basement plant areas	

4. Quoted areas exclude publicly accessible and privately maintained spaces, streets, walkways etc
5. Excludes areas for car parking beneath buildings

- 6.9 Four development blocks are proposed to be erected, each arranged around a central private courtyard. A series of open spaces and play spaces, including a LEAP (Local Equipped Area for Play) of a minimum of 400m² are also proposed.
- 6.10 The illustrative scheme contained in the Design and Access Statement indicates the following courtyard areas in each of the 4 building blocks:
- | | |
|-------------|--------------------------|
| CLO1 | 2,439m ² |
| CLO2 | 856m ² |
| CLO3 | 1889m ² |
| <u>CLO4</u> | <u>2390m²</u> |
| Total | 7574 m ² |
- 6.11 In 2012, before occupation by permanent residents, the site will be used temporarily as part of the Olympic Village. Occupation will last two months, with levels of occupation varying over that period. Maximum occupation will last for around one month, with a total of up to 5,347 athletes and officials housed at the site.
- 6.12 The density of development is 335 dwellings per hectare (dph) or 1020 habitable rooms per hectare (hrh).
- 6.13 50% of the proposed housing will be affordable with the following housing mix:

Table 2. Proposed Housing mix

	Market*	Social Rented*	Intermediate*
1 Bedroom units	20%	24%	44%
2 Bedroom units	50%	50%	51%
3 Bedroom units	25%	16%	6%
4 Bedroom units	5%	10%	-

*Subject to funding

- 6.14 Car parking is to be located beneath proposed buildings and on-street with up to 0.7 spaces per dwelling and 1 space per 28m² for complementary retail.

7. **Comments/representations to be passed to the Olympic Delivery Authority**

7.1 Principle of development

The London Thames Gateway Development Corporation has no in principle objections to the proposed developments relating to the delivery of the London 2012 Olympic and Paralympic games as set out within planning applications 07/90010, 09/90011 & 07/90012.

7.2 Transportation/Access

The proposed long term enhancement of public transport accessibility across the application areas is supported by The Corporation.

- 7.3 The Corporation welcomes the enforcement of a Code of Practice with specific regard to the management of construction traffic both within the application site and surrounding area.
- 7.4 The Corporation are dealing with a number of applications for major development proposals in the areas surrounding the Olympic Park, particularly along Stratford High Street. There is potential for construction traffic conflicts if the construction phases for these developments occurs at the same time as that of the Olympic Park, or the operation of the games. The Corporation would not want the regeneration of these sites to be delayed. Therefore the ODA will need to work closely with the Corporation, Local Authorities and developers to ensure appropriate mechanisms are in place to manage the interaction between the construction and operational programme of the Olympic Games, and the construction programme for the surrounding major developments.
- 7.5 Use of the Waterways
The Corporation are concerned that the proposals make little use of the waterways within the Olympic park, other than use of the networks by pedestrians and cyclists. The existing River Thames boat services are acknowledged as providing good connections to public transport services that connect to the Olympic Park, but the Olympic Park waterways are considered to be underutilised, particularly during the construction phases.
- 7.6 Use of rail freight during the construction phases
The Corporation seek clarification regarding the proposed use of rail freight services. It is understood that it will be, "maximised during the night when there will be no Olympic traffic", but it is not clear exactly what overall proportion of construction movement will be by rail. It has been stated that the use of these modes (water and rail), will be subject to "commercial considerations". The Corporation seeks clarity from the ODA on this point.
- 7.7 Energy and carbon dioxide emissions
The assessment of the amount of CO₂ likely to be produced and of consumption of energy within the Olympic Park Scheme from the construction phase, during games period and through to the Legacy transformation and operational phases is noted. The Corporation notes the ODA's commitment to delivering a low carbon development and reduction of the carbon intensity of the construction activities but would favour more ambitious targets.
- 7.8 Bridges
The details of the bridges are recognised as being illustrative at this stage. The Corporation would like the opportunity to comment further on the details of permanent bridges H10, H14, H16 and F13 as they fall within the London Thames Gateway Development Corporation planning functions area.
- 7.9 Delivery of new housing
The Clays Lane application (OBS-07-013-ODA) is supported as an outline proposal that generally accords with housing policy (London Plan, LBN adopted UDP and emerging LDF), providing mixed tenure housing that meets the Mayor's target of 50% affordable housing, 10% wheelchair accessible and 100% meeting Lifetime Homes Standards. However, there are concerns regarding private amenity space.
- 7.10 The proposed total courtyard area of 7574m² to serve up to 1252 permanent residential units equates to 6.05m² per unit, which falls short of LBN existing

and emerging planning policy.

- 7.10.1 For 1 bedroom flats, Newham's adopted Supplementary Planning Guidance Note (SPG) entitled 'Residential Planning Guidelines' seeks 100 m² of communal garden space for up to 4 dwellings and 15m² for each additional dwelling; and 25m² per dwelling in preference to communal areas for 2,3 and 4 bed flats. The proposal presents a shortfall of approximately 2 hectares when assessed against this SPG.
- 7.10.2 Newham's emerging LDF seeks 20m² of communal/semi-private amenity space per dwelling, including balconies and roof terraces, and 30m² of garden space per family dwelling at ground level. The proposal does not meet this requirement.
- 7.10.3 Whilst it is recognised that the planning application states that balconies will, additionally, be provided these are expected to be concentrated on the lowest 4 floors of the development, The Corporation maintain reservations with regard to the deficiency in provision of private amenity space afforded to future permanent occupants of the dwellings.
- 7.11 Overall, the planning applications and supporting documents are considered to be general and indicative. This is recognised as being due to the tight timescale being worked to in the production of the applications. It is expected that the ODA will consult The Corporation on emerging details regarding the all three of the subject applications in due course.

8. Additional comments

- 8.1 The Corporation provided comments on the Consultation Draft of the Transport Plan for the London 2012 Olympic and Paralympic Games on the 2nd February 2007. To summarise, the Director of Transport at the ODA was advised that The Corporation support the key objectives which underpin the strategy in general.

9. Recommendations

- 9.1 Members are recommended to note this report and agree that The London Thames Gateway Development Corporation advise The Olympic Delivery Authority that is has NO OBJECTIONS to the three proposed planning applications and also request that the comments as listed at section 7 above be included in their report to the ODA planning committee.

CASE OFFICER Amanda Reid

APPENDIX 1: Olympic Park proposals map
APPENDIX 2: Site location plan for OBS-07-016-ODA
APPENDIX 3: Site location plan for OBS-07-013-ODA

Abbreviations:

LBWF The London Borough of Waltham Forest
LBN The London Borough of Newham