

PLANNING COMMITTEE MEETING: 11 June 2009

**PLANNING APPLICATION FOR DETERMINATION BY THE LTGDC
 ADDENDUM REPORT**

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| UDC CASE NUMBER: | LTGDC-08-095-FUL | DATE MADE VALID: | 23/07/2008 |
| APPLICATION NUMBER: | 08/01159/LTGDC | TARGET DATE: | Subject to PPA |

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| APPLICANT: | Thames Water Utilities Limited |
| AGENT: | Adams Hendry Consulting Ltd |
| PROPOSAL: | <p>The Lee Tunnel and Beckton STW extension scheme incorporating the following elements within the London Thames Gateway Development Corporation area:</p> <ol style="list-style-type: none"> 1) Abbey Mills Pumping Station: works to enable interception of combined sewer overflows and transfer into the new Lee Tunnel including shafts, transfer tunnels, connecting culverts, connection chambers and associated odour control units. 2) An underground wastewater storage and transfer tunnel ('Lee Tunnel') between Abbey Mills Pumping Station and the Olympic Delivery Authority boundary east of Canning Road; between the Olympic Delivery Authority boundary west of Jubilee Line Railway and the London Thames Gateway Development Corporation boundary east of Jubilee Line Railway; and between Royal Docks Road and Beckton STW. 3) At the Beckton STW: shafts and a pumping station associated with the construction and operation of the Lee Tunnel; additional preliminary, primary, secondary sewage treatment and sludge treatment facilities, including buildings, structures, plant, underground connection pipelines and associated works; odour control units; security gatehouse; wind turbine; tree felling; landscaping and habitat creation; excavation and land remediation. 4) Associated temporary construction compounds; material storage and handling areas and tanks; hardstandings; temporary portable site offices and welfare accommodation at Abbey Mills Pumping Station. 5) Associated temporary construction compounds; material storage and handling areas and tanks; hardstandings; parking areas; the manufacture of concrete tunnel and shaft segments; temporary portable site offices and welfare accommodation at Beckton STW and a jetty bridge for construction purposes. |
| LOCATION: | Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London IG11 0AD; Abbey Mills Pumping Station, Abbey Lane, Stratford, London E15 2RW; Land between Abbey Mills Pumping Station and the Olympic Delivery Authority boundary east of Canning Road; Land between the Olympic Delivery Authority boundary west of Jubilee Line Railway and the London Thames Gateway Development Corporation boundary east of Jubilee Line Railway; and Land between Royal Docks Road and Beckton STW. |

1.0 THIRD PARTY CONSULTATION RESPONSE

1.1 A further consultation response as set out below was received from a resident of Croydon who has previously commented on the application.

- *“Thames Water do not provide any new information to counter my statements.*
- *The ‘study’ for a new foul system is very cursory with unsubstantiated costing.*
- *Thames agree that separation is best - but did not study storm systems at all.*
- *It is indisputable that new storm systems would reduce the carbon emissions.*
- *Thames predict large increases in carbon emissions from the Tideway sewers.*
- *It is known that the current network always works well as a foul water system.*
- *The volume of equivalent storm water pipelines is half that of Tideway sewers.*
- *Thus the embodied energy for pipelines could be 40% less than for Tideway.*
- *Storm systems would be built incrementally, avoiding large borrowing costs.*
- *They can be prioritised to stop the storm flooding that occurs in many areas.*
- *Every complete section can reduce Thames tributary and main river pollution.*
- *Since storm systems are best environmentally they must be properly studied.*
- *The costs and benefits should be valued over structure lifetimes for all options.”*

1.2 Response to above comments:

The comments are largely aimed at proving that there is an alternative way of achieving Thames Water’s objective. This is not considered relevant. The Committee's role is to consider the proposals before them and decide whether they are acceptable in planning terms having regard to the relevant development plan policies and other material planning considerations. The fact that there is a hypothetical alternative is not considered to be a material planning consideration.

2.0 LONDON BOROUGH OF NEWHAM DEVELOPMENT CONTROL COMMITTEE

- 2.1 The three planning applications (London Borough of Newham / Olympic Delivery Authority / LTGDC) for the Lee Tunnel / Beckton STW Extension scheme were presented to the London Borough of Newham Development Control Committee on 3 June 2009.
- 2.2 The London Borough of Newham and Olympic Delivery Authority applications were approved subject to conditions and a S106 agreement as set out in the London Borough of Newham officer's report.
- 2.3 It was recommended that the LTGDC approve their application subject to conditions and a S106 agreement as set out in the London Borough of Newham officer's report.
- 2.4 The conditions and S106 Heads of Terms recommended by the London Borough of Newham are consistent with the conditions and S106 Heads of Terms recommended in the LTGDC officer's report.

3.0 LANDSCAPE AND ECOLOGY MASTERPLAN / PROPOSED PATHWAYS

- 3.1 The attached Figure 10.6A illustrates the proposed landscape and ecology masterplan for Beckton STW.
- 3.2 The attached Figure 10.7 illustrates the indicative access and public realm masterplan for Beckton STW. The drawing shows the extent of the proposed pathways around the site.
- 3.3 The landscape and ecology masterplan and the provision and opening of the pathways will be secured by S106 agreement. Refer to Items 1 – 7 in Section 12.1 of the officer's report for further details.

Case Officer: Adele Williamson