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Your Ref:
Our Ref: **0241-SBH-ATK-LET-00811**
22 February 2010

Mr Paul Broderick
Planning Officer
Environment and Regeneration
Waltham Forest Council,
Waltham Forest Town Hall,
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Dear Mr Broderick,

ENVIRONMENTAL IMPACT ASSESSMENT - REQUEST FOR SCREENING OPINION FOR A PLANNING APPLICATION FOR THE TEMPORARY USE OF DRAPERS FIELD AS AN OLYMPIC VILLAGE OPERATIONAL SUPPORT AREA (VOSA)

We are writing to request a screening opinion (pursuant to Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended by the Town and Country Planning (Environmental Impact Assessment) (Amendment) (England and Wales) Regulations 2008 (the "2008 Amendment Regulations") (together referred to as the "**EIA Regulations**")) regarding the need for an environmental impact assessment in relation to the planning application pending for the development stated above.

Please find set out below a description of the nature and purpose of the intended development (the "**Development**"), and a summary of whether or not there are likely to be any significant environmental effects of the development.

Attached you will find drawings identifying the land that the planning application will relate to (the "**Development Site**") and the nature of the Development, as follows.

(i) 0241-SBH-STE-T-DGA-0402 P02: Operational Screening Areas - Games Site Location Plan;
(ii) 0241-SBH-STE-T-DGA-0404 P02: Village Operational Support Area Drapers Field General Arrangement;
(iii) 0241-SBH-STE-T-DGA-0408 P02: Village Operational Support Area Drapers Field Surface Water Drainage;
(iv) 0241-SBH-STE-T-DGA-0409 P02: Village Operational Support Area (VOSA) Area 16 Horizontal Illuminance Lux Levels

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1. DEVELOPMENT BACKGROUND

1.1 Outline planning permissions relating to the development of the Olympic Park were granted in September 2007 as follows:

- For the creation of landform associated with the creation of the Olympic Park (to formation levels) and works to river walls, retaining structures and utilities infrastructure was originally granted under the Site Preparation Planning Permission (07/90011/FUMODA) **("OLSP Permission")**.

- For landform (to finished levels), the laying out of open space, bridges, utilities facilities, as well as venues and related Games-time facilities, under the Facilities and Legacy Transformation Permission (07/90010/OUMODA) **("OLF Permission")**.

Together these are referred to as the **"2007 Permissions"** and the development which they authorise comprises the "**Consented 2007 Scheme**". An Environmental Impact Assessment was undertaken in respect of the applications for the 2007 Permissions ("**2007 ES**").

1.2 The Consented 2007 Scheme included the provision of the Athletes Village in Planning Delivery Zone (PDZ) 9 and in part of PDZ 10, to accommodate the Olympic and Paralympic athletes and provide for their daily requirements during the Games to a high standard with a high level of security. The Athletes Village is being developed within the Stratford City development which benefits from three outline planning permissions. The original application was granted by the London Borough of Newham in February 2005 application ref. P/03/0607, which was later superseded by outline planning applications approved by the ODA PDT, refs. 06/90017/VARODA and 07/90023/VARODA, the latter of which has been implemented as the Stratford City Masterplan permission ("**the SCM Permission**"). An environmental impact assessment was undertaken to accompany the application to the London Borough of Newham ("**the SCM ES**"). The development authorised by the SCM Permission is referred to subsequently as **"the Consented SCM Scheme".**

1.3 The Development Site known as Drapers Field will supplement the Athletes Village as the Village Operations Support Area (VOSA). It is also referred to as 'Area 16'. The proposed VOSA is to be located within the London Borough of Waltham Forest (LBWF) on a site currently used as playing fields. The Development Site was not included in the Consented 2007 Scheme and therefore a full planning permission will be required for the proposed use and associated temporary structures.

1.4 The VOSA design has been driven by the requirements of the London Organising Committee of the Olympic and Paralympic Games (LOCOG) and the ODA. The facility is considered vital for providing services to the thousands of athletes competing in 2012 and will include 'Back of House' facilities to serve the operational management of the Olympic Village. It will house such facilities as catering support, laundry, deliveries and general maintenance for the Village.

1.5 The VOSA has always been a requirement of the Olympic Village but was originally included within the red line boundary of the Consented 2007 Scheme. Due to the rationalisation of the Olympic Village, as a consequence of changes in the property market situation, it was evident that the facility would need to be provided off site but as close to the Olympic Village as possible. The Olympic Park does not contain any other sites which do not have an allocated use and could be used as an alternative, and as such sites outside the Olympic Park were considered. Drapers Field is well located just outside of the Consented 2007 Scheme red line boundary, with direct road access into the Olympic Park. It is considered to be a suitable size for the VOSA.

DEVELOPMENT SITE

1.6 The Development Site is located to the east of the Olympic Park within the LBWF. It is bounded to the west by the Stratford to Tottenham Hale railway line (to Stansted Airport), Temple Mills Lane to the south, High Road Leyton (A112) to the east and the residential Gordon Road is directly north of the playing fields (see drawing reference 0241-SBH-STE-T-DGA-0402). The Development Site is currently a playing field with trees around the perimeter, enclosed within fencing. It is a grassed area with a full size floodlit Artificial Grass Pitch (AGP) in the southern part of the site, two small grass pitches (full size and junior) with changing rooms and a club house (Southern Pavilion).

1.7 The 'Old Pavilion' to the north of the application site is occupied by the East London Drama and Music Centre and the Woodlands Montessori Preparatory School. Along with two green lorry containers, the Old Pavilion lies outside the application site and will not be affected by the proposed Development.

2. DESCRIPTION OF THE DEVELOPMENT

2.1 The Olympic Village will function much like a hotel and provide facilities including a laundry service, catering supply and room maintenance, retailers supply, mail and deliveries. These services need to be provided efficiently with an added high level of security. Drapers Field is required to support these functions from its off 'Olympic Park' location.

2.2 The Development Site area is approximately 2.2 hectares and will comprise a new area of hardstanding which will be laid as a development platform following removal of the topsoil and the AWP facilities. The topsoil will be stored safely and re-laid when Drapers Field is reinstated post Games. Some existing seating, fencing and shelters will be dismantled and set aside for re-use post Games. There is a paved car park adjacent to the pavilion in the south which will be retained and utilised and a kerb will be removed.

2.3 The VOSA will hold warehousing, office units and welfare facilities. There will be a principal tented structure in the centre of the site and portacabins will be located adjacent to the southern and eastern perimeter. Parking for buggies, Modecs (zero emissions vehicles), contractors and a refuelling area will be provided for on site.

2.4 The site will be enclosed by the Olympic Park Security Fence (OPF). The OPF at Drapers Field will connect with the existing OPF that runs along Temple Mills Lane, creating an extension to the secure area defined by the OPF.

2.5 The vehicle access at Temple Mills Lane will be retained and pedestrian access will be provided from High Road Leyton.

2.6 The proposed above ground features are listed below:

- 4.8m high weld mesh standard OPF around the perimeter of the site (including 1.2m electric topping fence) with foundations posts every 2-3m approximately 470m around the VOSA perimeter and 250m within the site);
- 2.2m high Demarcation Fence around part of the OPF and site (approximately 365m);
- Temporary LOCOG facilities:
  - 1 x Principal Tent of approximately 82.0m (length) x 48.0m (width) x 5.0m (height);

- 1 x Accreditation Checked tented structure of approximately 40.0m (length) x 15.0m (width);
- 1 x Accreditation Checking tented structure of approximately 20.0m (length) x 15.0m (width)
- 1 x single storey Portacabin of approximately 12.0m (length) x 120m (width);

- 1 x Refuelling Area of 8.0m (length) x 7.0m (width) which will be designed, constructed and managed in line with the Environment Agency's 'Pollution Prevention Guidelines, Refuelling Facilities: PPG7';
- 28 x Single Storey Standard Shipping Containers of approximately 5.0m (length) x 2.0m (width) (measurements approximate);
- 10 x 12.0m (length) x 2.5m (width) refrigerated shipping containers (reefers) (measurements approximate);
- 2.0m (length) x 0.7, (width) x 1.5m (high) galvanised and proprietary painted steel Feeder Pillar (measurements approximate);
- 20 x 15.0m steel lighting columns with stirrup bracket mounted Philips OptiFlood MVP506 luminaire unit of type A/60 incorporating a Philips MASTERcolour CDM-TMW Elite 210W / 942 lamp;
- 3 x 15.0m steel lighting columns with a two stirrup bracket mounted Philips OptiFlood MVP506 luminaire unit of type \A/60 incorporating Philips MASTERColour CDM-T 150W / 942 lamps;
- 5 x 12.0m steel lighting column with stirrup bracket mounted Philips OptiFlood MVP506 luminaire unit of type or incorporating a Philips MASTER CosmoWhite CPO-TW 140W / 728 lamp;
- 2 x 12.0m steel lighting columns with a two stirrup bracket mounted Philips Optiflood MVP506 luminaire units of type or incorporating a Philips Cosmowhite CPO-TW 90W / 728 lamp;
- Fixed CCTV cameras mounted every 50m on fence posts extended to 7m height;
- White lighting mounted every 25m on fence posts extended to 7m; and
- Dome CCTV cameras mounted on the fence approximately every 150m.

2.7 The following provision will be made for parking:

- 10 x Modec Parking Spaces (Zero Emission Vehicles);
- 14 x Contractor Vehicle Spaces; and
- 44 x Buggy Spaces.

2.8 The VOSA will operate on a 24 hour basis during Games time. See Table 1 below for the four phases of operation of the VOSA.

Table 1 – Drapers Field Programme of Works

Dates	Description
September 2011 - December 2011	ODA works on the site, including the removal of existing equipment (astro turf pitch, fencing, lighting) and existing topsoil will be stripped and removed. Construction of temporary infrastructure will take place, such as surfacing, drainage, lighting
January 2012 – March 2012	LOCOG overlay on the site that will include the construction of temporary facilities such as the main storage tent and other temporary buildings
April 2012 – October 2012	Village Operations Support Area in operation
November 2012 – Early 2013	The temporary facilities are removed and the site prepared for legacy works

2.9 Access onto Temple Mills Lane will be controlled during the Games and fencing installed to preventing the free flow of access into and from the Olympic Park. Disruption to local traffic will be minimised by the introduction of a one way system along Leyton Road between Temple Mill Lane and Henrietta Street, to alleviate traffic backing up onto Leyton High Road. These works will be associated with the Development but are outside of the application site.

EIA SCREENING

2.10 The development is not Schedule 1 development for the purposes of the EIA Regulations.

2.11 Having regard to Schedule 2, the Development could be considered as an Infrastructure Project (part 10). This relates, inter alia, to 'Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas'.

2.12 It could also be considered with regard to part 13 of Schedule 2 relating to any change or extension of a description listed in paragraphs / parts 1 to 12 of Schedule 2 (this Development considered as Part 10) where development is already authorised, executed and the change or extension may have significant adverse effects on the environment.

2.13 Circular 02/99 at paragraphs 43 to 46 provides guidance and advice on the interpretation of the thresholds set out in the Regulations and paragraph 46 makes it clear that, in assessing whether the effects of development are likely to be significant, local planning authorities should have regard to the possible cumulative effects of any existing or approved development.

2.14 It is considered that the Development constitutes a Schedule 2 development within the context of the EIA Regulations. Where development falls within Schedule 2 of the EIA Regulations it is necessary to consider the likely significant effects of the Development

on the environment. The EIA Regulations state that this should be done by "virtue of factors such as the development's nature, size or location".

2.15 The assessment of the likely environmental impacts of the Development is set against a review of the site and other developments in the area. The Development Site on Drapers Field was not part of the 2007 Permissions and therefore no Olympic land use has already been designated. No extensive earthworks and fill, remediation, buildings or permanent developments are anticipated for the Development Site.

2.16 Sections 4-6 below provide a summary of the assessment as to whether the Development is likely to have any significant environmental effects.

BASELINE

2.17 The assessments contained in this request for a screening opinion make reference to environmental baseline data gathered by environmental specialists who were involved in the preparation of the 2007 ES and have contributed to previous requests for screening opinions for London 2012 related developments.

2.18 The summary also makes reference to the baseline assumed by the Environmental Impact Assessment that accompanied the 2007 Permissions. For example, flood risk and surface water management have been considered by reference to the situation modelled in the January 2008 FRA, which was used to discharge the planning condition SP.0.11 of the OLSP Permissions and the further FRA undertaken in October 2008. These FRAs are the most up to date having regard to development undertaken and consented in the vicinity of the Development Site.

3. SUMMARY OF ENVIRONMENTAL EFFECTS

AIR QUALITY

3.1 An Air Quality Scoping Report (Atkins February 2011) has considered air quality issues and identified potential effects of the construction and operation of the proposed VOSA. The whole of the LBWF has been identified as an Air Quality Management Area (AQMA) for both nitrogen dioxide and PM_{10} and the borough continuously monitors air pollutants. Road traffic has been identified as the major source of air pollution in both LBWF and the neighbouring borough of Newham and the current air quality conditions at the site are likely to already exceed nitrogen dioxide objectives.

3.2 The Design Manual for Roads and Bridges (DMRB) criteria for affected roads has been considered. Taking into account the operational traffic forecasts provided as part of the Transport Statement, it is considered that the 'affected road' criterion which may lead to a significant change in local air pollutant concentrations at a nearby receptor is not applicable.

3.3 There are residential properties (sensitive receptors) located approximately 12.0m to the north (Gordon Road) and 21.0m east (High Road Leyton) of the site. There are no designated nature conservation sites (which sometimes have features sensitive to air pollutants) within one kilometre of the scheme.

3.4 Appropriate mitigation will ensure that there are no significant effects due to emissions of odour, dust and PM_{10} throughout the construction and operation of the site, in line with the Olympic Park Code of Construction Practice (CoCP) (approved by the ODA PDT on 21 December 2007) and the Olympic Park Dust Monitoring Scheme.

3.5 Traffic flow is forecast to be below DMRB levels of concern and additional traffic management measures will ensure that the requirements of the Low Emission Zone are complied with.

3.6 On the basis of the screening assessment it is concluded that the Development is unlikely to give rise to any significant environmental effects in relation to air quality.

ARCHAEOLOGY AND CULTURAL HERITAGE

3.7 The Greater London Historic Environment Record has been consulted for data on known and potential cultural heritage assets relating to the site. The post-excavation analysis relating to archaeological work associated with the development of the Olympic Park has also been consulted.

3.8 There are no known archaeological sites or features on or adjacent to the site. However, Drapers Field includes a portion of the Waltham Forest Archaeological Priority Zone APZ1 (BHE17).

3.9 The Site lies to the east of the River Lee Valley. It is an Archaeological Priority Zone because of the potential for archaeological deposits or remains - the valley and the tributaries is an area that contains alluvial deposits, which have been shown to preserve important archaeological remains dating from the prehistoric period and later, as well as palaeo-environmental remains of the prehistoric and historic periods. Drapers Field was not addressed in the 2007 ES and archaeological works associated with the development of the Olympic Park, as it lies outside the boundaries defined at that time. However, Wessex Archaeology, as part of the archaeological post-excavation analysis undertaken for the ODA, have recently developed a geo-archaeological deposit model. While the model stops short of Drapers Field, this has been consulted to help to predict the likely deposits on the Site.

3.10 While Pleistocene deposits (Arctic Bed Deposits) are known to have been recovered from previous quarry pits (during the 19th and 20th Centuries) to the west and within the Olympic Site, including large assemblages of Pleistocene Mammals (e.g. Woolly Rhino and Mammoths), Drapers Field is located on the upper edge of the floodplain - away from the main area of river channels and therefore the Early to Middle Holocene palaeoenvironmental sequences of the River Lee Valley.

3.11 During archaeological works in advance of the development of the Olympic Park further west and nearer to the River Lee, finds and features from a number of periods were found and investigated. The Lee Valley in the area of the Olympic Park was also found to contain substantial deposits of modern landfill – up to 8m in places.

3.12 Drapers Field lies on an area of raised ground representing the eastern margin of the River Lee floodplain. As an attractive place for human settlement, the archaeological potential is reasonably high. It is possible that archaeological deposits or finds of the Bronze Age / Iron Age Roman, Saxon and Medieval periods exist on Drapers Field, as archaeological excavations further south at the edge of the floodplain (within the Olympic Park - Warton Road and PDZ 1, Sites 25 and 26) recovered material of these periods. Such finds, particularly of the earlier periods, would be of moderate to high importance (using the importance criteria used in the 2007 ES or the Olympic Park), although not of such importance as to require preservation in situ. Such finds are likely to be sparse however and the Geo-archaeological Model suggests modern made-ground deposits, while considerably shallower than those to the east within the Lee Alley, are 2m-3m thick over any archaeological material which may exist on Drapers Field.

3.13 The proposed development on Drapers Field will involve little general ground reduction or excavation of soils. Rather it will consist of raising the ground level between 1.5m and 3m. These works will not cause an impact on archaeological remains if they exist on the Site. The installation of surface water drainage will involve the excavation of a trench approximately 700mm wide and 100m long at the south of the site. This will occur after the raising of the ground level. However, at the southern end the trench for the surface water drainage may require excavation below current

ground levels. Whilst unlikely, it is possible that that this trench will reach below the existing made ground and encounter archaeological levels in a small area at the southern end of the site. If necessary, a scheme of archaeological investigation and mitigation, including palaeo-environmental sampling will be devised and implemented in consultation with English Heritage prior to development being carried out.

3.14 Therefore, with mitigation, there will be no significant adverse effects regarding archaeological interests.

3.15 There are no Listed Buildings on or close to the site and there are no Conservation Areas in the vicinity of the site. Therefore there will be no effect on built heritage interests.

SOIL CONDITIONS, GROUNDWATER AND CONTAMINATION

3.1 A Position Paper has been prepared by Atkins Ltd to assess the environmental control measures necessary to facilitate the temporary Olympic Games Mode use of the site. The Development requires the removal of top soil from Drapers Fields to enable the laying of the hardstanding development platform. Excavations will be limited and the ground will be re-profiled (infilled) to remove a 600mm step in levels to the north of the AWP location.

3.2 The Position Paper reviewed the site conditions and based on the information available and the temporary nature of the proposed use (logistics area), no site investigation works are currently recommended for this site in respect of the Olympic Games Mode usage. The Development will be implemented using standard best practice in line with the ODA Code of Construction Practice (CoCP).

3.3 It is noted that a number of actions will be required to discharge the prospective Planning Conditions with regard to contamination and pollution. These include but are not limited to:

- Foundation details, to ensure they do not create unacceptable pollution pathways;
- Further consideration of the requirement for a gas and volatile risk assessment for any enclosed spaces and appropriate protection measures considered as necessary once the details relating to temporary buildings/structures and services are known; and
- Protection of any installed remediation works, such that any works installed after the construction of the temporary development platform do not disrupt or invalidate the integrity of the existing remediation.
- Preparation of appropriate method statements, including a method statement to demonstrate how any below ground works will be controlled to avoid creating pathways across geological boundaries; this would be focused on any requirements for drainage runs and foundations.

3.4 On the basis of the screening assessment and with appropriate measures in place, the Development is unlikely to cause any significant environmental effects in relation to soil conditions, groundwater and contamination.

DAYLIGHT AND SUNLIGHT

3.5 The Development proposes the provision of 4.8m high OPF, 2.2m demarcation fencing and temporary buildings including a tented structures, portacabins and ‘reefers’. The closest residential properties are those at the southern end of Gordon Road where there is an existing fence and gate to Drapers Field directly at the end of the road. The fence and gate will remain in place and the new OPF and demarcation

fence will be installed approximately 12.0m to the south of the curtilage of the closest residential property. The distance from the residential properties is sufficient to prevent any shading effects from the new fencing

3.6 The largest structure on the site is the 5.0m high temporary tent in the centre of the site. It's location within the centre of the Drapers Field make it approximately 50.0m from the residential properties to the north and the east and approximately 30.0m from the trees and surrounding vegetation.

3.7 It is considered that the distance between the fence and structures is such that there will be no significant loss of daylight or sunlight. The Development will not, therefore, be likely to give rise to any significant environmental effects in relation to daylight and sunlight levels.

WIND EFFECTS

3.8 The Development does not propose any above ground features which may cause or be affected by wind effects. It is considered that the temporary structures (see drawing ref. 0241-SBH-STE-T-DGA-0404 P02) will be constructed using designs which will withstand wind and are not of a height that will cause any significant effects on neighbouring properties and uses.

3.9 The Development is therefore unlikely to result in significant wind effects by itself or in combination with other existing, pending or intended developments in its vicinity. The Development will not therefore be likely to result in significant environmental effects in relation to the wind microclimate.

SURFACE WATER AND FLOOD RISK

3.10 The VOSA will comprise of a permeable hardstanding, which will be used as the drainage collection system along with a sub base which will be used for storm attenuation. The sub base will be laid on an impermeable membrane to prevent surface water from soaking in to potentially contaminated ground. A carrier pipe collection system at the proposed low point on the west side of the site will drain south and discharge into the Thames Water (TWUL) surface water public sewer at the most southern point of the site, as identified on drawing ref. 0241-SBH-STE-T-DGA-0408 P02.

3.11 A Flood Risk Assessment (FRA) has been produced by the EDAW Consortium based upon the Olympic Park FRA model produced in October 2008 and taking into account the proposed reprofiling of the site between 6.0m – 8.0m AOD. The document 'A flood risk assessment for Drapers Field Operational Area' will be submitted with the planning application.

3.12 In the FRA, flood modelling was run for the permanent design flood event (DFE) of 1 in 100 years plus an allowance for future possible climate change. Drapers Field is located outside the flood extent in the DFE and is therefore not at risk of fluvial flooding.

3.13 The proposed ground levels ranging between 6.0m – 8.0m AOD were also assessed and the peak water level at this location in the DFE is 5.72mAOD and the site is not at risk of flooding due to the changes in ground level.

3.14 In conclusion the Development will not have any significant environmental effects in relation to surface water or flood risk that are materially different from or additional to the baseline conditions at Drapers Field.

ECOLOGY AND NATURE CONSERVATION

3.15 An Arboricultural Implications Assessment (AIA) including a tree survey was commissioned by the ODA in November 2010 (document ref. 0241-SBH-PWD-C-REP-0009). The AIA identified London Plane, Bolle's Poplar and Field Maple on site, with the majority being middle aged to mature specimens in good physiological and structural condition. The Tree Survey took into account the tree stock within the boundary of the proposed scheme and identified their condition and suitability for retention, to inform the design and construction of the VOSA to ensure that the Development has negligible impact on trees. The trees and their root protection areas (RPA) have been considered during the development of the design and the proposed alignment of the OPF.

3.16 An Extended Phase 1 Survey Atkins, February 2011) has been carried out to assess the initial ecological constraints at Drapers Field, to inform the planning process and the design. This involved a walkover of the site and a desk study assessing the site and immediate surrounding area. The research identified no statutory designated sites within 2km of Drapers Field and there are no non-statutory designated sites within or immediately adjacent to the site. The closest Site of Importance for Nature Conservation (SINC) is St Patrick's Cemetery which is 500m north east of the site. Additionally the 2007 Environmental Statement for the 2007 Consented Scheme adjacent to Drapers Field identified no records of protected or notable species at the Drapers Field site or in the immediate vicinity.

3.17 The Extended Phase 1 Survey walkover did not identify any ecological constraints to the temporary development of the site. The predominant habitat on site is amenity grassland and is of low ecological value. Around the periphery of the sports pitches, particularly on the embankments along the southern and western boundaries of the site, the vegetation is managed less intensively and care will be taken to ensure the works do not impinge on these areas. Standard mitigation in line with the CoCP will be implemented.

3.18 The Arboricultural Implications Assessment identified some trees with structural defects including cavities, dead wood and woodpecker holes. These are the type of features that can be used by bats, particularly as summer roosts and occasionally as hibernation roosts for some species. Some tree pruning is also expected if the branches of individual trees may propose a security risk. Bat activity in the area is low but there is some potential for roosting opportunities which will be further investigated, if necessary. Individual trees that could be affected by tree surgery will be assessed for their bat roosting potential and, if potential is identified, further surveys will be undertaken.

3.19 The proposed lighting design and light spill has been taken into consideration (drawing ref. 0241-SBH-STE-T-DGA-0409 P02). Where the lux level/light spillage is relatively low and of similar strength to natural light (i.e. lux 1-5 (full moon) and even lux 6-10 (twilight)), significant disturbance to bats in terms of foraging and commuting is considered unlikely. However, where lux levels are high, for example along the northern boundary of the site, this may dissuade bats from using it for foraging or as a commuting route. The southern boundary of the site currently receives some artificial light from the AGP, so the introduction of additional lighting will not be as noticeable.

3.20 Lighting on site is directional where possible, in order that the VOSA and its security fence are sufficiently well-lit, but adjacent features, such as the lines of trees around the existing site boundary and the strip of unmanaged land to the west of the site, are not unnecessarily lit or unduly affected by light spill. The lighting along the northern boundary in particular, where lux levels are above 20 lux in places, should be directed onto the VOSA site as much as possible. It is considered that mitigation through shielding the light fixtures can prevent temporary environmental effects of the light spill on ecology.

3.21 Any risk of accidental indirect effects during construction will be minimised by complying with the ODA CoCP and the Ecological Management Plan.

3.22 Assuming the implementation of mitigation measures, the screening assessment concludes that the Development is unlikely to cause any significant environmental effects in relation to ecology and nature conservation.

NOISE AND VIBRATION

3.23 The residential properties adjacent to this site are outside the area within which ambient noise level surveys were conducted in connection with the 2007 ES. Sample day and night-time noise level surveys have therefore been conducted (February 2011) in order to form the basis for assessing likely noise effects during construction and use of the proposed facility. The noise measurements were accompanied by classified traffic counts on the A112 High Road Leyton – this traffic was the main source of noise during both the daytime and night-time surveys.

3.24 Typical daytime background levels at properties fronting the A112, overlooking Drapers Field, were about 62 dBL_{A90}, with ambient levels of about 69 dBL_{Aeq} and the highest levels during the passage of individual heavy vehicles and buses being typically about 80 dBL_{Amax}. The average hourly daytime traffic flow was about 850 vehicles with a 10% HGV/bus component.

3.25 Typical night-time background levels at these same properties were also controlled by traffic on the A112. Background levels were about 45 dBL_{A90}, ambient levels were about 60 dBL_{Aeq} with levels reaching about 75 dBL_{Amax} during the passage of heavy vehicles and buses. The average hourly night-time traffic flow was about 140 vehicles, also with a 10% HGV/bus component.

3.26 During the daytime survey, noise levels near properties bounding the northern perimeter of Drapers Field were influenced by traffic on the A112, sporadic earthmoving equipment near the boundary of the Olympic Park and some limited construction noise from the Athletes Village area. During the night, the A112 remained the principal source of noise, together with more distant “people” noise typical of an urban area.

3.27 Daytime background noise levels were typically in the mid 50s dBL_{A90}, reducing to the mid 40s dBL_{A90} at night. Daytime ambient levels were in the upper 50s dBL_{Aeq} and about 50 dBL_{Aeq} at night. The highest measured levels were about 70 dBL_{Amax} during the day, due to earthworks within the Olympic Park, and in the mid 60 dBL_{Amax} at night, due to vehicles on the A112.

3.28 It is assumed that all construction activities, including site preparation such as topsoil stripping and the installation of the temporary facilities, will be conducted in accordance with Part B of the approved CoCP. The construction works will be of relatively short duration (a few months) and involve no abnormally heavy plant or noisy activities and processes. The clearance, development and reinstatement of the site need not involve night-time working and will not therefore be likely to give rise to any significant environmental effects in relation to construction noise and vibration. The CoCP states that the ODA will, so far as reasonably practicable, seek to control and limit noise and vibration levels so that residential properties and other sensitive receptors are protected from excessive noise and vibration levels arising from construction activities, and will comply with the requirements under the Control of Pollution Act 1974 to minimise noise levels from construction activities.

3.29 The main potential sources of operational noise effects include the delivery of materials to the site and the removal of waste materials from the site. The majority of vehicular movements will be between the site and the Athletes Village, via Temple Mill

Lane. While there may be a need for service vehicles to access the site from the A112 during the night, the majority of such movements are likely to occur during the normal working day. The traffic counts conducted during the day and night-time noise surveys showed that heavy goods vehicles and buses currently use this road throughout the full 24 hours of the day. The occasional delivery vehicle will therefore not give rise to any significant additional environmental noise effects at properties fronting this road. Any noise that may be associated with the operation of the Development, for example from equipment on site, will be mitigated to the extent that there will be a low probability of community noise complaints.

3.30 It is considered that the Development is unlikely, provided that appropriate operational noise controls are adopted, to give rise to any significant environmental effects in relation to noise and vibration.

SOCIO-ECONOMIC EFFECTS

3.31 The Development was not designated with an Olympic land use in the Consented 2007 Scheme and therefore the Development will result in a change in the amount of open space in comparison to the existing baseline. The use of Drapers Fields as a VOSA will result in the temporary loss of existing amenity land for approximately 16 months.

3.32 An Open Space Assessment has been produced by Arup with reference to Planning Policy Guidance (PPG) 17: Planning for Planning for Open space, Sport and Recreation and will be submitted with the planning application. It takes into account the existing situation, the temporary loss of playing fields and the benefits of the renewed Drapers Fields which will be left as a legacy of the Games.

3.33 It is estimated that 800 people use Drapers Field every year. The Open Space Assessment lists the facilities which are considered capable of absorbing the existing users of Drapers Fields. The pupils from Norlington School currently use the site for sports lessons. It has been identified that the SCORE Centre adjacent to the Leyton Orient football ground can provide like-for-like facilities for the pupils. The SCORE Centre is 0.8 miles north of Drapers Field and closer to Norlington School than Drapers Field.

3.34 Sport England were consulted as a stakeholder and agreed that the existing users of Drapers Field can be accommodated at alternative nearby facilities such as the SCORE Centre. They have stated that the site should be reinstated and used again as an AGP as there is a high demand for the facilities and playing pitches in the area. Suitable provisions to secure a legacy scheme for Drapers Field in line with Sport England and the LBWF requirements will be contained in a Section 106 agreement to accompany any permission granted for the development.

3.35 It is understood that LBWF will work with individuals and user groups of Drapers Field to ensure they are assisted in finding suitable alternatives nearby and the ODA compensation package will provide some funding to upgrade existing facilities in the area.

3.36 There will be a temporary loss of amenity and sports space arising from the development but this will be mitigated by way of improving existing facilities, ensuring Drapers Fields users are helped to find replacement facilities and by reinstating the playing fields after the Games to a higher quality with the assistance of the ODA compensation package.

3.37 Taking into account the measures outlined above, the development will not result in significant socio-economic effects.

TOWNSCAPE AND VISUAL EFFECTS

3.38 The layout of the VOSA has been determined by the need to minimise the impact of the development on the surrounding residential properties, along with the logistics, access and security requirements of LOCOG and the ODA.

3.39 Temporary tented structures, modular buildings and storage of shipping containers and refrigerated shipping containers (reefers) are proposed to provide support facilities for the Olympic Village. The principal tent will be the tallest structure at 5.0m maximum height at the apex.

3.40 The OPF around the perimeter of the Development Site has been selected for practical reasons and meets LOCOG standards. It will be 3.6m high galvanised mesh with a 1.2m power topping. The OPF will be inside the trees and vegetation which are on the periphery of Drapers Field. The existing landscaping on the site will be retained and utilised to act as natural screening and shading, with the exception of two trees which are to be felled at the entrance on Temple Mills Lane.

3.41 The lighting systems and fittings have been selected to be sensitive to the character of the surrounding area whilst meeting the operational requirements of the VOSA. Light fittings allow the fine tuning of the lamps' positions. The luminance columns have been selected to meet the Development requirements whilst minimising the number of fittings. The lighting requirements have been determined in accordance with the ODA Lighting Strategy and TfL guidelines.

3.42 There is some identified light spill on to four residential properties (three on the western side and one on the eastern side) on Gordon Road to the north of the site (drawing ref. 0241-SBH-STE-T-DGA-0409 P02) where the light spill is between 1 – 10 lux (1-5 lux is equal to a full moon and 5 – 10 lux is comparable to twilight). The closest property is approximately 12.0m from the site boundary with no primary windows facing on to the VOSA site and it is considered that any minor temporary environmental effects can be mitigated through further shading of the light fixtures.

3.43 All structures and works will be removed after the 2012 Games and the land reinstated to the satisfaction of the LBWF.

3.44 In conclusion, with mitigation the Development is unlikely to give rise to any adverse townscape and visual effects when viewed from outside the site within LBWF or from strategic locations within the Olympic Park.

TRAFFIC & TRANSPORT

3.45 A Transport Assessment has been produced by LOCOG and will accompany the planning application for the VOSA. The assessment indicates that operational deliveries to the VOSA will predominantly use the A12, Stratford High Street, Angel Lane and Leyton Road. Deliveries to the VOSA will drop goods off within the site perimeter and then exit east on to the A112 Major Road/High Leyton Road.

3.46 The Olympic Route Network (ORN) to be delivered by Transport for London (TfL) will provide exclusive access for Games associated vehicles north of Angel Lane bridge up to the Drapers Field site via Leyton Road. Permitted access will also be allowed for those residents and businesses who rely on this route to gain access to their premises during the Games via the LOCOG Vehicle Access and Parking Permit scheme (VAPPs).

3.47 To avoid disruption on Leyton Road to local residents and businesses a checkpoint administrator, deployed and managed by LOCOG, will be sited on Leyton Road on the approach to the VOSA facility.

3.48 Whilst essential to Village operations, the number of deliveries to the VOSA is not considered significant in to the context of baseline existing 2006 traffic levels records recorded in the transport assessment. Table 2 is taken from the Transport Assessment and details forecast daily arrivals to the site.

Table 2: Forecast Daily Arrivals

Item	Vehicle Type	Number and Time Period
Linen shipments	14.5 tonne vehicle	2 morning & 2 evening
Coca Cola restock	Semi-Trailer	2 per day
Cleaning & Waste	17 tonne waste/skip	4 per day
McDonalds restock	Semi-Trailer	2 per day
NOC / NPC Courier deliveries	Transit van	10 to 20 per day
Catering (ambient)deliveries	7.5-14.5 tonne vehicle	1 to 3 per day
Post/Mail	Transit van	2 per day
Unscheduled deliveries	Various	20 to 25 per day
Maintenance	Transit van	10 per day
LOCOG Logistics	Transit van	10 to 15 per day
		Maximum 87 vehicles per day

3.49 The proposed VOSA operations will be 24 hours a day to support the Games requirements but most activity is likely to be between the hours of 06:00 and 00:00. The average arrival rate across an 18-hour window is thus in the region of 5 vehicles an hour. Many of the deliveries (all excluding those marked unscheduled in Table 2 above) are also scheduled on the LOCOG Master Delivery Schedule (MDS) and therefore it is considered that the arrival pattern of the vehicles can be satisfactorily managed without causing any adverse effects.

3.50 The ORN will protect the route between the A12 and the VOSA for vehicles accessing the VOSA and the design and implementation of this and the associated traffic orders will be undertaken by TfL.

3.51 The traffic displaced from Leyton Road due to the implementation of the ORN has been assessed using the area-wide traffic modelling undertaken by Arup to support the ORN planning process.

3.52 The peak traffic demand for the VOSA is in the order of 5 vehicles per hour across the day (even assuming an 18 hour operating window) and is likely to have a negligible impact on local highways operations. The ORN and impact to local residents routing has been modelled and will form part of the TfL ORN Traffic Regulation Order implementation including consultation.

3.53 The access needs of residents and local businesses have been taken into account and their rights will be protected.

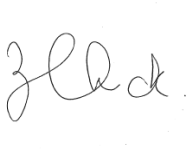
3.54 Having regard to the findings of the Transport Assessment and the screening assessment it is considered that the Development is unlikely to cause any significant environmental effects in relation to transport and traffic.

4. CONCLUSION

As a result of the analysis set out above, it is concluded that there will be minor temporary environmental effects relating to light spillage and the loss of playing fields for 16 months but mitigation is proposed to offset these effects and in our opinion the Development does not warrant the need for an Environmental Impact Assessment.

We look forward to receiving your formal response to the screening request as soon as possible and in any event within the 21 days allowed under Regulation 5(4) of the EIA Regulations.

Yours faithfully
For and on behalf of ATKINS Ltd.



Zoe Chick
Planner