

RESERVED MATTERS APPROVAL

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Please see notes at the end of this notice

Applicant

Agent

Lend Lease Developments Ltd & LCR Ltd

RPS Planning
1st Floor West
Cottons Centre
Cottons Lane
London
SE1 2QG

Part I - Particulars of Application

Date of Application: 10th December 2008

Application No: 08/90358/FULODA

Proposal: Fully detailed application for the laying out of playing fields comprising of;

- a. 2 tennis courts, a synthetic turf pitch and 4 Multi-Use Games Areas;
- b. with vehicular access from Temple Mill Lane (north) to a service and maintenance area and access to the railway line and vehicular access/egress from/to Temple Mill Lane (south) to a car park for 30 cars, coach turning and drop off area and covered store for 19 cycles;
- c. earthworks to form an embankment to facilitate a footbridge landing point, access to pitches and inclined viewing area;
- d. formation of gabion walls to Temple Mill Lane and erection of parapet wall above a reinforced earth slope adjacent to the railway line;
- e. erection of fencing and installation of lighting;
- f. landscaping with tree planting, areas of grassland (incorporating a trim trail) and a willow wall along the eastern boundary of the site;

together with application for outline planning permission for the erection of a storage shed and equipment store amounting to not more than 222 sq.m of Gross External Floor Area with scale, layout and appearance reserved for future determination.

Location:

Land Bounded By Temple Mill Lane To The South And West And The Lea Valley Railway Line To The East, Stratford, London, E15

Part II - Particulars of Decision

In pursuance of the powers under the above Act and Order the Olympic Delivery Authority hereby gives notice that **RESERVED MATTERS HAS BEEN APPROVED** for the carrying out of the development referred to in Part I hereof and as described and shown on the application and plan(s) submitted, subject to the following conditions and notes:

1. Those elements of the proposals for which full planning application has been made and are allowed by this permission must begin by 30th April 2013.

Reason: To ensure planning permissions are implemented within a reasonable time period in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. i) Prior to the commencement of any works for the erection of the equipment store and maintenance shed details relating to their layout, scale and appearance shall be submitted to and approved by the Local Planning Authority;

ii) Application for the approval of the details referred to in paragraph (i) above must be made not later than the expiration of 4 years from the date of the decision notice;

iii) The erection of the equipment store and maintenance shed must be commenced not later than whichever is the latest of the following dates:

(a) the expiration of 5 years from the date of this decision notice, or

(b) the expiration of 2 years from the final approval of the details referred to in paragraph (i) above, or in the case of approval on different dates, that approval of the last such matter to be approved.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended) and to ensure that storage and maintenance facilities are available coincident with the first use of the playing fields.

3. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

i) Details of how the scheme will meet the requirements of policy 4A.14 of the London Plan.

ii) Details of how drainage from the car parking areas will be controlled

Reason: To prevent the increased risk of flooding and to improve and protect water quality by controlling runoff and pollution into the surrounding controlled watercourses, in accordance with policy WPM18 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

4. Prior to the commencement of development a scheme for the design of the rainwater harvesting system for the Playing Fields and the non-potable supplementary supply to the harvesting system during periods of dry weather shall be submitted to and approved by the local planning authority, in consultation with the Environment Agency. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and maintained in accordance with the details at all times thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that limited water supplies are managed in an efficient manner in the interests of the local residents and the area as a whole, in accordance with policy WPM19 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

5. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- * all previous uses
- * potential contaminants associated with those uses
- * a conceptual model of the site indicating sources, pathways and receptors
- * potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: Recent activities on the site may have resulted in the land and/or groundwater becoming contaminated, and in accordance with policy WPM 7 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

6. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: The previous activities that took place on this site may have resulted in contamination of land and/or groundwater. Therefore, infiltration drainage systems such as soakaways or infiltration basins may lead to an increased potential for pollution of the water environment and in accordance with policy WPM 19 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

7. Unless otherwise agreed by the Local Planning Authority and to the extent that it does not deviate from this Permission, the development shall be carried out in accordance with drawing numbers;

768L500 Rev A - MOL Landscape Plan
768L501 Rev A - MOL Hardworks Plan
768L502 Rev A - MOL Softworks Plan
768L503 Rev A - MOL Equipment, Furniture and Lighting Plan
768L504 Rev A - MOL Walls. Fences and Indicative Levels
768L505 - Red Line Plan
768S700 Rev A - MOL Site Sections
768S701 Rev A - MOL Temple Mill Lane Section and Elevation

and the description of the development contained in the application and any other plans drawings, documents, details, schemes or strategies which have approved by the Local Planning Authority pursuant to these conditions. All works shall be retained in accordance with that approval thereafter.

Reason: To ensure that the development is properly implemented.

8. Prior to the commencement of any development a Construction Method Statement for earthworks to be undertaken at the site to create the finished levels shall be submitted to and approved in writing by the local planning authority. The details shall include;
- a) an indication of the amount of fill material to be imported onto the site to create the finished levels together with details of the origin of the fill material, the method of transportation of the material and routing for vehicles used for transportation.
 - b) the working hours within which material will be transported and distributed around the site.
 - c) measures to be taken to protect the local environment against the effects of noise, dust and vibration from the earthworks construction.

Reason: To ensure that the construction of the development to finished levels does not cause harm to the environment and amenity of the surrounding area, in accordance with policy BHE3 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

9. Prior to the commencement of any works for the construction of hard paving and surfaces details and samples of the materials to be used on all surfaces shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory standard of external appearance to the development and in the interests of the visual amenity of the area, and in accordance with policy BHE3 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

10. Prior to the completion of the earthworks to create the finished levels (the formation works) full details of planting to be undertaken at the site shall be submitted to and approved in writing by the local planning authority. The details shall include;
- i) Full details of the plants and trees to be used, including common and latin names, size and pot height, density of planting or number, tree girth and method of growth i.e. container or open ground;
- All planting seeding or turfing shall be implemented in the first planting season following completion of the formation works and any trees or plants that die or are removed, damaged or diseased within a period of 5 years from the first use of the playing fields shall be replaced to the satisfaction of the local planning authority in the next planting season with others of a similar size and species unless the local planning authority gives written consent for a variation.

Reason: To ensure a satisfactory standard of appearance to the development and in accordance with policy BHE3 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

11. Prior to the commencement of the development hereby permitted, full details of the design and materials to be used in the construction of the bicycle store shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be fully implemented prior to the first use of the playing fields.

Reason: In the interests of reducing the reliance upon the private motor car and promoting more sustainable forms of transport in accordance with BHE4 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

12. Full details of external lighting for the development shall be submitted to and approved by the local planning authority. The proposed lighting shall be designed to optimise energy use, subject to security, aesthetics and way of finding objectives, through dimmed and timed systems. No external lighting or illuminations shall be installed until the position, design, lighting outputs and spread have been approved by the local planning authority.

Reason: To ensure a high standard of design, minimise light pollution to nearby residential property and to the operations of the neighbouring railway and to ensure compliance with policy BHE9 of the Waltham Forest Unitary Development Plan (First Review) 2006.

13. Floodlighting and illumination of the pitches and other games areas shall not be operated outside of the hours of 0800 to 2200 hours on any day.

Reason: In the interests of the amenity of local residents in accordance with policy BHE9 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

14. Prior to the first use of the playing fields hereby permitted details of the way in which the vehicle parking spaces within the development will be managed (Car Park Management Plan) shall be submitted to and approved in writing by the local planning authority. The Car Park Management Plan shall include details of the arrangements to be made to allow access for staff parking within the hours that the Academy on land to the south will be open to pupils and of the arrangements for access by members of the general public outside of school opening hours. The approved details shall be implemented upon first use of the playing fields and the use operated in accordance with the approved details at all times thereafter, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that vehicle parking is properly managed for the benefit of users of the playing fields and in accordance with policy BHE4 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

15. No part of the development shall be commenced unless agreement has been reached with the Local Planning Authority on the extent of any archaeological work necessary to be undertaken on the site. A programme of any archaeological work required to by that agreement together with a method statement for any work necessary to preserve remains in situ shall be submitted to and approved in writing by the Local Planning Authority before the development commences. All archaeological work shall be carried out by a suitably qualified archaeologist and in accordance with the approved programme and method statement.

Reason: In the interests of minimising any archaeological disturbance, and in accordance with policy BHE17 of the London Borough of Waltham Forest Unitary Development Plan (First Review) 2006.

16. Notwithstanding the details shown on the submitted plans, details of the height and appearance of the fencing around and between the Multi Use Games Areas shall be submitted to and approved by the local planning authority prior its erection.

Reason: To ensure that the fence is of sufficient height to contain errant balls and in the interests of the visual amenity of the area, in accordance with policy BHE3 of the Waltham Forest Unitary Development Plan (First Review) 2006.

17. Notwithstanding the details shown on the submitted plans, full details of the appearance, including colour, of all sports pitches and boundary fencing shall be submitted to and approved by the local planning authority prior to its erection.

Reason: In the interests of the visual amenity of the area, in accordance with policy BHE3 of the Waltham Forest Unitary Development Plan (First Review) 2006

Informatives:

1. The applicants are reminded that no later than six months prior to the Playing Fields being open for use a Playing Field Management Plan, in accordance with the provisions set out Part 8 of the s106 legal agreement, shall be submitted to and approved by the ODA, as local planning authority.
2. Consideration should be given to providing services for potential future development of facilities on site to encourage commercial management of the facilities.
3. You are advised that if it is intended to abstract more than 20 cubic metres of water per day from a surface water source (e.g. stream or drain) or from underground strata (via borehole or well) for any particular purpose, then an abstraction licence from the Environment Agency will be required. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights.

ENVIRONMENT AGENCY ADVICE TO APPLICANT

Environment Management

The applicant should be aware that if any controlled waste is to be used on the site, the operator will need to obtain the appropriate authorisation from the Environment Agency. They are unable at this time to specify what exactly would be required due to the limited amount of information provided.

If the operator requires more specific advice they will need to contact Andy White, Environment Management Team, on 01707 632 413 or look at available guidance on the Environment Agency website at <http://www.environment-agency.gov.uk/subjects/waste>.

Summary of Policies and Reasons:

In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 the following is a summary of the reasons for the grant of planning permission, together with a summary of the policies in the development plan which are relevant to the decision to grant permission.

The development plan for the site comprises the London Plan and the London Borough of Waltham Forest Unitary Development Plan (First review) 2006

Each of the reasons set out below, reflects the topics and issues identified in the report to the ODA Planning Committee. The Planning Committee reached its decision on the application on the basis of the Committee Report, the Report Update, the presentations at the Committee made by both the Planning Decisions Team and the applicant and the application drawings and illustrative images of the development that were made available at the Committee meeting.

The Minutes of the 24th March ODA Planning Committee provide an account of the discussion, debate and voting on this application. The following issues, in particular, were discussed at the meeting.

Principle of the land use

The principle of the use of this site for playing fields to be used in association with the proposed school site within the Stratford City development area and for use by the community has been established by the previous grant of outline planning permission by the London Boroughs of Waltham Forest and Newham. The requirement for and timing of their provision is also secured in the November 2007 s106 legal agreement attached to the Stratford City outline planning permission. Members welcomed the community use of the playing fields for 38 hours per week during term time outside school hours and for 98 hours per week in school holidays. Although the development will not take place until after the close of the Olympic and Paralympic Games it will provide benefits for the residents of the legacy development within Stratford City and for residents of existing residential areas to the east.

The principle of development is in accordance with section 5(5) of the London Olympic Games and Paralympic Games Act 2006, and also;

London Plan Consolidated with Alterations since 2004 (February 2008);

5C.1 - The Strategic Priorities for North East London

Sets out strategic priorities for the sub region that include (inter alia);

- * Delivering the London element of the government's priority for the Thames Gateway for development, regeneration and transport improvement.
- * Promoting the contribution of the sub region to London's role as a world city including in relation to planning for the 2012 Olympic and Paralympic Games and enable the necessary development for a successful sustainable Olympics.
- * Comprehensive development of Stratford as a new commercial, retail and residential area of London.

5C.3 - Opportunity Areas in North East London

In the identified Opportunity Areas (including Stratford) developments should maximise residential and non-residential densities and contain mixed uses

Objections

No objections have been raised to the principle of the development.

Metropolitan Open Land

The use of the land designated as Metropolitan Open Land for playing fields and related buildings is in accordance with national policy guidance contained within PPG2 Green Belts. Members noted that the storage buildings to be provided should be of high quality design.

The proposal is in accordance with regional and local policy guidance contained in the;

London Plan Consolidated with Alterations since 2004 (February 2008);

3 D.9 - Metropolitan Open Land

Aims to protect Metropolitan Open Land from inappropriate development and to give these areas the same level of protection as Green Belt.

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

ENV4 - within areas of Metropolitan Open Land uses are restricted to public and private open space and playing fields; open air recreation facilities; woodland and informal open space; allotments and nursery gardens; and nature conservation.

ENV5 - seeks to maintain the open character of Metropolitan Open Land by restricting new built development except where it is ancillary to the purpose of MOL and is then strictly controlled to limit the size and siting of buildings to minimise the impact of development on the open character of the land.

Objections

No objections have been raised to the use of Metropolitan Open Land for playing fields or to the erection of buildings needed in connection with that use.

Size and Nature of Facilities

The area of the site to be used for the laying out of playing fields for school and community use, whilst less than the amount specified in the November 2007 S106 legal agreement attached to outline planning permission 07/90023/VARODA (for the Stratford City development), is broadly similar in area and improved in shape and as a result has the capacity to provide pitches for a range of winter and summer sports, a multi-use games area for community use and informal landscaping and parking and servicing areas. Members noted that there would be no on-site changing rooms, as included in the S106 Agreement. Whilst it was noted that access would be controlled and the playing fields would be managed from the adjacent school with use of facilities in the Specialism Building, they nevertheless considered that the lack of more convenient on-site changing rooms and other facilities was a disadvantage. Members requested that an informative should be added to suggest that consideration should be given to providing basic services for possible future development on the site. With this proviso it is considered that the range of the facilities and dual use by the Chobham Academy and the local community will ensure that a range of sporting facilities are available for use and encourage participation in sport in accordance with guidance contained in PPG17 'Planning for Open Space, Sport and Recreation' and also;

London Plan Consolidated with Alterations since 2004 (February 2008)

3D.8 Realising the value of open spaces and green infrastructure

Protect, promote and improve access to London's network of open spaces, to realise the current and potential value of open space to communities, and to protect the many benefits of open space to communities, and to protect the many benefits of open space, including those associated with health, sport and recreation, children's play, regeneration, the economy, culture, biodiversity and the environment. Policies in DPDs should treat the open space network as an integrated system that provides a 'green infrastructure' containing many uses and performing a wide range of functions such as the East London Green Grid.

All developments will be expected to incorporate appropriate elements of open space that make a positive contribution to and are integrated with the wider network.

Objections

Concerns have been raised by Sport England at the omission of on-site changing rooms and toilets from this proposal. The applicants have indicated that changing and toilet facilities will be provided at the Chobham Academy Sports Hall on land to the south. The two sites will be comprehensively managed and the absence of on-site facilities should not adversely affect the take up of facilities by the local community. A detailed management plan for the playing fields is required to be submitted in accordance with the provisions of the November s106 agreement and will cover management of changing facilities.

Environmental Considerations

Ecology/Biodiversity

The current condition of the site means that it has very limited ecological value. The proposals for comprehensive landscaping with a range of tree and plant types will create opportunities for habitat creation in accordance with PPS9 – Biodiversity and Geological Conservation and also;

London Plan Consolidated with Alterations since 2004 (February 2008):

3D.8 - Realising the value of open spaces and green infrastructure

Protect, promote and improve access to London's network of open spaces, to realise the current and potential value of open space to communities, and to protect the many benefits of open space to communities, and to protect the many benefits of open space, including those associated with health, sport and recreation, children's play, regeneration, the economy, culture, biodiversity and the environment. Policies in DPDs should treat the open space network as an integrated system that provides a 'green infrastructure' containing many uses and performing a wide range of functions such as the East London Green Grid.

All developments will be expected to incorporate appropriate elements of open space that make a positive contribution to and are integrated with the wider network.

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

ENV6 - Planning permission will not be granted for development or land use changes which would have a significant adverse impact on badgers, other protected species, or biodiversity action plan species that are uncommon, declining, or under threat in London.

Objections

The Stratford City Environment Review Panel has expressed broad satisfaction with the proposals whilst querying the use of wet woodlands and the willow wall structure. In response the applicants have stated that the selection of tree types is consistent with species elsewhere in Waltham Forest and that earth mounding will provide a satisfactory microclimate for establishment of planting. A condition is attached to require exact details of trees and plants selected to be used at the site to be approved in writing by the local planning authority and also requiring maintenance of the landscaping proposals for an initial five year period to assist in the establishment of the landscaping for the site.

Flooding

A Flood Risk Assessment has been carried out as part of a cumulative assessment of the overall effects of development within the Stratford City site and Olympic proposals. The conclusions of the report indicate that in comparison with the current situation the flood risk to the surrounding community is greatly reduced by mitigation measures taken across the wider site areas. The development would have no adverse impacts on flooding and is in accordance with PPS 25 - Development and Flood Risk and also;

London Plan Consolidated with Alterations since 2004 (February 2008):

4A.12 - Flooding

Within areas at risk from flooding the assessment of flood risk for development proposals should be carried out in line with PPS25

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

WPM18 - In areas at risk from flooding proposals should not result in an unacceptable increase in the risk of flooding to people, property and essential service provision.

Objections

No objections have been raised on grounds of flooding.

Lighting/Amenity

Members were concerned about the height of fences around the Multi Use Games Areas and conditions have been imposed requiring details of the design, finish and height of these fences and also the final finishes to all other fences to be submitted for approval.

The approach to lighting has been to select levels of illumination specific to the areas and activities to be used or carried out whilst being in accordance with Sport England standards. It is not considered that suitably designed lighting would result in loss of amenity to residential property and would thus be in accordance with;

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

WPM11 - development that would lead to an unacceptable level of light pollution will be resisted.

Objections

No objections have been raised on the grounds of light pollution. The concern of LB Newham at the height and appearance of fences is addressed by the conditions requiring further details to be submitted for approval.

Water/Drainage

Full details of drainage will be required to be submitted and approved by the local planning authority in consultation with the Environment Agency. The development will be in accordance with;

London Plan Consolidated with Alterations since 2004 (February 2008);**4A.14 - Sustainable Drainage**

Surface water run-off should be managed as close to its source as possible and the use of sustainable urban drainage systems promoted unless there are practical reasons for not doing so.

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

WM19 - Where development would increase surface water run-off Sustainable Urban Drainage techniques should be utilised wherever possible.

Objections

The Environment Agency do not consider that sufficient information has been made available at present regarding drainage from the site and conditions have been attached to require these details to be submitted prior to the commencement of development.

Archaeology

The site is located within an area of high archaeological potential. A condition is attached requiring a written scheme of investigation for the site and mitigation of possible impacts prior to development being undertaken. This is in accordance with;

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

BHE17 - seeks to ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough.

Objections

No objections have been raised on the grounds of harm to archaeological remains.

Contamination

The current use of the site is such that contamination may be present. A condition has been attached that will require an assessment of contamination and details of remediation to be submitted to and approved by the local planning authority prior to the commencement of development. This is in accordance with;

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

WPM7 - seeks to ensure that where development is proposed on land that may be potentially contaminated measures will be undertaken to identify and remediate hazards

Objections

The Environment Agency has no objections to the proposal on contamination grounds, subject to the imposition of the condition as set out above.

Accessibility

The playing fields have been designed in accordance with statutory requirements to provide inclusive access and are thus in accordance with PPS1 Delivering Sustainable Development and also;

London Plan Consolidated with Alterations since 2004 (February 2008):

4B.5 - Creating an Inclusive Environment

Developments should meet highest standards of accessibility and inclusion and an Access Statement should show how the principles of inclusive design are integrated in the development.

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

BHE5 - requires that all new development to which the public have access should be designed to be accessible to everyone.

Objections

No objections have been raised on the grounds of accessibility

Means of Access and Parking

Vehicular access to the site would be from Temple Mill Lane leading to a car park for 30 vehicles, including 2 blue badge spaces, and coach turning and parking. In addition covered cycle parking will be provided. The means of access is satisfactory and it is considered that the amount of car-parking (which will be shared with the adjoining school) is sufficient for this use. Members recognised that some car park spaces would be occupied outside of school hours by staff who would need to stay later and that there was thus a requirement for the Car Park Management Plan as set out in the conditions. It was also noted that there would be some on-street parking which could be used by the public and would be available for the North Multi Use Games Area, which was for general public use at all times.

Pedestrian access is obtained either by the footbridge from the Chobham Academy site or directly from Temple Mill Lane. These are acceptable locations for access. The proposal is in accordance with;

London Plan Consolidated with Alterations since 2004 (February 2008):

3C.22 - Improving conditions for cycling

Provision of sufficient secure cycle parking facilities within new developments should be encouraged.

3C.23 - Parking Strategy

On-site car parking provision should be the minimum necessary

London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

BHE4 - requires that the level of car parking to be provided to serve new development must have regard to the level of accessibility of the site and the implications of the development for traffic congestion, traffic management and the safety of pedestrians, cyclists and other road users.

Objections

London Borough of Waltham Forest has raised concerns that the car-parking is to be shared with the school during school hours and will only be available to the public outside the school day. A condition is attached to require that a management plan for the parking area to ensure that there is public access to the car park when the facilities are available to the general public outside school hours.

Security

The design of the playing fields has been undertaken in consultation with Secured by Design Advisors to maximise transparency, minimise hiding spaces and blind spots and wherever possible unlit areas. Planting has been designed to ensure clear visibility across the site and pitches are at a level that would allow passive surveillance from outside the site. This would be in accordance with PPS 1 Delivering Sustainable Development and also;

London Plan Consolidated with Alterations since 2004 (February 2008):**4B.6 - Safety, Security and Fire Prevention and Protection**

Developments should be safe and secure, taking into account the objectives of 'Secured by Design', 'Designing out Crime' and 'Safer Places' and compatible with fire safety solutions.

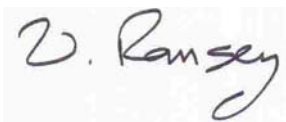
London Borough of Waltham Forest Unitary Development Plan (First Review) 2006

BHE7 - development layouts should be designed to reduce opportunities for crime

Objections

No objections have been raised on grounds of security.

Dated this: 17 April 2009

A handwritten signature in black ink, reading "V. Ramsey". The signature is written in a cursive, flowing style.

Vivienne Ramsey

Head of Development Control
Olympic Delivery Authority

Olympic Delivery Authority

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- * If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
- * If you want to appeal then you must do so within SIX months of the date of this notice, using a form, which is available from the Planning Inspectorate, (a copy of which must be sent to the Olympic Delivery Authority Planning Decisions Team) or complete an application online. The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (e-mail: enquiries@pins.gsi.gov.uk) or (Tel: 0117 372 8000). To make an appeal online, please use www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet. This may include copies of documentation from the original planning application and relevant supporting documents supplied to the local authority, and or information, including personal information belonging to you that you are happy will be made available in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- * The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- * The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- * In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notice

- * If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.
- * In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.