

**From:** [REDACTED]  
**To:** ["Catherine Smyth"](mailto:Catherine.Smyth)  
**Subject:** RE: Informal pre app advice sought  
**Date:** 01 March 2019 10:15:14  
**Attachments:** [image001.png](#)  
**Importance:** High

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Hi Catherine

Thanks for responding so promptly.

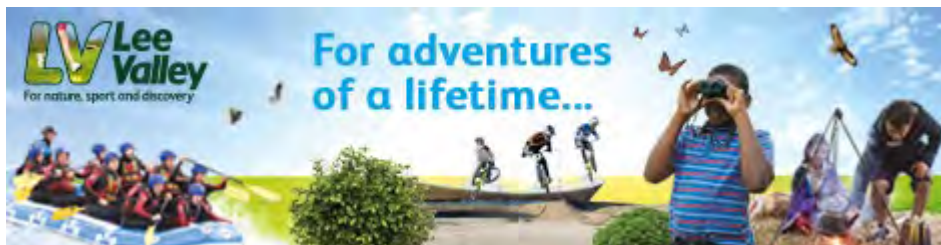
Members will make a decision on the selection of a developer for this site on 21/03. I am looking at a meeting in early April. Although no decisions have been made an hotel will likely be a feature of a scheme.

So could we provisionally look at a couple of dates in say the second week in April.

Hope you have a good weekend.

Kind Regards,

[REDACTED]



---

**From:** Catherine Smyth [mailto:CatherineSmyth@londonlegacy.co.uk]  
**Sent:** 01 March 2019 09:29  
**To:** [REDACTED]  
**Subject:** RE: Informal pre app advice sought

Hi [REDACTED]

We would be happy to meet with you to have an in-principle discussion; before a formal paid for pre-application submission is made.

Would you be able to outline your proposal to me by email, please? I can then invite the appropriate officers.

Do you have any dates in mind?

Kind regards, have a good weekend.

Catherine

**Catherine Smyth**  
**Head of Development Management (Planning Policy & Decisions)**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation

Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)



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---

**From:** [REDACTED] [mailto:[REDACTED]@leevalleypark.org.uk]

**Sent:** 28 February 2019 14:40

**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>

**Subject:** Informal pre app advice sought

**Importance:** High

Catherine

Hopefully in March the Authority will have a preferred bidder for the site of the proposed 5 aside platform at the LV Hockey and Tennis Centre. This was marketed in autumn last year. Would it be possible please to have an informal pre app attended by them, myself and one of your team. Clearly as proposals firm up the intention would be to pursue a formal pre app. As a partner with the LLDC in the regeneration of the lower Lea Valley acceptance of this would be appreciate by the Authority.

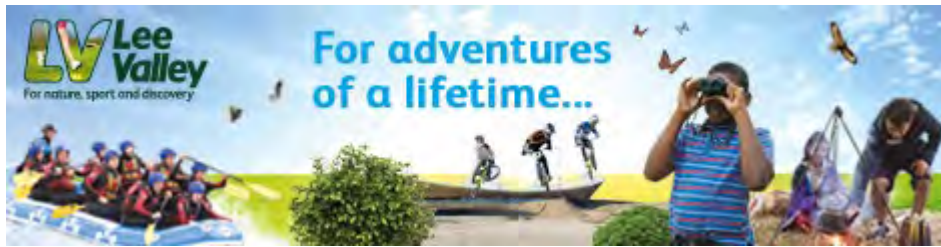
Please advise

[REDACTED]

[REDACTED]  
**Head of Planning and Strategic Partnerships**

Direct Line: 01992 [REDACTED] Mobile: [REDACTED]

Lee Valley Regional Park Authority  
Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG  
Tel: 01992 717711 Fax: 01992 788623  
[www.leevalleypark.org.uk](http://www.leevalleypark.org.uk)



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**From:** [Catherine Smyth](#)  
**To:** [REDACTED] <[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>  
**Subject:** RE: Informal pre app advice sought  
**Date:** 01 March 2019 17:24:33  
**Attachments:** [image001.png](#)

---

Hi [REDACTED]

On dates, April is going to be a very busy month for us as we will be preparing to report the Stratford Waterfront scheme to Planning Decisions Committee. How about Wednesday 17<sup>th</sup> late afternoon, or the Thursday 18th morning/afternoon? Or sometime in the middle of the following week? If these don't suit, let us know; and suggest some dates/times back?

Kind regards

Catherine

**Catherine Smyth**  
**Head of Development Management (Planning Policy & Decisions)**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 [REDACTED]  
**Mobile:** [REDACTED]  
**Email:** [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)



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---

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**Subject:** RE: Informal pre app advice sought

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pre-application submission is made.

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Do you have any dates in mind?

Kind regards, have a good weekend.

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1 Stratford Place  
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E20 1EJ

**Direct:** 020 3288 [REDACTED]

**Mobile:** [REDACTED]

**Email:** [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)



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**Sent:** 28 February 2019 14:40

**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>

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**Importance:** High

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Please advise

[REDACTED]  
[REDACTED]  
**Head of Planning and Strategic Partnerships**

Direct Line: 01992 [REDACTED] Mobile: [REDACTED]

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**From:** [Catherine Smyth](#)  
**To:** [REDACTED]  
**Subject:** Automatic reply: Land at N/E corner of E Manor  
**Date:** 07 March 2019 12:28:55

---

Thank you for your email. I am out of the office on Thursday 7th March, and will have very limited access to my emails. I will reply to you when I'm back in the office.

regards

Catherine Smyth

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**From:** [REDACTED]  
**To:** [Alex Savine](mailto:Alex.Savine@londonlegacy.co.uk)  
**Cc:** [Catherine Smyth](mailto:Catherine.Smyth@londonlegacy.co.uk); [REDACTED]; [REDACTED]  
**Subject:** Re: Land at N/E corner of E Manor  
**Date:** 08 March 2019 09:17:17  
**Attachments:** [image001.png](#)

---

Great

Sent from my iPhone



On 8 Mar 2019, at 08:40, Alex Savine <[AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk)> wrote:

Hi Catherine/[REDACTED]

Yes 9 or 9.30 is fine for me.

Regards

Alex

---

**From:** Catherine Smyth  
**Sent:** 07 March 2019 17:20  
**To:** [REDACTED] <[REDACTED]@leevalleypark.org.uk>; Alex Savine <[AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk)>  
**Cc:** [REDACTED] <[REDACTED]@leevalleypark.org.uk>; [REDACTED] <[REDACTED]@leevalleypark.org.uk>  
**Subject:** RE: Land at N/E corner of E Manor

Hi [REDACTED]

That would suit me, and again Alex's calendar is suggesting he is available. Alex – would that suit you, please can you let us know?

Kind regards

Catherine

**Catherine Smyth**  
**Head of Development Management (Planning Policy & Decisions)**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place



Montfichet Road  
London  
E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)

<image001.png>

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---

**From:** [REDACTED] [[mailto:\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)]

**Sent:** 07 March 2019 17:16

**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; Alex Savine  
<[AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk)>

**Cc:** [REDACTED] <[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>; [REDACTED]  
<[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>

**Subject:** RE: Land at N/E corner of E Manor

Hi What about pm ie 1.00pm

-

---

**From:** Catherine Smyth [<mailto:CatherineSmyth@londonlegacy.co.uk>]

**Sent:** 07 March 2019 17:06

**To:** [REDACTED] Alex Savine

**Cc:** [REDACTED]; [REDACTED]

**Subject:** RE: Land at N/E corner of E Manor

Hi [REDACTED]

Thanks for your email.

I'm afraid that Alex and I have a meeting at that time. Do you think your team could make a 9am or 9.30am start the same day? (I haven't checked with Alex, but his calendar seems free; Alex does that suit you too?)

Kind regards

Catherine

**Catherine Smyth**  
**Head of Development Management (Planning Policy & Decisions)**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)

<image001.png>

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---

**From:** [REDACTED] [[mailto:\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)]

**Sent:** 07 March 2019 12:29

**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>

**Cc:** [REDACTED] <[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>; [REDACTED]

<[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>

**Subject:** Land at N/E corner of E Manor

**Importance:** High

Hi Catherine

Further to our exchange of emails re an informal pre app with the Authority's selected developer for this site I can confirm that we can make 11.00am on 18<sup>th</sup> April.

The Authority will be represented by [REDACTED] CEO, [REDACTED], Surveyor and I.

We will have 1 or 2 people from the selected developer team.

If you are happy I will send a calendar invite but could you indicate who can attend from your side.

Regards,

[REDACTED]

[REDACTED]  
**Head of Planning and Strategic Partnerships**

Direct Line: 01992 [REDACTED] Mobile: [REDACTED]

Lee Valley Regional Park Authority

Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG

Tel: 01992 717711 Fax: 01992 788623

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**From:** [Catherine Smyth](#)  
**To:** [REDACTED]  
**Subject:** Automatic reply: Land at N/E corner of E Manor  
**Date:** 08 March 2019 09:17:20

---

Thank you for your email. I am out of the office on the morning of Friday 8th March, and will have limited access to my emails. I will reply to you when I'm back in the office.

Alternatively, you can contact Planning on:

[planningenquiries@londonlegacy.co.uk](mailto:planningenquiries@londonlegacy.co.uk)

regards

Catherine Smyth

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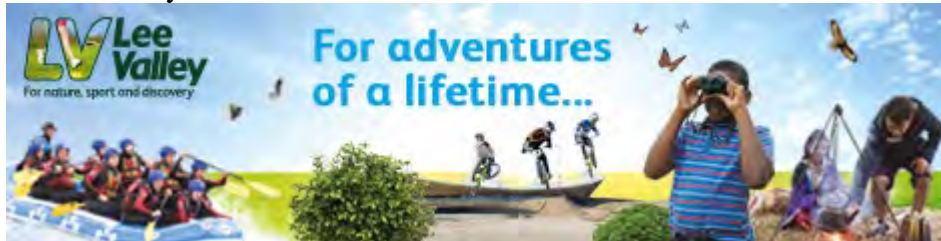
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**From:** [REDACTED]  
**To:** [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk); [AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk); [REDACTED]; [REDACTED]  
**Subject:** Meeting re the Erin manor  
**Date:** 08 March 2019 09:19:52

---

Hi  
We can all make 1.00pm on 18/04  
Please confirm and I will send a calendar invite  
Regards. [REDACTED]

Sent from my iPhone



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**From:** [REDACTED]  
**To:** "[Catherine Smyth](#)"  
**Cc:** [REDACTED]; [Alex Savine](#)  
**Subject:** RE: Land at N/E corner of E Manor  
**Date:** 10 March 2019 20:03:10  
**Attachments:** [image001.png](#)

---

Hi Catherine

Thanks for this. We will arrange for further information to be sent over once the decision has been made on the appointed developer.

Hopefully this will be early April

Regards,



---

**From:** Catherine Smyth [mailto:CatherineSmyth@londonlegacy.co.uk]  
**Sent:** 08 March 2019 15:43  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Alex Savine  
**Subject:** RE: Land at N/E corner of E Manor

Hi [REDACTED]

Alex and I can make 1pm pm on the 18<sup>th</sup>, and are organising a room here.

Please would you send over any details you might have in advance of the meeting, for us to consider.

Kind regards

Catherine

**Catherine Smyth**  
**Head of Development Management (Planning Policy & Decisions)**  
**Queen Elizabeth Olympic Park**

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**Mobile:** [REDACTED]  
**Email:** [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)



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**Sent:** 07 March 2019 17:20

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**Cc:** [REDACTED] <[REDACTED]@leevalleypark.org.uk>; [REDACTED]  
<[REDACTED]@leevalleypark.org.uk>

**Subject:** RE: Land at N/E corner of E Manor

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Catherine

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**Direct:** 020 3288 [REDACTED]

**Mobile:** [REDACTED]

**Email:** [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)



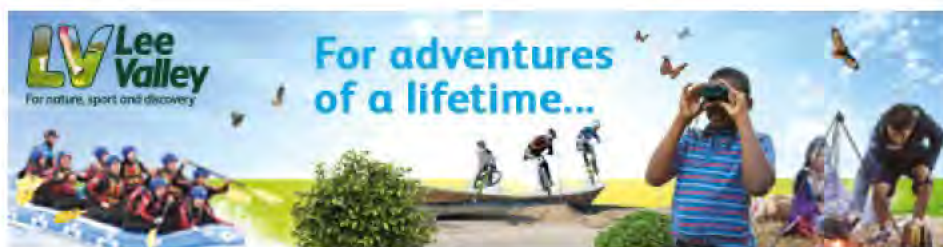
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**From:** [REDACTED] [[mailto:\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)]  
**Sent:** 07 March 2019 17:16  
**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; Alex Savine <[AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk)>  
**Cc:** [REDACTED] <[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>; [REDACTED] <[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>  
**Subject:** RE: Land at N/E corner of E Manor

Hi What about pm ie 1.00pm



---

**From:** Catherine Smyth [<mailto:CatherineSmyth@londonlegacy.co.uk>]  
**Sent:** 07 March 2019 17:06  
**To:** [REDACTED] Alex Savine  
**Cc:** [REDACTED]  
**Subject:** RE: Land at N/E corner of E Manor

Hi [REDACTED]

Thanks for your email.

I'm afraid that Alex and I have a meeting at that time. Do you think your team could make a 9am or 9.30am start the same day? (I haven't checked with Alex, but his calendar seems free; Alex does that suit you too?)

Kind regards

Catherine

**Catherine Smyth**  
**Head of Development Management (Planning Policy & Decisions)**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 [REDACTED]  
**Mobile:** [REDACTED]  
**Email:** [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)



Queen Elizabeth Olympic Park is now open. For more information please visit [www.QueenElizabethOlympicPark.co.uk](http://www.QueenElizabethOlympicPark.co.uk)

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)]

**Sent:** 07 March 2019 12:29

**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>

**Cc:** [REDACTED] <[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>; [REDACTED]

<[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>

**Subject:** Land at N/E corner of E Manor

**Importance:** High

Hi Catherine

Further to our exchange of emails re an informal pre app with the Authority's selected developer for this site I can confirm that we can make 11.00am on 18<sup>th</sup> April.

The Authority will be represented by [REDACTED] CEO, [REDACTED], Surveyor and I. We will have 1 or 2 people from the selected developer team.

If you are happy I will send a calendar invite but could you indicate who can attend from your side.

Regards,

[REDACTED]

[REDACTED]  
**Head of Planning and Strategic Partnerships**

Direct Line: 01992 [REDACTED] Mobile: [REDACTED]

Lee Valley Regional Park Authority  
Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG  
Tel: 01992 717711 Fax: 01992 788623  
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**From:** [Mark Camley](#)  
**To:** [Anthony Hollingsworth](#)  
**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor  
**Date:** 04 April 2019 17:27:01

---

Thanks – yes, I've asked Peter T to attend.  
Mark

---

**From:** Anthony Hollingsworth  
**Sent:** 04 April 2019 17:06  
**To:** Mark Camley <MarkCamley@londonlegacy.co.uk>  
**Subject:** Fwd: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Hi Mark, meeting with LVRPA going ahead with colleagues on the 18 April.... see below.

Anthony Hollingsworth  
Director of Planning Policy and Decisions  
Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London  
London Legacy Development Corporation  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

DDI: 020 3288 [REDACTED]  
Mobile: [REDACTED]  
Email: [anthonyhollingsworth@londonlegacy.co.uk](mailto:anthonyhollingsworth@londonlegacy.co.uk)  
Website: [www.QueenElizabethOlympicPark.co.uk](http://www.QueenElizabethOlympicPark.co.uk)

---

**From:** [REDACTED] <[REDACTED]@leevalleypark.org.uk>  
**Sent:** Thursday, April 4, 2019 4:23 pm  
**To:** Catherine Smyth; Alex Savine  
**Cc:** Peter Tudor; Anthony Hollingsworth; [REDACTED]@simply-plaanng.com'; [REDACTED]@simply-planning.com'  
**Subject:** Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Dear both

I can confirm that the Authority has (subject to final terms being agreed) appointed [REDACTED] to develop the above site. Their exciting and attractive scheme includes an hotel, gym and coffee shop.

A modest scale of development is proposed.

In advance of our meeting on 18<sup>th</sup> April a short planning statement addressing the site's planning challenges will be sent on along with indicative drawings. Hopefully you will have these by 14th April.



**From:** [Peter Tudor](#)  
**To:** [Mark Camley](#)  
**Subject:** Re: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor  
**Date:** 05 April 2019 17:57:16  
**Attachments:** [image001.png](#)

---

OK!

Get [Outlook for Android](#)

---

**From:** Mark Camley  
**Sent:** Friday, April 5, 2019 5:35:58 PM  
**To:** Peter Tudor  
**Subject:** FW: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Peter,  
Your mission will be try to get planning to look on this as a positive.  
Mark

---

**From:** [REDACTED] [mailto:[REDACTED]@leevalleypark.org.uk]  
**Sent:** 05 April 2019 08:48  
**To:** Mark Camley <MarkCamley@londonlegacy.co.uk>  
**Subject:** FW: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Mark

Please see below email exchange re: EM hotel development and 18<sup>th</sup> April meeting.

Ahead of the meeting I want to ensure that there isn't a disconnect between the Planning officers attending and the conversations that have been had with Lyn/Sir Peter (in Feb) and separately [REDACTED] (a year or so ago). These high level conversations were positive with [REDACTED] providing a steer around any hotel looking inwards to the QEOP in terms of benefits to the various stakeholders/operators. The reason that we were looking to have the informal pre pre planning application meeting with Lyn, [REDACTED] and you was to avoid a pure planning discussion at this early stage.

I have experienced this disconnect between the leadership of the organisation (not LLDC) and the Planning officer before and what we cannot have is the developer being scared off by a purist planning approach ie it's MOL land so no development possible....What we are looking for is a recognition of the strategic need for this development and then a robust challenge around the planning requirements that need to be met.

I would appreciate any assistance you can give here.

Many thanks

[REDACTED]



---

**From:** Alex Savine [<mailto:AlexSavine@londonlegacy.co.uk>]

**Sent:** 04 April 2019 16:33

**To:** [REDACTED] Catherine Smyth

**Cc:** Peter Tudor; Hollingsworth, Anthony; [REDACTED]@simply-plaanng.com'; [REDACTED]@simply-planning.com'

**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Dear [REDACTED]

Thank you for confirming this. Attendance from our side will be Catherine Smyth, [REDACTED] and myself from the Planning Policy & Decisions directorate and Peter Tudor from our Park Operations directorate. We look forward to receiving the information you have outlined.

Kind regards

Alex

**Alex Savine**  
**Head of Planning Policy**

London Legacy Development Corporation  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

DDI: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [alexsavine@londonlegacy.co.uk](mailto:alexsavine@londonlegacy.co.uk)

Website: <http://queenelizabetholympicpark.co.uk/planning-authority>



---

**From:** [REDACTED] [[mailto:\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)]

**Sent:** 04 April 2019 16:23



**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; Alex Savine <[AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk)>  
**Cc:** Peter Tudor <[PeterTudor@londonlegacy.co.uk](mailto:PeterTudor@londonlegacy.co.uk)>; Anthony Hollingsworth <[AnthonyHollingsworth@londonlegacy.co.uk](mailto:AnthonyHollingsworth@londonlegacy.co.uk)>; [REDACTED]@simply-plaanng.com' <[\[REDACTED\]@simply-plaanng.com](mailto:[REDACTED]@simply-plaanng.com)>; [REDACTED]@simply-planning.com' <[\[REDACTED\]@simply-planning.com](mailto:[REDACTED]@simply-planning.com)>  
**Subject:** Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor  
**Importance:** High

Dear both

I can confirm that the Authority has (subject to final terms being agreed)appointed [REDACTED] to develop the above site. Their exciting and attractive scheme includes an hotel, gym and coffee shop.

A modest scale of development is proposed.

In advance of our meeting on 18<sup>th</sup> April a short planning statement addressing the site's planning challenges will be sent on along with indicative drawings. Hopefully you will have these by 14th April.

[REDACTED] will be represented by [REDACTED] and [REDACTED] with their planning consultant [REDACTED]

The Authority will be represented by [REDACTED] CEO, [REDACTED], Property Manager and of course I!

I would be grateful if you could confirm attendance from your side in advance.

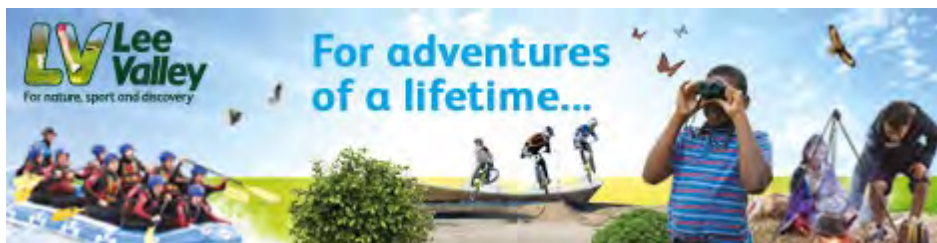
We look forward to a constructive discussion.

Regards,

[REDACTED]  
**Head of Planning and Strategic Partnerships**

Direct Line: 01992 [REDACTED] Mobile: [REDACTED]

Lee Valley Regional Park Authority  
Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG  
Tel: 01992 717711 Fax: 01992 788623  
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**From:** [Mark Camley](#)  
**To:** [REDACTED]  
**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor  
**Date:** 10 April 2019 15:25:20  
**Attachments:** [image005.png](#)

---

[REDACTED]  
Apologies for not responding at the time. I spoke to Peter Tudor and told him needs to build the bridge (if there isn't one) between operators and planners. He understand that this why he is there. I am currently out the country but will try to catch Alex on Friday.

Mark

---

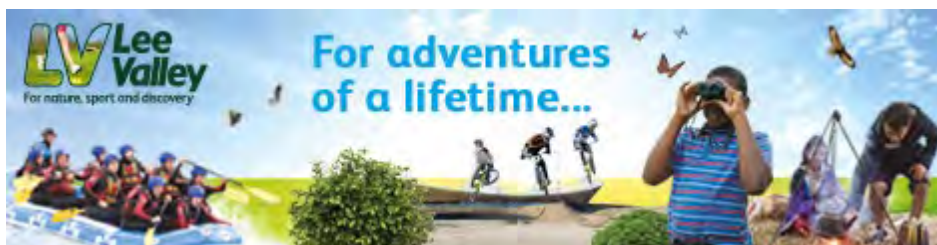
**From:** [REDACTED] [mailto:[REDACTED]@leevalleypark.org.uk]  
**Sent:** 10 April 2019 11:55  
**To:** Mark Camley <MarkCamley@londonlegacy.co.uk>  
**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Hi Mark

I would appreciate feedback on this by end of the week.

Many thanks

[REDACTED]



---

**From:** [REDACTED]  
**Sent:** 05 April 2019 08:48  
**To:** Mark Camley  
**Subject:** FW: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Mark

Please see below email exchange re: EM hotel development and 18<sup>th</sup> April meeting.

Ahead of the meeting I want to ensure that there isn't a disconnect between the Planning officers attending and the conversations that have been had with Lyn/Sir Peter (in Feb) and separately [REDACTED] (a year or so ago). These high level conversations were positive with [REDACTED] providing a steer around any hotel looking inwards to the QEOP in terms of benefits to the various stakeholders/operators. The reason that we were looking to have the informal pre pre planning application meeting with Lyn, [REDACTED] and you was to avoid a pure planning discussion at this early stage.

I have experienced this disconnect between the leadership of the organisation (not LLDC) and the Planning officer before and what we cannot have is the developer being scared off by a

purist planning approach ie it's MOL land so no development possible.....What we are looking for is a recognition of the strategic need for this development and then a robust challenge around the planning requirements that need to be met.

I would appreciate any assistance you can give here.

Many thanks

██████████

---

**From:** Alex Savine [<mailto:AlexSavine@londonlegacy.co.uk>]

**Sent:** 04 April 2019 16:33

**To:** ██████████ Catherine Smyth

**Cc:** Peter Tudor; Hollingsworth, Anthony; ██████████@simply-plaanng.com'; ██████████@simply-planning.com'

**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Dear ██████████

Thank you for confirming this. Attendance from our side will be Catherine Smyth, ██████████ and myself from the Planning Policy & Decisions directorate and Peter Tudor from our Park Operations directorate. We look forward to receiving the information you have outlined.

Kind regards

Alex

**Alex Savine**  
**Head of Planning Policy**

London Legacy Development Corporation  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

DDI: 020 3288 ██████████

Mobile: ██████████

Email: [alexsavine@londonlegacy.co.uk](mailto:alexsavine@londonlegacy.co.uk)

Website: <http://queenelizabetholympicpark.co.uk/planning-authority>



---

**From:** [REDACTED] [[mailto:\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)]

**Sent:** 04 April 2019 16:23

**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; Alex Savine <[AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk)>

**Cc:** Peter Tudor <[PeterTudor@londonlegacy.co.uk](mailto:PeterTudor@londonlegacy.co.uk)>; Anthony Hollingsworth <[AnthonyHollingsworth@londonlegacy.co.uk](mailto:AnthonyHollingsworth@londonlegacy.co.uk)>; [REDACTED]@simply-plaanng.com' <[\[REDACTED\]@simply-plaanng.com](mailto:[REDACTED]@simply-plaanng.com)>; [REDACTED]@simply-planning.com' <[\[REDACTED\]@simply-planning.com](mailto:[REDACTED]@simply-planning.com)>

**Subject:** Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

**Importance:** High

Dear both

I can confirm that the Authority has (subject to final terms being agreed)appointed [REDACTED] to develop the above site. Their exciting and attractive scheme includes an hotel, gym and coffee shop.

A modest scale of development is proposed.

In advance of our meeting on 18<sup>th</sup> April a short planning statement addressing the site's planning challenges will be sent on along with indicative drawings. Hopefully you will have these by 14th April.

[REDACTED] will be represented by [REDACTED] and [REDACTED] with their planning consultant [REDACTED]

The Authority will be represented by [REDACTED] CEO, [REDACTED], Property Manager and of course I!

I would be grateful if you could confirm attendance from your side in advance.

We look forward to a constructive discussion.

Regards,

[REDACTED]  
**Head of Planning and Strategic Partnerships**

Direct Line: 01992 [REDACTED] Mobile: [REDACTED]

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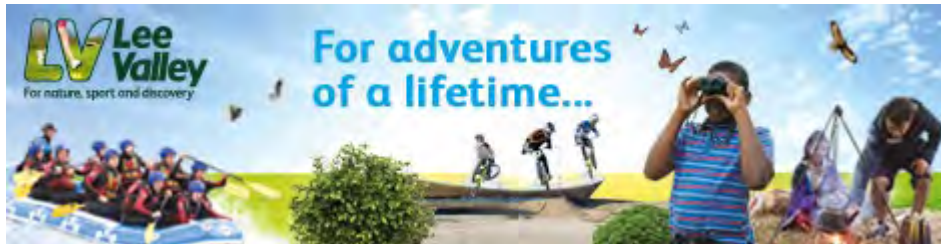
**From:** [REDACTED]  
**To:** [Mark Camley](mailto:Mark.Camley)  
**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor  
**Date:** 14 April 2019 15:11:33  
**Attachments:** [image002.png](#)

---

Many thanks Mark. I appreciate your assistance here.

Best regards

[REDACTED]



---

**From:** Mark Camley [mailto:MarkCamley@londonlegacy.co.uk]  
**Sent:** 12 April 2019 13:51  
**To:** [REDACTED]  
**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

[REDACTED]  
Further to my previous email. I have spoken to Alex and asked him to note the sensitivities.  
Best wishes,  
Mark

---

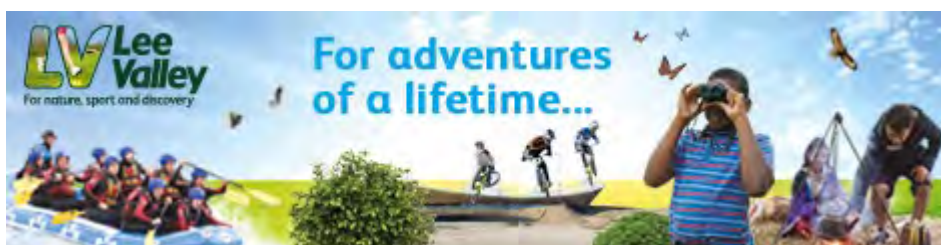
**From:** [REDACTED] [mailto:[REDACTED]@leevalleypark.org.uk]  
**Sent:** 10 April 2019 11:55  
**To:** Mark Camley <MarkCamley@londonlegacy.co.uk>  
**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Hi Mark

I would appreciate feedback on this by end of the week.

Many thanks

[REDACTED]



---

**From:** [REDACTED]



**Sent:** 05 April 2019 08:48

**To:** Mark Camley

**Subject:** FW: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Mark

Please see below email exchange re: EM hotel development and 18<sup>th</sup> April meeting.

Ahead of the meeting I want to ensure that there isn't a disconnect between the Planning officers attending and the conversations that have been had with Lyn/Sir Peter (in Feb) and separately [REDACTED] (a year or so ago). These high level conversations were positive with [REDACTED] providing a steer around any hotel looking inwards to the QEOP in terms of benefits to the various stakeholders/operators. The reason that we were looking to have the informal pre pre planning application meeting with Lyn, [REDACTED] and you was to avoid a pure planning discussion at this early stage.

I have experienced this disconnect between the leadership of the organisation (not LLDC) and the Planning officer before and what we cannot have is the developer being scared off by a purist planning approach ie it's MOL land so no development possible.....What we are looking for is a recognition of the strategic need for this development and then a robust challenge around the planning requirements that need to be met.

I would appreciate any assistance you can give here.

Many thanks

[REDACTED]

---

**From:** Alex Savine [<mailto:AlexSavine@londonlegacy.co.uk>]

**Sent:** 04 April 2019 16:33

**To:** [REDACTED] Catherine Smyth

**Cc:** Peter Tudor; Hollingsworth, Anthony; [REDACTED]@simply-plaanng.com'; [REDACTED]@simply-planning.com'

**Subject:** RE: Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

Dear [REDACTED]

Thank you for confirming this. Attendance from our side will be Catherine Smyth, [REDACTED] and myself from the Planning Policy & Decisions directorate and Peter Tudor from our Park Operations directorate. We look forward to receiving the information you have outlined.

Kind regards

Alex

**Alex Savine**

**Head of Planning Policy**

London Legacy Development Corporation

Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

DDI: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [alexsavine@londonlegacy.co.uk](mailto:alexsavine@londonlegacy.co.uk)

Website: <http://queenelizabetholympicpark.co.uk/planning-authority>



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**From:** [REDACTED] [[mailto:\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)]

**Sent:** 04 April 2019 16:23

**To:** Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; Alex Savine <[AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk)>

**Cc:** Peter Tudor <[PeterTudor@londonlegacy.co.uk](mailto:PeterTudor@londonlegacy.co.uk)>; Anthony Hollingsworth <[AnthonyHollingsworth@londonlegacy.co.uk](mailto:AnthonyHollingsworth@londonlegacy.co.uk)>; [REDACTED]@simply-plaanng.com' <[\[REDACTED\]@simply-plaanng.com](mailto:[REDACTED]@simply-plaanng.com)>; [REDACTED]@simply-planning.com' <[\[REDACTED\]@simply-planning.com](mailto:[REDACTED]@simply-planning.com)>

**Subject:** Informal pre-app meeting re Site at North-east corner of the LVHTC at Eton Manor

**Importance:** High

Dear both

I can confirm that the Authority has (subject to final terms being agreed) appointed [REDACTED] to develop the above site. Their exciting and attractive scheme includes an hotel, gym and coffee shop.

A modest scale of development is proposed.

In advance of our meeting on 18<sup>th</sup> April a short planning statement addressing the site's planning challenges will be sent on along with indicative drawings. Hopefully you will have these by 14th April.

[REDACTED] will be represented by [REDACTED] and [REDACTED] with their planning consultant [REDACTED]

The Authority will be represented by [REDACTED] CEO, [REDACTED], Property Manager and of course I!

I would be grateful if you could confirm attendance from your side in advance.

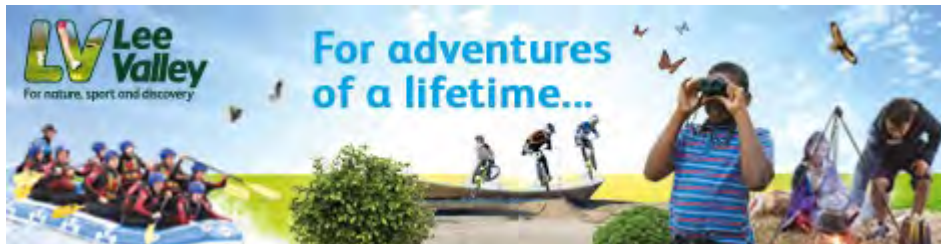
We look forward to a constructive discussion.

Regards,

**Head of Planning and Strategic Partnerships**

Direct Line: 01992 [REDACTED] Mobile: [REDACTED]

Lee Valley Regional Park Authority  
Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG  
Tel: 01992 717711 Fax: 01992 788623  
[www.leevalleypark.org.uk](http://www.leevalleypark.org.uk)



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**From:** [Catherine Smyth](#)  
**To:** [REDACTED]  
**Cc:** [Alex Savine](#)  
**Subject:** FW: Informal Pre-App Meeting re Site at North-East Corner of the LVHTC at Eton Manor, Stratford  
**Date:** 16 April 2019 13:08:57  
**Attachments:** [image001.png](#)  
[ALTERNATIVE MASTERPLAN \(15.04.19\).pdf](#)  
[ALTERNATIVE SITE PLAN WITH ROOF \(11.04.19\).pdf](#)  
[16.04.19 - Pre-Application Covering Letter.pdf](#)  
[Document 1 - Legacy Plan.pdf](#)  
[Document 2 - SoS Decision Letter.pdf](#)

---

Hi [REDACTED]  
Please can you print off copies of the attachments for Alex and I.  
Thanks  
Catherine

Catherine Smyth  
Head of Development Management (Planning Policy & Decisions)  
Direct: 020 3288 [REDACTED]  
Mobile: [REDACTED]

---

**From:** [REDACTED] [mailto:[REDACTED]@simply-planning.com]  
**Sent:** 16 April 2019 12:47  
**To:** Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>  
**Cc:** Alex Savine <AlexSavine@londonlegacy.co.uk>; Peter Tudor <PeterTudor@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>; [REDACTED]  
**Subject:** Informal Pre-App Meeting re Site at North-East Corner of the LVHTC at Eton Manor, Stratford

Dear Catherine,

In preparation for our pre-app meeting on Thursday please find attached drawings showing our client's scheme together with a note from myself which sets out and addresses the key issues arising from the proposal and its location within MOL. In addition, there will be a separate note prepared by the LVRPA which explains its Corporate position. This will follow shortly.

I hope these are helpful in providing context to the proposals and I look forward to meeting you and colleagues to discuss them on Thursday. If, beforehand, there is anything further you might need please do not hesitate to contact me.

Kind regards,

[REDACTED]  
Director

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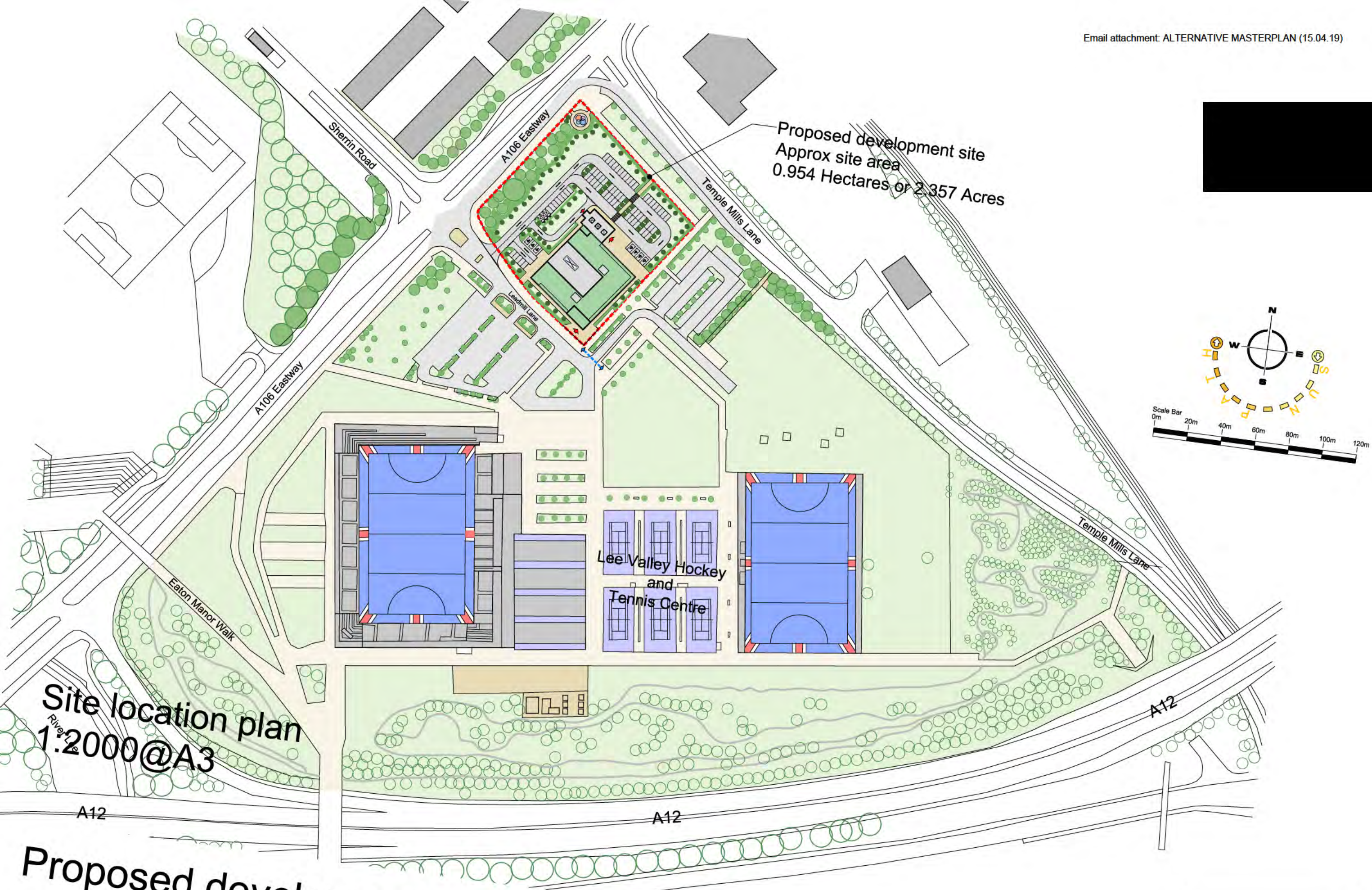
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London, W1T 2ND

Wallingford office  
Howbery Business Park  
Benson Lane  
Wallingford, OX10 8BA

Birmingham office  
Suite 204, Cheltenham House  
Temple Street  
Birmingham, B2 5BG

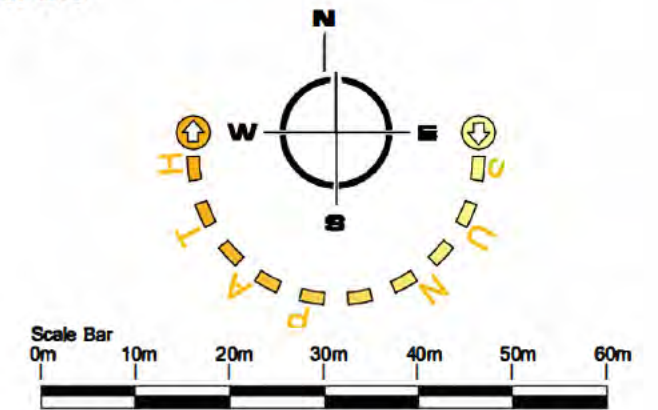
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Site location plan  
1:2000@A3

# Proposed development - Eton Manor



Proposed site and roof plan  
1:800@A3

# Proposed development - Eton Manor





Catherine Smyth  
London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

16<sup>th</sup> April 2019

Dear Catherine,

**Land to the North-East of the LVHTC, Eton Manor, London, E20 3AD**

In preparation for our informal pre-application meeting on Thursday, 18<sup>th</sup> April to discuss the above site, I am writing to give you the background to my client's proposals and the planning context and challenges they raise and which we would look to address in any formal planning submission. I do so under a series of headings below.

**Background**

My client, [REDACTED], is, confidentially, the chosen preferred bidder to take forward development proposals on land to the north-east of the existing LVHTC which is located to the south-west of Temple Mills Lane and south-east of the A106 Eastway, almost opposite New Spitalfields Market. The extent of the site is shown on the Master Plan attached with this letter.

Our client's proposals for this site see the development of a single building comprising a hotel and gym with ground floor restaurant/coffee shop together with access, servicing and car parking. Further details of the proposal are provided below and illustrated on the accompanying Master Plan.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**The Proposal**

The proposed development as shown on the illustrative site and masterplans drawings which form part of this submission is, we would stress, very much an initial proposal, to assist our discussions on Thursday. As you will see from the proposal the scheme would provide:

- A 98-bed hotel.
- A gym of some 1,468m<sup>2</sup>.
- A ground floor restaurant/coffee shop of 167m<sup>2</sup>.



In addition, car parking and servicing for the development is provided including a total of 76no. parking spaces which would include 7no. disabled spaces and 3no. electric charging points. Vehicular access to the development would be from Leadmill Lane which also provides access to the Lea Valley Hockey and Tennis Centre (LVHTC).

### **The Extant Consent**

The application site, together with the site of the existing LVHTC (a 13.3ha site in total) formed part of the original 2004 and 2007 outline consents for the Olympic Games development. In 2009 amendments to those original consents in respect of this phase (Planning Delivery Zone 7) of the overall Olympic development were obtained (consent 09/90198/FUMODA). At the time the site contained the Eton Manor sports ground which comprised a sports pavilion, tennis courts, football pitches and a cricket ground.

The consent of 2009 was for both development required as part of the Games and for subsequent Legacy Transformation development. In the context of the latter the consent was for:

- Removal of temporary buildings (9 tennis courts and temporary seating);
- Retention for outdoor tennis courts and construction of 2 new outdoor tennis courts;
- Development of 4 indoor tennis courts with retained sports centre building and works of transformation and formation of spectator roofing area for hockey;
- Removal of 1 safeguarded tree;
- Completion of construction of hockey stadium and formation of second hockey pitch;
- Platform for 5-a-side football centre to provide 10 pitches;
- Associated hardstanding, 179 car parking spaces and point of vehicular access to the site off Ruckholt Road;
- Heighten location of fencing; and
- Location of flood lighting.

The consent was issued in January 2010 and at Document 1 there is a copy of the proposed Legacy Development layout taken from the applicant's Design and Access Statement. It shows the hockey and tennis centre in a not dissimilar format to that now constructed and, in addition, the current site developed to provide 10 5-a-side football pitches together with a clubhouse of circa 572m<sup>2</sup>.

The 2010 consent has been part implemented by construction of the LVHTC and, remains extant. As such, the 5-a-side pitches and clubhouse could, subject to approval of reserved matters, be built out at any point in the future. This back stop position forms an important material consideration in any assessment of the current proposal's impact on Metropolitan Open Land (MOL).

The GLA were consulted on the 2009 application and Stage 1 and Stage 2 issued.



In those reports the GLA considered the principle of the loss of MOL. The report notes that Policy 3D.10 of the London Plan sought to protect MOL from inappropriate development and then went on to note that:

***“As part of the 2007 planning applications the applicant submitted substantial evidence and justification for the loss of Metropolitan Open Land and existing open spaces including the playing fields for the whole of the Olympic Park.***

***The principle of the development including the loss of Metropolitan Open Land and the existing playing fields were therefore established in the 2007 permissions. As was the stipulation that 102ha of Metropolitan Land be reprovided as part of the Legacy transformation.”***

Against this background, it is therefore relevant that:

- The principle of the loss of MOL at this site has already been accepted first by the 2004 and 2007 Olympic consents and by the subsequent 2010 consent.
- The 2010 consent remains extant and could be built out. It would see development across almost the totality of the undeveloped site including 5-a-side pitches, fencing, lighting and a clubhouse.
- In total the consented development would have resulted in development on approximately 6,742m<sup>2</sup> of the overall site.
- In contrast, the proposed development will confine built development to the south-west part of the site, providing a direct link to the LVHTC and will be set behind a wide landscaped margin which will front the A106.
- The proposed scheme limits built development, with the actual building itself amounting to just 20% of the overall site.
- There are no proposals to fence the whole site, leaving it open on all boundaries.

## **Planning Policy Context**

Within the LLDC's adopted Local Plan (July 2015) the entirety of the site is shown as Metropolitan Open Land. A similar notation was carried over from a previous Waltham Forrest Local Plan. The LVHTC also falls within the defined area of MOL.

Adopted Policy BN6 is concerned with protecting areas of MOL and indicates that:

***“The Legacy Corporation will maintain the openness of Metropolitan Open Land (MOL) identified on the Policies Map by:***

- 1) Refusing development which has an advance impact on the openness of MOL, except in very special circumstances.***
- 2) Only permitting development of ancillary facilities where the openness of MOL is maintained.”***

The explanation to the policy (paragraph 6.22) confirms that the policy, through protecting MOL, seeks to ensure that open predominately undeveloped land (our emphasis) remains open.



It further explains that maintaining openness will help to maintain biodiversity. This explanation to the policy is important because:

- It has already been accepted that the site is appropriate for development – the 5-a-side football pitches and clubhouse.
- Permission exists for that use and it could be built out tomorrow.
- If it were, the land would be developed and would include fencing, lights, hard surfaces and buildings. It would not, as such, fulfil the objectives of the MOL policy.
- The extant consent would see all but the very smallest part of the site taken up with built development. Very limited land in the consented scheme is given over to landscaping.
- The site is not included in the adopted Biodiversity Action Plan as a species habitat.

In contrast, the proposed development reduces the extent of land given over to development and gives over more land to landscaping. The proposals include a significant landscape belts on the northern edge and eastern edges designed to complement the scheme which was granted permission in 2014. It is intended that landscape will be integrated within the proposed parking areas. In total 51% of the total area would be landscaped, compared to that for the consented scheme where landscaping was left to the fringes. This, in turn, provides opportunities for significant biodiversity enhancements as compared with the consented development. In particular, as the illustrative plans show a wide landscape margin, which corresponds to the landscaped area on the opposite site is proposed. A planting scheme which maximises the biodiversity value of this area will be implemented.

London Plan Policy 7.17 is also concerned with MOL and indicates that:

***“b) The strongest protection should be given to London’s Metropolitan Open Land and inappropriate development refused, except in very special circumstances, given the same level of protection as the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.”***

A similar policy (Policy G3) appears in the emerging London Plan.

The overarching context is, as such, one of protecting MOL from inappropriate development and if inappropriate development is to be allowed ‘very specialist circumstances’ must be demonstrated. That is the context against which these proposals must be judged. They are, however, also set in the context of the already acknowledged acceptance that loss of MOL on this site can and has been supported. Indeed, the Olympic and Legacy consents, which delivered significant increases in MOL, always accepted that this site would be developed.

The LLDC’s emerging Local Plan is also relevant. It comments specifically in Section 7 on the North Stratford and Eton Manor Sub Area. In respect of the LVHTC is specifically comments that:

***“The Lea Valley Hockey and Tennis Centre at Eton Manor and the Lea Valley VeloPark are world class sports facilities. Originally developed for the London 2012 Olympic Games and subsequently transformed, they are important national, leisure and sporting venues hosting local, national and international events and support the Legacy Corporation’s***



***aspirations to deliver a sporting legacy for local communities, the two venues are owned by the Lea Valley Regional Park Authority and are managed through a leisure trust.”***

Against this background, the Plan goes on to note that:

***“The Legacy Corporation continues to work closely with and support the Park Authority as it seeks to improve and grow the offer associated with the venues and thereby ensure their long-term sustainability. This includes the further development of the land and facilities associated with the hockey and tennis centre at Eton Manor which can complement the rest of the Queen Elizabeth Olympic Park.”***

The Plan, as such, recognises in terms that further development ‘*of land and facilities*’ at the Hockey and Tennis Centre may take place where it helps to ‘*ensure their long-term sustainability*’. That is, in essence, the basis of these proposals. If permitted they will provide both funding and facilities which will help ensure the long-term future of the Centre. They are, as such, consistent with this emerging policy context.

### **Very Special Circumstances**

The uses proposed, a hotel, gym and restaurant/coffee shop are, by definition, inappropriate development within MOL and, as such, consistent with national, regional and local planning policies ‘very special circumstances’ must exist if planning consent is to be granted. There is no definition of what comprises very special circumstances but rather it is a judgement for the decision maker; that said, it is a significant or high hurdle to cross.

We set out below the basis of the ‘very special circumstances’ case which justifies this development and which would form the basis of any planning application. In brief, the case is:

- Since inception in 1966 a defined role or function of the LVRPA has been to promote sport, leisure and nature conservation. It has a dedicated remit to provide major sporting venues of regional significance and it has fulfilled this role through the development and management of facilities including the LVHTC and VeloPark. Large venues with a regional significance have always been part of the Authority’s offer.
- The LVHTC and VeloPark are sporting facilities of international, national, regional and local significance. They provide venues, facilities and activities for all levels of sporting events and activities (international to local events) to which there is planning policy commitment at all levels (from national Government down).
- The facilities are part of the Legacy of the 2012 Olympics to which commitment was given at the time of the Olympics and is carried through into the Legacy Corporation’s aims and objectives.
- The LVHTC is underperforming, fails to achieve its full potential and requires investment (both financial and in terms of support facilities) if it is to achieve its full potential and therein maximise participation in sport and leisure..
- Emerging planning policy supports the further improvement and growth of the LVHTC facilities so as to ensure its long-term sustainability.
- That same emerging policy context acknowledges that further development of land and facilities at LVHTC may be supported where it complements the remainder of the Queen Elizabeth Olympic Park.



- Development of the application site in the manner proposed will provide funding to the LVRPA which will be used to support the LVHTC and the Authority's other sporting ventures. That funding will help plug the current deficit the LVHTC operates.
- In the absence of an alternative funding source the long-term sustainability of the LVHTC is questionable.

An added benefit of the scheme would be the inclusion within the landscaped areas of appropriate BAP habitats.

We expand on these points under the following headings.

### ***LVRPA and its Role in Sporting Provision***

Since its inception in 1966 the LVRPA was charged amongst other matters with developing major sporting facilities of regional significance. Under this function it developed a range of facilities across the Park's area. It became a partner authority with the Olympic Delivery Authority (ODA) from the inception of the Olympic project and it was through that role that facilities including the LVHTC and the VeloPark were developed. LVRPA, through its Leisure Trust, is responsible for managing and operating a number of Legacy venues within the QEOP including the LVHTC.

The LVHTC is unique in the venues the Authority operates in that it is the only venue which operates with an annual deficit. Whilst, through the Authority's efforts, visitor numbers to the venue have increased (176,000 in 2018/2019) it still remains underutilised and visitor numbers and therein usage charges are insufficient to maintain operating costs. Part of the reason for the problems is the comparatively isolated location at the northern end of the QEOP, across the A12, and thus somewhat divorced from the venues provided at the south end of the park, adjacent to Stratford International, a one mile walk from the LVHTC.

A solution to the Centre's funding shortfall is required if the long-term future of the facility is to be secured.

The proposed development will deliver in two direct ways:

- First, income derived from development of the site will be used by the LVRPA to subsidise operating costs of the venue.
- Secondly, the provision of a budget hotel and gym facilities will increase the attractiveness of the site for new users or increase use by existing users. The lack of competitively priced accommodation which can successfully serve the venue undermines the attractiveness of this part of the QEOP. Similarly, the availability of an immediately available gym facility, including the provision of rehab' facilities for athletes, will represent an advantage for venue increasing the likelihood of it attracting teams and coaches using it for major international events.

As already seen, the need to support and sustain the LVHTC is recognised in emerging policy. The same policy acknowledges that sustaining the Centre may entail development on its existing landholding. If that is to be the case the development of income generating development such as this is inevitable. Indeed, it is desirable. Unless development on the site can deliver the wider strategic benefit of securing the long-term future of the LVHTC there can be no justification for loss of MOL.



The LLDC, in recognising the role of future development in securing the Centre's future has, by implication, accepted this.

### ***Enabling Development as a Very Special Circumstance***

The principle that enabling development, which delivers funding that would not otherwise be available to fund development, can comprise very special circumstances has been accepted by the Secretary of State. In particular, in November 2017, the Secretary of State allowed an appeal for the comprehensive redevelopment of a site to provide new and refurbished college buildings, enabling residential development of 348 dwellings, car parking, access and landscaping on a site at Oaklands College, St Albans (ref. APP/B1930/W/15/3051164). The Secretary of State's decision is attached (Document 2).

In that case, the Secretary of State, and his Inspector, acknowledged that the proposed development was by definition inappropriate development and that it would lead to a loss of openness of the Green Belt. Accordingly, (paragraph 16) the Secretary of State concluded the proposal would lead to conflict with both local and national policy to which substantial weight by way of harm to the Green Belt had to be attached. Consistent with national policy, the Secretary of State and his Inspector then considered whether there were very special circumstances which would outweigh that substantial harm.

It was the appellant's case that the necessary funding to deliver the educational enhancements would only be forthcoming with the enabling residential development. This, they said, amounted to a very special circumstance, a view both the Inspector and the Secretary of State accepted. Concluding on the point, the Secretary of State said:

***"The Secretary of State acknowledges the clear evidence of the College that it could only fund the scheme by way of residential development and the Council did not produce any evidence to indicate that alternative external or internal funding was available (IR195). Furthermore, the Secretary of State agreed with the Inspector that the Council did not put forward any educational or viability evidence to suggest that development on a smaller scale could properly meet the needs of the College and its students (IR196).***

***The Secretary of State agrees with the Inspector that overall there is agreement between the parties that significant weight should be attributed to the educational benefits of the proposal (IR200) and that there is no evidence from the Council to demonstrate that a lesser option could secure the educational improvements needed by the College. The Secretary of State therefore agrees with the Inspector that the delivery of significant improvements to the College weighs heavily in favour of the proposal (IR201)."***

The appeal was allowed with the Secretary of State accepting that the enabling argument did amount to a very special circumstance.

### ***The Need for More Hotel Accommodation***

The absence of close by, competitively priced hotel accommodation is a major disadvantage of the LVHTC and VeloPark and, indeed, other venues within the Park. Unavailability or high prices act as disincentives when groups or organisations are deciding whether to book the Centre's facilities. The lack of close by, reasonably priced hotel rooms has and continues to force users to travel long distances or not book the Centre for events which entail an overnight stay. Recent examples include:



- An international hockey team having to stay at Liverpool Street due to unavailability at local, reasonably priced accommodation.
- A school hockey team commuting daily to the venue from Hertfordshire to attend a tournament.

LVHTC is competing on a world stage when it comes to attracting international sporting events such as the Hockey World Cup. Whilst a high quality venue, the availability and cost of hotel accommodation is always an issue the venue faces. This issue is common to other sporting and leisure venues across the QEOP, although compared by the Centre's dislocation from the remainder of QEOP.

Existing hotel accommodation within close proximity to the venue (i.e. the north part of QEOP) is extremely limited. For example, with the exception of the hotels at Stratford Centre the only other provision in relative proximity to the LVHTC is:

- The Lion and Key Hotel, Leyton.
- The Old Ship Inn, Hackney.
- Kip Hotel, Hackney.
- Ibis Styles Hotel, Walthamstow.

New hotel accommodation has or is being provided in proximity to the QEOP. This, however, is concentrated around Stratford Centre and is, for the most part, expensive. Both its cost and distance are significant disincentives to those wishing to use the LVHTC and VeloPark and stay overnight.

To further support the LVHTC the proposed hotel operator (with who negotiations are ongoing) will offer preferred terms to both the LVHTC and its users. These will include:

- The ability for LVHTC to block book in advance rooms of preferred rates.
- Discounted room rates for those using the LVHTC.

The gym operator will similarly offer preferred terms (to be finalised) to LVHTC users.

Provision of a gym within the overall development on the immediate doorstep will further enhance the overall offer the LVHTC is able to provide. Training is inevitably part and parcel of a professional sporting regime and there is a logical synergy between the LVHTC and a gym facility.

Both operators will also enter into operational agreements with LVHTC to ensure that the site is appropriately managed during major events.

### ***The Site's Limited MOL Function***

Whilst allocated as MOL and certainly part of the QEOP, the application site, save for being open land, serves little or no MOL or QEOP purpose.





The site is isolated and separate from the main body of the Park by the existing LVHTC buildings, outdoor courts and parking areas. It is bounded on all sides by major roads and built development, whether buildings or hardstanding, and performs no recreational function whatsoever. It is unused, mown rough grassland with a limited number of trees and rough scrub on its Eastway frontage. Its biodiversity credentials are negligible. There is no clear indication from the A106 that this is an entrance point to the QEOP.

Given the site's detachment from the main body of the QEOP and its relatively harsh environment, due to the adjacent roads its recreational potential in the future, if it remains undeveloped, will always be extremely limited.

In contrast, development in the manner contemplated provides an opportunity to provide a use which will complement and support the existing sporting and leisure venues within the QEOP thereby supporting increased use of both the individual facilities and the Park itself.

### **Conclusion**

We look forward to meeting you later in the week to discuss these proposals which will deliver development that will help to ensure the long-term sustainability of the LVHTC in line with the LLDC's emerging policy aspirations. We hope you will agree that the proposals are an exciting opportunity to deliver much for the LVHTC.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

A small black rectangular redaction box covering the name of the signatory.

Director

Encs.

# Legacy Masterplan



- Key**
- 1 War memorial
  - 2 Landscape area
  - 3 Car park
  - 4 Accessible car park
  - 5 Wind turbine
  - 6 Bore hole location
  - 7 5a-side football pitches
  - 8 Club house
  - 9 Allotment - Clubhouse
  - 10 Allotment Area
  - 11 Drop off
  - 12 Bike storage
  - 13 Drop off
  - 14 Concourse
  - 15 24h access route to EDF house head
  - 16 Hockey stadium
  - 17 Sports centre
  - 18 Outdoor tennis courts
  - 19 2nd hockey field
  - 20 Woodland / Landform / Cycling trail
  - 21 Substations & water storage



Department for  
Communities and  
Local Government

Director – Planning & Development  
Lambert Smith Hampton  
UK House  
180 Oxford Street  
London, W1D 1NN

Our Ref: APP/B1930/W/15/3051164

Date: 1 November 2017

Email: [REDACTED]@lsh.co.uk

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78  
APPEAL MADE BY OAKLANDS COLLEGE AND TAYLOR WIMPEY NORTH THAMES  
LAND AT OAKLANDS COLLEGE, ST ALBANS CAMPUS, ST ALBANS, AL4 0JA  
APPLICATION REFERENCE No. 5/13/2589**

1. I am directed by the Secretary of State to say that consideration has been given to the report of the Inspector, Phillip J G Ware BSc (Hons) DipTP MRTPI, who held a public local inquiry on 10-13 May and 17-20 May 2016 into your clients appeal against the decision of St Albans City and District Council to refuse planning permission for your clients application for planning permission for comprehensive redevelopment to provide new and refurbished college buildings, enabling residential development of 348 dwellings, car parking, associated access and landscaping, including the demolition of existing buildings, in accordance with application reference no. 5/13/2589 dated 30 September 2013.
2. On 10 July 2015, this appeal was recovered for the Secretary of State's determination, in pursuance of section 79 of, and paragraph 3 of Schedule 6 to, the Town and Country Planning Act 1990 because it involves proposals for significant development in the Green Belt.

**Inspector's recommendation and summary of the decision**

3. The Inspector recommended that the appeal be allowed, and planning permission granted subject to conditions.
4. For the reasons given below, the Secretary of State agrees with the Inspector's conclusions, except where stated, and agrees with his recommendation. He has decided to grant planning permission. A copy of the Inspector's report (IR) is enclosed. All references to paragraph numbers, unless otherwise stated, are to that report.

## **Environmental Statement**

5. In reaching this position, the Secretary of State has taken into account the Environmental Statement which was submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the environmental information submitted before the inquiry opened. The Secretary of State is satisfied that the Environmental Statement and other additional information provided complies with the above Regulations and that sufficient information has been provided for him to assess the environmental impact of the proposal.

## **Procedural matters**

6. The Inspector notes that following the refusal of planning permission, minor amendments were made to the layout of part of the residential element of the proposal, intended to address the reason for refusal related to the effect of the proposed residential development on protected trees. This was the subject of a 28 day public consultation exercise beginning on 18 May 2015, with responses explained in the Statement of Common Ground. The Secretary of State notes that no party objected to this amendment and he agrees that there is no suggestion that the interests of any party would be prejudiced (IR 2). The Secretary of State does not consider that the issue that led to a minor change raises any matters that would require him to refer back to the parties for further representations prior to reaching his decision on this appeal, and he is satisfied that no interests have thereby been prejudiced.

## **Matters arising since the close of the Inquiry**

7. Following the closure of the inquiry the Secretary of State has received correspondence from the Marshalswick North Residents Association reiterating its concerns about the proposed development along with a copy of the submission document which the Residents Association had presented to the Inspector at the public local inquiry. Anne Main MP has also written to the Secretary of State asking that the impact on residents and services caused by this large development on Green Belt land are taken into account, and raises her constituents' wider fears that major developments in neighbouring areas could result in the eventual coalescence of St Albans, Hatfield and Welwyn. A list of representations which have been received since the inquiry is at Annex A. Copies of these letters may be obtained on written request to the address at the foot of the first page of this letter.
8. On 17 May 2017, the Secretary of State wrote to the main parties to afford them an opportunity to comment on the implications, if any, of the Supreme Court Judgement on the cases of Cheshire East BC v SSCLG and Suffolk DC v SSCLG which was handed down on 10 May 2017. A list of representations received in response to this letter is at Annex B. These representations were circulated to the main parties on 5 June 2017
9. The Secretary of State has given careful consideration to the issues raised when reaching his decision set out below and no other new issues were raised in this correspondence to warrant further investigation or necessitate additional referrals back to parties.

## **Policy and statutory considerations**

10. In reaching his decision, the Secretary of State has had regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.

11. In this case the development plan consists of the saved policies of the St Albans District Local Plan Review (1994) (LP). The Secretary of State considers that the development plan policies of most relevance to this case are those set out by the Inspector at IR114. The site is within the Metropolitan Green Belt as defined on the LP proposals map and is outside the settlement area of St Albans defined by the LP.
12. Other material considerations which the Secretary of State has taken into account include the National Planning Policy Framework ('the Framework') and associated planning guidance ('the Guidance').

#### *Emerging plan*

13. The emerging plan comprises the publication draft St Albans City & District Council Strategic Local Plan 2011-2031 (SLP) which was submitted to the Secretary of State for examination in August 2016. The Secretary of State notes that the appeal site falls within a wider area identified by the SLP as one of the Broad Locations (East St Albans (Oaklands)) where a minimum of 1,000 homes is expected (SLP Policy 13d).
14. Paragraph 216 of the Framework states that decision makers may give weight to relevant policies in emerging plans according to: (1) the stage of preparation of the emerging plan; (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and (3) the degree of consistency of relevant policies to the policies in the Framework. The Secretary of State notes that following the initial hearing session the Local Plan Inspector wrote to the St Albans City & District Council on 28 November 2016 concluding that the Council had not met its duty to co-operate with neighbouring planning authorities. This remains the current position. The Secretary of State has had regard to the emerging SLP but given its current position he gives it limited weight.

#### **Main Issues**

15. The Secretary of State agrees with the Inspector that all of the considerations set out at IR143 are main considerations. In addition, the Secretary of State finds that the housing land supply figure is a main consideration, including in relation to whether or not those Local Plan policies directly relating to the supply of housing are out of date.

#### *Green Belt considerations*

16. The Secretary of State has taken account of the Inspector's reasoning at IR155-162 and agrees with his overall conclusions at IR163 that the proposal is inappropriate development in the Green Belt, which is harmful by definition and that there would be additional harm by reason of a reduction in openness and by virtue of encroachment into the countryside. The Secretary of State therefore agrees with the Inspector that there is conflict with LP policy 1 and national policy and that the proposal should not be approved except in very special circumstances. In line with paragraph 88 of the Framework, he attributes substantial weight to harm to the Green Belt caused by the proposed development.

#### *The effect on the character and appearance of the area*

17. The Secretary of State has carefully considered the Inspector's reasoning at IR164-178 and he agrees with his conclusion at IR179 that the beneficial effect of the college development in landscape terms goes some way towards balancing the harm caused by the residential development. The Secretary of State agrees that overall the combined proposal would cause some limited harm to the character and appearance of the area, although he shares the Inspector's view that this must be set in the context of the lack of a landscape designation and the absence of any conflict with the development plan. Overall, the

Secretary of State gives limited weight to harm to the character and appearance of the area.

*The effect on the protected trees in Beaumont Wood*

18. The Secretary of States agrees with the Inspector that Beaumont Wood contributes to the visual amenity of the area and is a resource worthy of protection. Having carefully considered the Inspector's analysis at IR 180-190 however, the Secretary of State agrees with him that the proposed residential development would not harm protected trees in Beaumont Wood, and would not conflict with LP policy 74.

*Educational benefits*

19. Like the Inspector, the Secretary of State considers that the importance of the delivery of high quality education is a national and local priority and he notes that this is common ground between the parties. He also notes Oaklands College is agreed to be the main provider of further education in the District and the quality of the educational offer at the College is not in dispute. The Inspector reports that many of the existing buildings are of very poor quality and are wholly unsuited to the provision of the high standard of education which the College continues to provide. Other buildings are temporary structures which have clearly outlived their normal life, and are in a poor state of repair (IR 193) and that a backlog of expensive maintenance has built up, and the running costs of the buildings have escalated (IR 194).
20. The Secretary of State acknowledges the clear evidence of the College that it could only fund the scheme by way of residential development and that the Council did not produce any evidence to indicate that alternative external or internal funding was available (IR 195). Furthermore, the Secretary of State agrees with the Inspector that the Council did not put forward any educational or viability evidence to suggest that development on a smaller scale could properly meet the needs of the College and its students (IR 196).
21. The Secretary of State agrees with the Inspector that overall there is agreement between the parties that significant weight should be attributed to the educational benefits of the proposal (IR 200) and that there is no evidence from the Council to demonstrate that a lesser option could secure the educational improvements needed by the College. The Secretary of State therefore agrees with the Inspector that the delivery of significant improvements to the College weighs heavily in favour of the proposal (IR 201).

*Enhancement of beneficial Green Belt uses*

22. The Secretary of State agrees with the Inspector at IR 202 that the proposed development carries with it a number of benefits for uses and facilities within the Green Belt. These advantages are largely agreed by the parties as material considerations in favour of the proposal as set out in the Statement of Common Ground. The Secretary of State agrees with the Inspector at IR203 that these benefits should be given some weight. The Secretary of State considers they should be given moderate weight in favour of the proposal.

*Housing delivery*

23. The Secretary of State notes that the benefit arising from the provision of market and affordable housing is very largely a matter of common ground between the main parties (IR 204). He also notes that the published assessment of housing land supply in the Annual Monitoring Report (December 2015) indicates an identified supply, at a baseline date of 1 April 2015, of 3.49 years, including a 5% buffer (IR 206), although the more recently published Annual Monitoring Report (December 2016) indicates this supply, at a baseline date of 31 March 2016 has slightly increased to 3.72 years including a 5% buffer.

Despite this increase in housing land supply the Secretary of State considers this does not affect the matter of common ground between the parties that the authority is unable to demonstrate a five year supply of deliverable housing land as required by the Framework (IR 207).

24. While the Inspector considered whether paragraph 14 of the Framework was engaged (IR207-208), this part of his consideration has now been superseded by the Supreme Court Judgement. In this respect, the Secretary of State disagrees with the Inspector that LP policies 1 and 2, dealing with the Green Belt and settlement strategy, are relevant policies for the supply of housing and so are out of date. However, given that the Council cannot demonstrate a five year supply of deliverable housing, and the contribution the proposal would make to meeting the significant shortfall, the Secretary of State considers that those Local Plan policies directly relating to the supply of housing must be deemed as out of date. In accordance with paragraph 49 of the Framework, he therefore considers that paragraph 14 of the Framework is still engaged.
25. The proposal would deliver a significant quantum and range of market housing, which would make a significant contribution towards the need in the District. The Secretary of State agrees with the Inspector that in the light of the absence of a five year supply the provision of the proposed new market housing should be afforded significant weight (IR 209). The scheme would also provide 35% of dwellings (121 units) as affordable housing (IR 210) and the Secretary of State again agrees with the Inspector that this aspect of the proposal should be given significant weight. The Secretary of State agrees with the Inspector overall that the weight this matter adds in favour of the appeal scheme is significant (IR 212).

*The effect on heritage assets*

26. For the reasons given by the Inspector at IR 213-216, the Secretary of State agrees with the Inspector that the removal of unsympathetic extensions to the Mansion House, along with the intention to improve the setting of the other historic features of the campus, would be a benefit in heritage terms. However given the scale of the overall scheme and the undesignated status of the Mansion House, the Secretary of State considers only limited weight can be afforded to this aspect. He agrees however that the clearing of the central area and the improvements to the Mansion House are benefits of the appeal proposal.

*The Watling Chase Community Forest (WCCF)*

27. For the reasons given at IR 217-223, the Secretary of State agrees with the Inspector that this matter is neutral in the planning balance.

*The effect on the Sandpit Lane area – traffic, flooding and Rights of Way*

28. The Secretary of State acknowledges that some residents have expressed concern at the increased level of traffic along Sandpit Lane, but for the reasons given by the Inspector at IR224-225, and in the absence of any objection from the Highway Authority or any detailed evidence from any other party he agrees that this factor is neutral in the planning balance.
29. While the Secretary of State notes the clear photographic evidence from residents of flood events in the recent past, the Environment Agency has withdrawn its initial objection and the Secretary of State agrees that there is no technical evidence to counter the appellants' evidence. The Secretary of State agrees with the Inspector that this factor is neutral in the planning balance (IR 227-228).
30. The Secretary of State also accepts the matters relating to a new footpath as reported by the Inspector at IR 229 are at an early stage and does not weigh against the proposal.

## **Planning conditions**

31. The Secretary of State has given consideration to the Inspector's analysis at IR 231-239 the recommended conditions set out at the end of the IR and the reasons for them, and to national policy in paragraph 206 of the Framework and the relevant Guidance. He is satisfied that the conditions recommended by the Inspector comply with the policy test set out at paragraph 206 of the Framework and that the conditions set out at Annex C should form part of his decision.

## **Planning obligations**

32. Having had regard to the Inspector's analysis at IR 240-242, the planning obligation dated 20 May 2016, paragraphs 203-205 of the Framework, the Guidance and the Community Infrastructure Levy Regulations 2010, as amended, the Secretary of State agrees with the Inspector's conclusion for the reasons given in IR 241 that the obligation complies with Regulation 122 of the CIL Regulations and the tests at paragraph 204 of the Framework and is necessary to make the development acceptable in planning terms, is directly related to the development, and is fairly and reasonably related in scale and kind to the development.

## **Planning balance and overall conclusion**

33. For the reasons given above, the Secretary of State agrees with the Inspector at IR 243 that the appeal scheme is not in accordance with the development plan in relation to Green Belt and settlement policies. The Secretary of State has gone on to consider whether there are material considerations which indicate that the proposal should be determined other than in accordance with the development plan.
34. Paragraph 14 of the Framework states that planning permission should be granted unless (a) any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework as a whole or (b) specific policies in the Framework indicate development should be restricted.
35. The Secretary of State agrees with the Inspector (IR 248) that the proposal is inappropriate development in the Green Belt, which is harmful by definition. He further agrees there would be additional harm by reason of a reduction in openness and by virtue of encroachment into the countryside. Therefore he attributes substantial weight to the harm to the Green Belt caused by the proposed development.
36. The Secretary of State agrees with the Inspector that there would be some limited harm to the character and appearance of the area (IR249) and he gives limited weight to this harm.
37. The Secretary of State agrees with the Inspector that the delivery of significant improvements to the College weighs very heavily in favour of the proposal (IR 251). The Secretary of State gives the educational benefits significant weight in favour of the proposal. He also agrees with the Inspector that in light of the lack of a five year housing land supply, the proposed market and affordable housing is a significant benefit (IR 252) that carries significant weight in favour of the proposal. Additionally, the Secretary of State agrees that the enhancement of beneficial Green Belt uses carry moderate weight in favour of the proposal. The Secretary of State gives limited weight to improvements to the non-designated heritage assets (IR 253).
38. The Secretary of State shares the Inspector's view that the effect on protected trees in Beaumont Wood, the relationship with the policies related to the Watling Chase Community



Forest, and the effect on traffic and flooding in the Sandpit Lane area are neutral factors in the planning balance (IR 254).

39. Overall, the Secretary of State agrees with the Inspector that the considerations summarised above clearly outweigh the harm to the Green Belt, justifying the proposal on the basis of very special circumstances (IR 255). He therefore concludes that relevant policies relating to development in the Green Belt do not indicate that the proposed development should be restricted. The Secretary of State also concludes that the adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits
40. Overall, the Secretary of State agrees with the Inspector that there are persuasive material considerations which warrant a decision other than in accordance with the development plan (IR255).

### **Formal decision**

41. Accordingly, for the reasons given above, the Secretary of State agrees with the Inspector's recommendation. He hereby allows your client's appeal and grants planning permission subject to the conditions set out in Annex C of this decision letter for planning permission for comprehensive redevelopment to provide new and refurbished college buildings, enabling residential development of 348 dwellings, car parking, associated access and landscaping, including the demolition of existing buildings, in accordance with application reference no. 5/13/2589 dated 30 September 2013.
42. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

### **Right to challenge the decision**

43. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged. This must be done by making an application to the High Court within 6 weeks from the day after the date of this letter for leave to bring a statutory review under section 288 of the Town and Country Planning Act 1990.
44. A copy of this letter has been sent to St Albans City and District Council, and notification has been sent to others who asked to be informed of the decision.

Yours faithfully





Authorised by Secretary of State to sign in that behalf

**Annex A****SCHEDULE OF REPRESENTATIONS****Representations received following the closure of the Inquiry**

<b>Party</b>	<b>Date</b>
██████████ On behalf of the Marshalwick North Residents' Association	22 July 2016 and 12 August 2016
Mrs Anne Main MP	13 July 2016 and 4 November 2016

**Annex B****Representations received in response to the Secretary of State's letter of 17 May 2017**

<b>Party</b>	<b>Date</b>
██████████, VRG Planning	31 May 2017
██████████, Principal Legal Executive, St Albans City and District Council	31 May 2017

**Representations received in response to the Secretary of State's email of 5 June 2017, which circulated ██████████, VRG Planning representation of 31 May 2017 and ██████████, Principal Legal Executive, St Albans City and District Council representation of 31 May 2017**

No representations received	
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**Annex C****APP/B1930/W/15/3051164**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

College plans: 2012.231/100, 2012-231-ZoX/101, 2012-231-ZoX/105, 2012.231-ZoX/150, 2012-231-ZoX/200, 2012-231-ZoX/201, 2012.231-ZoX/205, 2012-231-ZoX/305, 2012-231-ZoA/200, 2012-231-ZoA/201, 2012-231-ZoA/202, 2012-231-ZoA/203, 2012-231-ZoA/210, 2012-231-ZoA/211, 2012-231-ZoA/220, 2012-231-ZoA/302, 2012-231-ZoB/200, 2012-231-ZoB/201, 2012-231-ZoB/202, 2012-231-ZoB/203, 2012-231-ZoB/204, 2012-231-ZoB/210, 2012-231-ZoB/220, 2012-231-ZoC/200, 2012-231-ZoC/201, 2012-231-ZoC/202, 2012-231-ZoC/203, 2012-231-ZoC/204, 2012-231-ZoC/210, 2012-231-ZoC/220, 2012-231-ZoD/200, 2012-231-ZoD/201, 2012-231-ZoD/202, 2012-231-ZoD/203, 2012-231-ZoD/210, 2012-231-ZoD/220, 2012-231-ZoE/200, 2012-231-ZoE/201, 2012-231-ZoE/203, 2012-231-ZoE/210, 2012-231-ZoE/220, 2012-231-ZoF/200

Residential plans: LSD59-01 Rev S, LSD59-02 Rev S, LSD59-03 Rev P, LSD59-04 Rev E, LSD59-10, LSD59-20, LSD59-30, LSD59-31, LSD59-32, LSD59-33, LSD59-34, LSD59-35, LSD59-36, LSD59-37, LSD59-38, LSD59-40, LSD59-41, LSD59-50 Rev B, LSD59-51 Rev B, LSD59-52 Rev B, LSD59-53 Rev A, LSD59-54 Rev B, LSD59-55 Rev B, LSD59-56 Rev B, LSD59-57 Rev B, LSD59-58 Rev B, LSD59-59 Rev B, LSD59-60 Rev B, LSD59-61 Rev A, LSD59-62 Rev A, LSD59-70-A3-NTS Rev C, LSD59-71-A3-NTS Rev C, LSD59-72-A3-NTS Rev B, LSD59-73-A3-NTS Rev B, LSD59-74-A3-NTS Rev A, LSD59-75-A3-NTS Rev B, LSD59/168-170/PL1, LSD59/59/A/PL1 Rev F, LSD59/59/B/PL1 Rev E, LSD59/59/B/PL2 Rev C, LSD59/59/B/PL3 Rev C, LSD59/59/C/PL1 Rev E, LSD59/59/C/PL2 Rev E, LSD59/59/D/PL1 Rev D, LSD/59/E/PL1 Rev C, LSD/59/E/PL2 Rev B, LSD/59/E/PL3 Rev B, LSD/59/F/PL1 Rev E, LSD/59/G/PL1 Rev E, LSD/59/G/PL2 Rev D, LSD/59/H/PL1 Rev E, LSD/59/J/PL1 Rev F, LSD/59/K/PL1 Rev F, LSD/59/L/PL1 Rev E, LSD/59/L/PL2 Rev D, LSD/59/M/PL1 Rev F, LSD/59/N&P/PL1 Rev D, LSD/59/R/PL1 Rev G, LSD/59/S/PL1 Rev E, LSD/59/T/PL1 Rev E, LSD/59/T/PL2 Rev D, LSD/59/U/PL1 Rev C, LSD/59/V/PL1 Rev D, LSD/59/W/PL1 Rev C, 31278-101 Rev C, 31278-102 Rev C, 31278-103 Rev C, 31278/110/-, 31278/111/-, 17226/1001 Rev H, 17226/1002 Rev E, 17226/1003 Rev E, EED13778-AA-74-001- A10, EED13778-AA-74-002- A10, EED13778-AA-74-003- A06

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
3. The proposed development shall be carried out in accordance with the phasing plan contained within the Section 106 agreement dated 20 May 2016, specifically drawing reference LSD59-10 dated July 2013 (Residential phasing) and drawing reference 102\_GR\_ES\_6.1A dated August 2013 (College phasing).

Conditions related to the College development

4. In this condition "retained tree" means an existing tree, hedge or hedgerow which is to be retained in accordance with details to be submitted to and approved in writing by the

local planning authority prior to commencement of development; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of each phase of the College development for the permitted use.

- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].
  - b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
  - c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.
5. If, during the College development, contamination not previously identified is found to be present at the site then no further College development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
  6. Prior to the commencement of the College development hereby permitted, a survey shall be carried out to identify the presence of any asbestos on the site, either bonded with cement or unbonded. If asbestos cement is found it should be dismantled carefully, using water to dampen down, and removed from site. If unbonded cement is found the Health and Safety Executive shall be contacted and the asbestos shall be removed by a licensed contractor.
  7. No development involved in the College development shall take place on site until the applicant, or their agent or successor in title, has agreed an archaeological watching brief in accordance with a specification which has been submitted by the applicant and approved in writing by the local planning authority. The watching brief shall be implemented as agreed therein.
  8. No works or development shall take place in the College development until full details of all proposed tree planting and soft landscaping and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

9. No College development shall take place until details of hard landscape works for that element of the development been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved prior to the occupation of the relevant phase of the development or in accordance with a programme to be agreed with the local planning authority. These details shall include:
  - a) proposed finished levels and contours;
  - b) means of enclosure;
  - c) car parking layouts;
  - d) other vehicle and pedestrian access and circulation areas;
  - e) hard surfacing materials;
  - f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);
  - g) proposals for the long term management of the site.
10. No College development shall take place until details of finished floor levels for all of the College and associated buildings have been submitted to and approved in writing by the local planning authority. Development for that element of the development shall be carried out in accordance with the approved details.
11. Prior to the commencement of the construction of the College development, samples of the materials to be used in the construction of the external surfaces of that element of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. Development of the College phase shall be carried out in accordance with the approved details.
12. The College development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
13. No impact piling shall take place in relation to the College development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
14. Prior to the first occupation of the College development, details of external lighting shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the details so approved.
15. Construction of the College development hereby approved shall not commence until details of construction management plan setting out construction vehicle, number,

routing, parking, location of construction materials and equipment, temporary measures and wheel washing facilities to avoid construction vehicles depositing of mud and debris on the highway are submitted to and approved by the planning and highway authority. Development shall be carried out in accordance with the agreed document.

16. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on Monday to Friday, nor on any Saturday before 08.00 hours or after 13.00 hours.
17. The College development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) prepared by Waterman (ref: CIV 14311 ES002, dated September 2013) and appended Technical Note prepared by Elliott Wood (ref: CIV14311 ES 002) has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include:
  - a) A restriction in run-off and surface water storage on site as outlined in the Drainage Strategy.
  - b) Infiltration systems only to be used where it can be demonstrated that they will not pose a risk to groundwater quality

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

18. Prior to commencement of the College development no development (or such other date or stage in development as may be agreed in writing with the local planning authority), shall take place until a scheme that includes the following components 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:
  - a) A site investigation scheme, based on the submitted Preliminary Environmental Risk Assessment (Oaklands College St Albans Campus: Phase 2 Development. Prepared by Waterman Energy, Environment & Design Limited. Document Reference EED12814-105-R-1-2-1-CC. First Issue. July 2013) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - b) The results of the site investigation and detailed risk assessment referred to in (1) 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.
  - c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) 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 written consent of the local planning authority. The scheme shall be implemented as approved.

19. No occupation of the College development hereby approved shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and

approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

20. The College development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

#### Conditions related to the Residential development

21. Construction of the Residential development hereby approved shall not commence until details of construction management plan setting out construction vehicle, number, routing, parking, location of construction materials and equipment, temporary measures and wheel washing facilities to avoid construction vehicles depositing of mud and debris on the highway are submitted to and approved by the planning and highway authority. Development shall be carried out in accordance with the agreed document.
22. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on Monday to Friday, nor on any Saturday before 08.00 hours or after 13.00 hours.
23. In this condition "retained tree" means an existing tree, hedge or hedgerow which is to be retained in accordance with details to be submitted to and approved in writing by the local planning authority prior to commencement of development; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of each phase of the Residential development for the permitted use.
  - a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].
  - b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
  - c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.
24. No development involved in Residential development shall take place on site until the applicant, or their agent or successors in title, has agreed an archaeological watching brief in accordance with a specification which has been submitted by the applicant and approved in writing by the local planning authority. The watching brief shall be implemented as agreed therein.



25. No works or development shall take place in the Residential development until full details of all proposed tree planting and soft landscaping and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting including the tree buffer along the eastern boundary of the Residential site shall be carried out in accordance with those details and at those times.
26. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
27. No Residential development shall take place until details of hard landscape works for that element of the development been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved prior to the occupation of the relevant phase of the development or in accordance with a programme to be agreed with the local planning authority. These details shall include:
  - a) proposed finished levels and contours;
  - b) means of enclosure;
  - c) car parking layouts;
  - d) other vehicle and pedestrian access and circulation areas;
  - e) hard surfacing materials;
  - f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);
  - g) proposals for the long term management of the site.
28. The Residential development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
29. Before each unit within the Residential development is occupied, the associated car parking shown on the approved plan have been constructed, surfaced and permanently marked out.
30. The provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) shall not apply to any garage to which this permission relates. No internal or external alterations shall take place to any garage which would preclude its use for housing motor vehicles without the written permission of the local planning authority first being obtained. The garaging so provided shall be maintained as a permanent ancillary use to the development and shall be used for no other purpose at any time.

31. The garages hereby permitted shall be used for the garaging of private vehicles and no trade or business shall be carried out on or from the site or the building.
32. No development of the Residential development shall take place until details of the materials to be used in the construction of the external surfaces of the Residential development hereby permitted have been submitted to and approved in writing by the local planning authority. Construction of the Residential development shall be carried out in accordance with the approved details.
33. Prior to the commencement of the construction of the Residential development details of the proposed finished floor levels of all the residential and associated buildings and the finished ground levels of surrounding property, shall be submitted to and approved in writing by the local planning authority. The development of the Residential phase shall be carried out in accordance with the details so approved.
34. Prior to the commencement of the Residential development, a scheme for external lighting relating to that element of the development shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the details so approved.
35. The Residential development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) prepared by Waterman (ref: CIV 14311 ES002, dated September 2013) and the Drainage Strategy produced by Knapp Hick & Partners (ref: 31278/R/001/JAS, dated May 2013) has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include:
  - a) A restriction in run-off and surface water storage on site as outlined in the Drainage Strategy.
  - b) Infiltration systems only to be used where it can be demonstrated that they will not pose a risk to groundwater quality

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

36. Prior to commencement of the Residential development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the local planning authority), shall take place until a scheme that includes the following components 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:
  - a) A site investigation scheme, based on the submitted Preliminary Environmental Risk Assessment (Oaklands College St Albans Campus: Phase 2 Development. Prepared by Waterman Energy, Environment & Design Limited. Document Reference EED12814-105-R-1-2-1-CC. First Issue. July 2013) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - b) The results of the site investigation and detailed risk assessment referred to in (1) 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.

- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) 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 written consent of the local planning authority. The scheme shall be implemented as approved.

- 37. No occupation of the Residential development hereby approved shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
- 38. If, during the Residential development, contamination not previously identified is found to be present at the site then no further residential development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
- 39. The Residential development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
- 40. Prior to the first occupation of the Residential development the works approved under Tree Preservation (Order 1567) consent TP/2016/0138 shall be completed. For the avoidance of doubt, the approved works include understorey / reinforcement planting.

[ENDS]

**From:** [Alex Savine](#)  
**To:** [REDACTED]; [catherinesmith@londonlegacy.co.uk](mailto:catherinesmith@londonlegacy.co.uk); [REDACTED] [Peter Tudor](#)  
**Cc:** [Mark Camley](#); [REDACTED]; [REDACTED]  
**Subject:** RE: 19-04-10 Note for pre application advice re LV Hockey and Tennis Centre  
**Date:** 16 April 2019 17:32:04  
**Attachments:** [image001.png](#)

---

Dear [REDACTED]

Thank you for providing the note. I can confirm that we have also received information from [REDACTED]. We look forward to meeting with you on Thursday.

Kind regards

Alex

**Alex Savine**  
**Head of Planning Policy**

London Legacy Development Corporation  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

DDI: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [alexsavine@londonlegacy.co.uk](mailto:alexsavine@londonlegacy.co.uk)

Website: <http://queenelizabetholympicpark.co.uk/planning-authority>



---

**From:** [REDACTED] [mailto:[REDACTED]@leevalleypark.org.uk]  
**Sent:** 16 April 2019 17:24  
**To:** Alex Savine <[AlexSavine@londonlegacy.co.uk](mailto:AlexSavine@londonlegacy.co.uk)>; [catherinesmith@londonlegacy.co.uk](mailto:catherinesmith@londonlegacy.co.uk); [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; Peter Tudor <[PeterTudor@londonlegacy.co.uk](mailto:PeterTudor@londonlegacy.co.uk)>  
**Cc:** Mark Camley <[MarkCamley@londonlegacy.co.uk](mailto:MarkCamley@londonlegacy.co.uk)>; [REDACTED] <[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>; [REDACTED] <[\[REDACTED\]@leevalleypark.org.uk](mailto:[REDACTED]@leevalleypark.org.uk)>  
**Subject:** 19-04-10 Note for pre application advice re LV Hockey and Tennis Centre

Dear Alex

Please find attached a note setting out our corporate position in relation to the proposed development at Eton Manor. This sits alongside the 'planning related' docs that [REDACTED] has already sent through to you.

I look forward to meeting you and colleagues on Thurs.

Best regards

[REDACTED]



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## **LV Hockey and Tennis Centre**

### **Corporate Narrative in support of development proposals**

The Authority is a statutory body which has a dedicated remit for sport, leisure and nature conservation. A report of the Civic Trust (1964), 'A Lea Valley Regional Park' lobbied for the establishment of the Regional Park to be a place not just of open spaces and parklands but of major sporting and recreation venues. Since inception the Authority has had a dedicated remit to provide for major venues which have a regional catchment. In the lower Lee valley the Authority developed the EastWay cycle circuit and the Eton Manor Sports Centre. The extent of the Authority's land holding and statutory remit led to it being a partner of the ODA from inception of the Olympic project through to delivery of London 2012 and subsequent legacy.

The 2007 outline master plan for the Olympics identified a series of development platforms, 'Planning Delivery Zones' (PDZ) which in turn were the subject of outline masterplans. These are in the process of being built out primarily for residential development. The PDZ which covered the LV Hockey and Tennis Centre and included this site was granted outline permission in 2011 for the existing venue, and 10no. 5 aside football pitches. No works were carried out to deliver this aspect and it has lain vacant since this period.

The Authority through its leisure contractor Lee Valley Leisure Trust Ltd, trading as Vibrant Partnerships now manages the Lee Valley VeloPark and the Lee Valley Hockey and Tennis Centre. The management contract of these venues is currently out to market and a new operating contract will be in place from April 1<sup>st</sup> 2020.

The Authority's award winning legacy venues annually host a series of local, National and International events. The three London Olympic venues have hosted four World Cups, two World Championships and ten other major international sports events since London 2012.

In 2022, Lee Valley VeloPark will make history becoming the only venue in the world to host an Olympics, World Championship and Commonwealth Games in the same sport. In 2018 The Women's Hockey World Cup was the third biggest event held on the QEOP since 2012.

The Authority's management ethos delivered through its Leisure Management contract ensures that whilst being commercially driven the venues allow for a host of community programmes supported by the Authority's Active Communities team.

Our active communities programme identifies closely with the LLDCs commitment to deliver on its 'convergence agenda' which seeks to improve the life chances of local communities with those from other more affluent parts of the Capital. The Authority aims to provide opportunities to address the chronic levels of obesity found throughout local communities by providing space and the expertise to support children along sporting pathways, learning or events. It helps that our venues allow opportunities for elite athletes to train and compete providing children with clearly visible 'role models'.

More importantly involvement in sport instils the self-discipline, team working and self-esteem which children need to make good adults who can contribute to a wider society either through work or being active members of their London community.

The Authority remains a partner of the Corporation in delivering on this broad societal goal.

The LLDC's corporate strategy identifies 5 strategic aims of which the following two are particularly important to our proposals:

**VISIT:** Create a diverse unique, successful and financially sustainable visitor destination

**INSPIRE:** Establish a 21<sup>st</sup> Century district promoting cross sector innovation, education, culture, sport, aspiration and participation in east London.

Our proposals are consistent with these two aims.

The current draft Local Plan recognises the venue as 'World Class' and that the LLDC will continue to work closely with the Authority on growing the offer of this venue through development to complement the wider QEOP to ensure its long term sustainability.

### **Current operating position and programme**

Since opening the LV Hockey and Tennis Centre has attracted a significant increase in visits from 65,000 in 2014-15 to 176,000 in 2018-19. Last year the LVHTC hosted the FIH Women's Hockey World Cup and from this year will be hosting the FIH Pro-League.

[REDACTED]

[REDACTED]

Furthermore, the proposed mix of development including a Hotel, gym and ancillary A5 use will complement the wider park in line with draft planning policy. On site visitor accommodation will help to underpin England Hockey's commitment to the Hockey & Tennis Centre and to maintain the venues status as the premier venue for international hockey events/fixtures in the UK over the coming years.

The successful delivery of our proposals will support both the Corporation and the Authority to deliver a 21<sup>st</sup> Century District and a successful, financially sustainable visitor destination.

**From:** [Catherine Smyth](mailto:Catherine.Smyth)  
**To:** [REDACTED]  
**Subject:** RE: 19-04-10 Note for pre application advice re LV Hockey and Tennis Centre  
**Date:** 16 April 2019 17:40:55  
**Attachments:** [image001.png](#)

---

Hi [REDACTED]

Not a problem, happens a lot.

Many thanks and kind regards

Catherine

**Catherine Smyth**  
**Head of Development Management (Planning Policy & Decisions)**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 [REDACTED]  
**Mobile:** [REDACTED]  
**Email:** [CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)



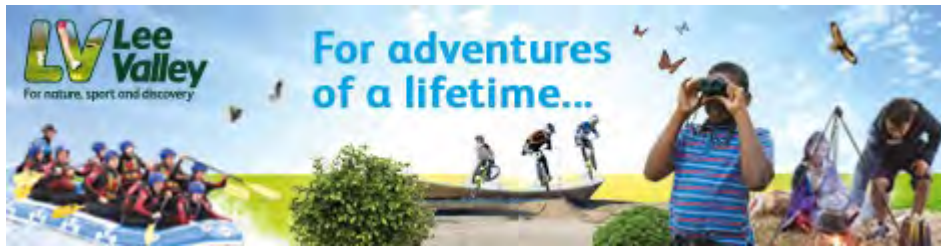
**Queen Elizabeth Olympic Park is now open. For more information please visit**  
[www.QueenElizabethOlympicPark.co.uk](http://www.QueenElizabethOlympicPark.co.uk)

---

**From:** [REDACTED] [mailto:[REDACTED]@leevalleypark.org.uk]  
**Sent:** 16 April 2019 17:27  
**To:** Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>  
**Subject:** FW: 19-04-10 Note for pre application advice re LV Hockey and Tennis Centre

Apologies Catherine I misspelt your address.





---

**From:** [REDACTED]  
**Sent:** 16 April 2019 17:24  
**To:** [alexsavine@londonlegacy.co.uk](mailto:alexsavine@londonlegacy.co.uk); [catherinesmith@londonlegacy.co.uk](mailto:catherinesmith@londonlegacy.co.uk);  
[REDACTED]@londonlegacy.co.uk; Peter Tudor  
**Cc:** Mark Camley; [REDACTED] [REDACTED]  
**Subject:** 19-04-10 Note for pre application advice re LV Hockey and Tennis Centre

Dear Alex

Please find attached a note setting out our corporate position in relation to the proposed development at Eton Manor. This sits alongside the 'planning related' docs that [REDACTED] has already sent through to you.

I look forward to meeting you and colleagues on Thurs.

Best regards

[REDACTED]

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**From:** [Alex Savine](#)  
**To:** [REDACTED]; [Catherine Smyth](#)  
**Subject:** RE: Tommorrow"s meeting  
**Date:** 17 April 2019 10:47:08

---

Hi [REDACTED]

Thanks for confirming this. We will ensure that all named are on the visitor list for tomorrow.

Kind regards

Alex

---

**From:** [REDACTED] <[REDACTED]@leevalleypark.org.uk>  
**Sent:** 17 April 2019 10:43  
**To:** Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; Alex Savine <AlexSavine@londonlegacy.co.uk>  
**Subject:** Tommorrow's meeting  
**Importance:** High

Dear both

For tomorrow's meeting we will be joined by [REDACTED] and [REDACTED] of [REDACTED] and their planning consultant, [REDACTED] (Simply Planning). The Authority will be represented by [REDACTED] (CEO), [REDACTED] (Property) and I.

Hope you have a room large enough? I understand that Peter Tudor will be joining from the other side?

The team understand the planning constraints on this site and none of us are coming to this meeting trying to play fast and loose with your adopted policies. One of the reason why we selected [REDACTED] following the site's 'marketing' is that we felt that they had understood the site's context and had designed a scheme which would have limited impacts but could still deliver financial support for the whole venue.

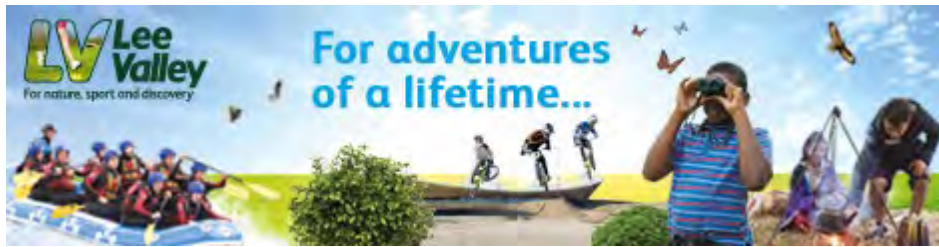
The meeting will involve a short introduction by [REDACTED] before [REDACTED] present their scheme and then open into a wider discussion.

Regards,

[REDACTED]  
**Head of Planning and Strategic Partnerships**

Direct Line: 01992 [REDACTED] Mobile: [REDACTED]

Lee Valley Regional Park Authority  
Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG  
Tel: 01992 717711 Fax: 01992 788623  
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**From:** [Alex Savine](#)  
**To:** [REDACTED]  
**Subject:** FW: Informal Pre-App Meeting re Site at North-East Corner of the LVHTC at Eton Manor, Stratford  
**Date:** 18 April 2019 11:40:37  
**Attachments:** [image001.png](#)  
[ALTERNATIVE MASTERPLAN \(15.04.19\).pdf](#)  
[ALTERNATIVE SITE PLAN WITH ROOF \(11.04.19\).pdf](#)  
[16.04.19 - Pre-Application Covering Letter.pdf](#)  
[Document 1 - Legacy Plan.pdf](#)  
[Document 2 - SoS Decision Letter.pdf](#)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@simply-planning.com]  
**Sent:** 16 April 2019 12:47  
**To:** Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>  
**Cc:** Alex Savine <AlexSavine@londonlegacy.co.uk>; Peter Tudor <PeterTudor@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>; [REDACTED]  
**Subject:** Informal Pre-App Meeting re Site at North-East Corner of the LVHTC at Eton Manor, Stratford

Dear Catherine,

In preparation for our pre-app meeting on Thursday please find attached drawings showing our client's scheme together with a note from myself which sets out and addresses the key issues arising from the proposal and its location within MOL. In addition, there will be a separate note prepared by the LVRPA which explains its Corporate position. This will follow shortly.

I hope these are helpful in providing context to the proposals and I look forward to meeting you and colleagues to discuss them on Thursday. If, beforehand, there is anything further you might need please do not hesitate to contact me.

Kind regards,

[REDACTED]  
Director



+44 (0) 20 7935 [REDACTED]  
+44 (0) [REDACTED]  
[REDACTED]@simply-planning.com

[www.simply-planning.com](http://www.simply-planning.com)

**London office**  
Lower Ground Floor  
24 Charlotte Street  
London, W1T 2ND

**Wallingford office**  
Howbery Business Park  
Benson Lane  
Wallingford, OX10 8BA

**Birmingham office**  
Suite 204, Cheltenham House  
Temple Street  
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**From:** [REDACTED]  
**To:** [Planning Enquiries](#)  
**Subject:** Automatic reply: LLDC Consultation Letter for 19/00097/FUL & 19/00098/ADV | Land lying to the west of Angel Lane, Stratford, London, E15 1AA  
**Date:** 31 May 2019 10:27:02

---

I am out of the office from 24th May-3rd June 2019. Please contact [REDACTED] [REDACTED]@leevalleypark.org.uk if there are urgent issues regarding Planning to discuss.

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**From:** [REDACTED]  
**To:** "AlexSavine@londonlegacy.co.uk"; "CatherineSmyth@londonlegacy.co.uk"; [REDACTED]; [REDACTED]  
**Subject:** RE: Land at N/E corner of E Manor LLDC/LV meeting

---

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- Contact the recipient by phone. For example, to check that the email address is correct.
- The recipient may have set up email forwarding to another email address. Ask them to check that any forwarding they've set up is working properly.
- Check the recipient's email address in Outlook on the web by clicking the recipient's name in the address list. Click on the name to go to the recipient's profile page. Then click the message again. Outlook on the web will send the message to the correct address.

If the problem continues to occur, contact your email administrator for more information. See the Troubleshooting section below.

Was this helpful? [REDACTED]

#### More info for Email Admins

For more info, see:

This is a public message. The sender and recipient are visible to everyone in the organization. If you need to send a message to someone outside your organization, you should use the external sharing feature. For more information, see [Share files and folders with people outside your organization](#).

The email address may be misspelled. Check that the recipient's email address is correct and that the recipient's email address is valid.

Check the recipient's email address. If you have a high volume of outgoing email, you may need to check the recipient's email address to ensure it's valid. For more information, see [Check the recipient's email address](#).

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