

**PLANNING CONSULTATION BY
LONDON LEGACY DEVELOPMENT CORPORATION**

QUEEN ELIZABETH OLYMPIC PARK, STRATFORD, LONDON E20 2ST

**LEGACY COMMUNITIES SCHEME BIODIVERSITY ACTION PLAN
2019 – 2024 SUBMITTED PURSUANT TO SCHEDULE 10 OF THE
LEGACY COMMUNITIES SCHEME SECTION 106 AGREEMENT**

Presented by the Policy Officer

SUMMARY

The Authority has been consulted on the second Legacy Communities Scheme Biodiversity Action Plan 2019 – 2024. It sets out actions and targets to enable the effective enhancement and long term management of biodiversity across the Queen Elizabeth Olympic Park, including the Lee Valley Hockey and Tennis Centre and the Lee Valley VeloPark. This will support habitat creation, management and monitoring within the Regional Park elements of Queen Elizabeth Olympic Park, in accordance with the Lee Valley Regional Park Biodiversity Action Plan 2019 - 2029.

There are however discrepancies with the mapping of the Queen Elizabeth Olympic Park Biodiversity Action Plan Habitats in association with land forming part of the Lee Valley Hockey and Tennis Centre and at the Lee Valley VeloPark. These are highlighted in the report and amendments sought as part of the Authority's consultation response.

RECOMMENDATIONS

- Members Approve:
- (1) that the London Legacy Development Corporation be informed that the Authority is supportive of the Legacy Communities Scheme Biodiversity Action Plan 2019 – 2024 and the basis this provides together with the Lee Valley Regional Park Biodiversity Action Plan for joint working to enhance biodiversity across the Queen Elizabeth Olympic Park; and
 - (2) that clarification and amendments to the habitat

mapping are sought as outlined below to ensure the Legacy Communities Scheme Biodiversity Action Plan 2019 – 2024 aligns with the existing habitat present within the Regional Park and the Authority's associated land management regime:

- a) Area 1 'Development Platform' Lee Valley Hockey and Tennis Centre – this development platform should be removed from the brownfield habitat type and re-designated as white land or temporary landscape as with other areas for development;
- b) Area 2 Land to the east of the Lee Valley Hockey and Tennis Centre – this area should be changed to species rich grassland to match current management of the area;
- c) Area 3 Lee Valley Hockey and Tennis Centre – the designation for this site should be changed from brownfield habitat to species rich grassland;
- d) Area 4 and 5 Lee Valley Hockey and Tennis Centre – the hedgerows in the car park should be identified as part of the Biodiversity Action Plan habitat as should the biodiverse roof on the Lee Valley Hockey and Tennis Centre building and on the compound (in area 2);
- e) Area 6 Boundaries on eastern side of Lee Valley Hockey and Tennis Centre - whilst some areas have become scrub and woodland the brownfield habitat within this area should be noted;
- f) Area 7 Lee Valley VeloPark - clarification is required as to why small sections are shown as 'Park Squares and Amenity Space' habitat.

BACKGROUND

- 1 The Authority has been consulted on the Legacy Communities Scheme Biodiversity Action Plan (BAP) for the period covering 2019 to 2024. This is submitted pursuant to clauses 1.1.1-1.2.3 of the Unilateral Undertakings entered into by the London Legacy Development Corporation (LLDC) (as applicant) and the LLDC Planning Policy and Decisions Team (as the local planning authority) on 25 July 2019, which sits with the varied Legacy Communities Scheme planning permission (11/90621/OUTODA, as varied by 14/00036/VAR, 17/00236/VAR and 18/00471/VAR).
- 2 The BAP obligations relate to the entire Queen Elizabeth Olympic Park (Olympic Park) situated in Stratford, east London, including the Lee Valley Hockey and

Tennis Centre and the Lee Valley VeloPark. Please refer to the Plan at Appendix A to this report. Hackney Marshes lie to the northwest while the residential areas of Leyton, Stratford, Bow and Hackney surround the outskirts of the Olympic Park.

This is the second BAP for the Olympic Park. Once finalised it will complete a ten-year BAP for the Olympic Park.

- 3 The Authority responded to the consultation for the first BAP 2014-2019 (approved in October 2013 (13/00391/106)), and welcomed its production as a means of helping to ensure that the interests of biodiversity were fully taken into account in the management of the Olympic Park. Concern at that time was expressed in relation to including allotment habitat at Eton Manor but this is no longer relevant as the allotment site is outside the Regional Park boundary.
- 4 Biodiversity proposals covering 'Fauna and Flora' and 'Access to Nature' are a core part of the Authority's detailed Park Development Framework (PDF) Area Proposals, including those for Area 1 'Tidal Reaches to Queen Elizabeth Olympic Park – East India Dock Basin to Queen Elizabeth Olympic Park'. More recently in 2019, following a period of review and stakeholder consultation the Authority produced its second BAP – the 'Lee Valley Regional Park Biodiversity Action Plan 2019 to 2029'. The LLDC and other London Boroughs were amongst the stakeholder consultees involved in this process.

THE BIODIVERSITY ACTION PLAN

- 5 The Olympic Park BAP aims to build on all the conservation work undertaken to date setting the direction for long term habitat management to maintain and enhance biodiversity across the Olympic Park. Amongst the requirements that the BAP places on the LLDC are the need to:
 - meet a site-wide habitat quantum across the Park;
 - provide a guide to nature conservation measures and biodiversity objectives for those involved in the management and maintenance of the Park;
 - outlines action required to establish and conserve species and habitats of conservation concern in the Park;
 - sets out a detailed maintenance and management regime for the BAP habitat in the Park;
 - provides opportunities for local people to get involved in nature conservation work and biodiversity-related activities.
- 6 The biodiversity visions for the Olympic Park outline long-term aspirations for the Park and create the foundations for many of the BAP community actions. These are reproduced below from the latest BAP document as per Table 2:

Table 2: Biodiversity visions for Queen Elizabeth Olympic Park:

Nature designation	For the quality of biodiversity in the Park to meet criteria for designation as a Site of Metropolitan Importance for Nature Conservation by 2024.
Landscape function and connectivity	For the Park to provide a functional green corridor, facilitating the movement of species through the Lee Valley.

Innovation	To be an exemplar in the delivery and management of wildlife-rich habitats within a high profile urban park.
Climate change adaptation	To manage ecological features within the Park to help protect local communities from the impacts of climate change.
Delivering social benefits	To ensure that biodiversity contributes to social wellbeing and economic welfare, and develops the links between nature and wellbeing. Develop further on the Park's successful volunteer programme, and incorporate additional biodiversity activities into the programme wherever possible.
Reducing environmental pressures	Use the lessons learnt during the last 5 years to contribute towards the management of environmental pressures including pests, diseases and invasive species.
Raising the profile of biodiversity	Engage people with biodiversity and conservation, and encourage a care for the natural world that extends beyond the Park's boundaries.

- 7 There are ten habitat types on Olympic Park which sit under four categories:
- Wetlands - these habitat types include reed beds, ponds, and rivers;
 - Grasslands - species-rich grassland;
 - Woodland - trees and scrub, wet woodlands;
 - Built Environment - habitats include, brownfield, built environment, parks, squares and amenity space and allotments.
- 8 Appendix 3 to the BAP includes a Biodiversity Habitat Map (which is attached as Appendix A to this report and is available on the LLDC planning website under reference 20/00015/106 <https://www.queenelizabetholympicpark.co.uk/planning-authority>). This shows the amount of each of the ten BAP habitat types that has already been provided and that a total of 48.97 hectares have been created on the Olympic Park to date. The quantum target originally stated in Schedule 10 was set at a minimum of 49.1 hectares although this has since been varied to a total site-wide BAP target of 48.14 hectares.
- 9 It is anticipated that further habitat will be created as the Legacy Communities Scheme is delivered, therefore the habitat quantities will need to be updated and revised at a later date. For example, currently the Habitat Map includes an area of temporary landscape which will be removed eventually and it also identifies a balance of 7.86 hectares which will be provided as part of the Legacy Communities Scheme UCL East and Stratford Waterfront permissions. Once this future provision is added to the existing permanent provision (and the temporary removed) this will provide 56.83 hectares of BAP habitat.
- 10 Actions are identified for each habitat type along with targets and outcomes. In a similar vein the BAP includes Species Action Plans for 10 species of breeding birds, 3 native species of amphibians, 3 native species of reptiles, invertebrates, bats, water vole, otter and Non Native Invasive Species. To encourage community engagement and contribute to social cohesion a BAP Community Plan has also been included.

APPRAISAL

- 11 The BAP 2019 - 2024 will enable the effective enhancement, management and maintenance of meaningful biodiversity habitat within the Olympic Park to continue and enable the conservation of species and habitats of conservation concern within the Olympic Park. It also includes important principles to assist with habitat management and identifies opportunities for people to get involved in nature conservation work and biodiversity-related activity. The long term aspiration for the Olympic Park to meet criteria for designation as a Site of Metropolitan Importance for Nature Conservation by 2024 is supported.
- 12 A general reference to the Lee Valley Regional Park BAP is now included in the Olympic Park BAP and there is support for joint working with the Authority and the Host Boroughs in the implementation of their BAPs and to align conservation efforts. This is welcomed as there are many overlaps between the species and habitat action plans set out within the two documents. The Authority's actions in relation to habitat management, volunteer projects and monitoring within the Regional Park elements of Olympic Park will contribute to the Olympic Park BAP targets and outcomes and vice versa with the Authority's BAP. A formal referencing of the Authority's BAP and its time frame would be useful perhaps with a web link - [LVRP/enhancing-the-valley/biodiversity-action-plan-2019](https://www.lvrp.gov.uk/enhancing-the-valley/biodiversity-action-plan-2019).
- 13 The inclusion of invasive non-native species (INNS) in the BAP should be supported. This aligns with the Lee Valley Regional Park BAP, and a cross-boundary approach to the management of INNS will undoubtedly see the best results in tackling this issue.
- 14 The Biodiversity Habitat Map at Appendix 3 of the BAP does however include a number of mapping discrepancies which are of concern. These are outlined below and relate to the 'Areas' identified on the map extract at Appendix B to this report.
- 15 **Area 1 'Development Platform' Lee Valley Hockey and Tennis Centre**
This area was excluded from the previous BAP 2014-2019 document but is now shown as brownfield habitat. This land parcel has always been identified as a development platform and the Authority is currently working with a developer to bring forward the provision of a hotel on this area of land with associated gym and catering facility. This area should be excluded and shown as 'white land' or represented as a 'temporary landscape' as with other areas for development.

The LLDC revised Local Plan Publication Draft (now at the post examination Main Modification stage) under changes to Sub area 2 – North Stratford and Eton Manor, recognises the Lee Valley Hockey and Tennis Centre and the Lee Valley VeloPark as *“important national leisure and sporting venues hosting local, national and international events”* helping to deliver sporting legacy for local communities. Supporting text states that the Legacy Corporation will *“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”*.

This change in allocation will require some recalculation of figures of BAP habitat across the document.

Area 2 Land to the east of the Lee Valley Hockey and Tennis Centre

The designation of this site as brownfield habitat should be queried. Originally allocated as an area for allotments the land use was formally changed and the subsequent transformation of the site, funded by the Authority, LLDC and the London Borough of Waltham Forest included the planting of the species rich grassland which is present today. This space is also used by the Authority for events.

Area 3 Lee Valley Hockey and Tennis Centre

This area is managed as species rich grassland with a boundary hedgerow, so the designation of this site as brownfield habitat will need to be corrected.

Area 4 Lee Valley Hockey and Tennis Centre car park

The hedgerows in the car park have not been recorded, they were shown in the 2013 BAP document.

Area 5 Lee Valley Hockey and Tennis Centre and compound

The biodiverse roof on the Hockey and Tennis Centre building and on the compound (in area 2) have not been recorded.

Area 6 Boundaries on eastern side of Lee Valley Hockey and Tennis Centre and compound

The designation on this site shows it as 'Trees and Scrub' habitat type. Whilst some areas have become scrub and woodland there are still important brownfield habitat present.

Area 7 Lee Valley VeloPark

Small sections are shown as 'Park Squares and Amenity Space' habitat, the reason for this designation needs clarification.

16 Conclusion

The Biodiversity Habitat Map was not available to officers when they were originally consulted on the draft BAP in 2019. The above matters have been raised informally with officers from the LLDC but it is recommended that the above concerns are submitted as the Authority's formal response to the BAP consultation. Members will be updated on any response received from LLDC on these points at committee.

ENVIRONMENTAL IMPLICATIONS

- 17 There are no environmental implication as a result of this report, but the Olympic Park BAP once adopted will be relevant to habitat management and enhancement within the Regional Park in association with the Lee Valley Regional Park BAP.

FINANCIAL IMPLICATIONS

- 18 There are no financial implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 19 Planning applications referred to this Authority are submitted under the consultative arrangements of Section 14 (4-7) of the Lee Valley Regional Park

Act 1966 (the Park Act). The Park Act requires a local planning authority to consult with the Authority on any planning application for development, whether within the designated area of the Park or not, which might affect any part of the Park.

- 20 The Park Act enables the Authority to make representations to the local planning authority which they shall take into account when determining the planning application.

RISK MANAGEMENT IMPLICATIONS

- 21 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

- 22 There are no equality implications arising directly from the recommendations in this report.

Author: Claire Martin, 01992 709 885, cmartin@leevalleypark.org.uk

BACKGROUND REPORTS

The Legacy Communities Scheme Biodiversity Action Plan 2019 – 2024 Jan 2020

APPENDICES ATTACHED

- Appendix A Appendix 3 to the BAP - Biodiversity Habitat Map
Appendix B Extract from Biodiversity Habitat Map showing Areas with mapping discrepancies.

LIST OF ABBREVIATIONS

Olympic Park	Queen Elizabeth Olympic Park
PDF	Park Development Framework
BAP	Biodiversity Action Plan
LLDC	London Legacy Development Corporation
the Park Act	Lee Valley Regional Park Act 1966
INNS	Invasive Non-Native Species

This page is blank

Use of the Park	(m)	(%)	Part Delivered	to be delivered	delivered (m)
Built Environment	0.4	1.22	-	0.75	0.75
Parks, Squares and Openly Accessible	1.67	5	4.52	-	4.52
Highways	1.28	3.7	4.84	-	4.84
Water	0.00	0.0	0.0	-	0.0
Open Water Features	23.28	70.8	18.61	-	18.61
Trees and Shrubs	1.0	3.0	11.98	-	11.98
Other	0.0	0.0	0.0	-	0.0
Sum	0.27	0.8	0.25	-	0.25
Roadbed	1.5	4.4	1.99	-	1.99
Ponds	0.18	0.5	0.075	-	0.075
PERMANENT TOTAL	45	140.0	44.075	7.80*	51.875
Temporary Landmarks			6.17		
Excluded from location					
Trees and Shrubs			1.4		
Water and Canal			11.9		
EXCLUDED TOTAL			13.3		

* Includes 1.28m of Canal Park which is delivered and included within the park but is excluded



University of the West of England
Overst Park
 100 St Pauls Road, Glastonbury, Somerset, BA4 8AP
 01458 310000
 info@uwe.ac.uk

Overst Park Boundary
Key Buildings

Living Plant & Wild
Park, Squares and Openly Accessible
Highways
Water
Open Water Features
Trees and Shrubs

Trees and Shrubs (for inclusion in the baseline figure)
Water and Canals
Ponds
Open Water Features
Highways
Water
Open Water Features
Temporary Landmarks

Map Extract showing Areas with mapping discrepancies

