

Appendix F

The Site

1./2. Site Preparation Planning Application/ Olympic, Paralympic and Legacy Transformation Planning Application

The Olympic Park is located within the Lower Lea Valley in East London. The Lower Lea Valley comprises land along the Lea River between Hackney Marshes in the north to the mouth of the River Lea at the Thames opposite the Greenwich Peninsula in the south.

The character of the Lower Lea Valley is generally built up, and with the dominant land use being industrial with a significant number of under-utilised, abandoned and derelict sites and buildings. The area is also traversed by transport and utility infrastructure.

To the west of the Lower Lea Valley are the neighbourhoods of Bow and Poplar, located in Tower Hamlets; the south-eastern part of Hackney (Hackney Wick); to the east are Stratford and West Ham in Newham; and Leyton in Waltham Forest.

The area suffers from a high level of socio-economic deprivation, with high unemployment, poor health and high crime rates. The population in the area is generally younger than average, is ethnically diverse and includes a higher proportion of black and ethnic minorities than average, and has a high level of transience.

The application site of the Olympic Park is characterised by significant areas of vacant and derelict sites. In combination these create a poor quality physical environment.

The site includes approximately 90 hectares of open space. Some open spaces have amenity and recreational value, although many are fragmented; of poor quality; have poor access; or are not publicly accessible.

The Lower Lea Valley and Clays Lane site is currently visually dominated by overhead high voltage power lines. Work is currently underway to underground the power lines to provide a more attractive visual environment for the area.

3. Olympic Village (part) and Legacy Residential Planning Application

The Clays Lane housing estate is located adjacent to Temple Mill Lane in the LB of Newham. The site is located between the former Stratford rail lands and the Eastway cycle circuit. The site is situated in the Lower Lea Valley.

The existing Clays Lanes estate has a site area of 5.2 hectares and comprises 450 two and three storey residential units, many of which are currently vacant. Two tower blocks are located to the western end of the site. These towers were once occupied by the University of East London and are currently vacant.

At the south side of the site is a managed Estate for travellers and English Romany Gypsies. The site is owned by the LB of Newham and comprises 15 pitches, and a workshop.

Although the site is presently in residential use and analysis of the history of the site and previous land uses results in a high risk of ground contamination. A substantial amount of remediation is required for the land to be suitable for residential development.

The Stratford City Development which is located to the south of the Clays Lane site was granted permission by the LB of Newham in February 2005. The Stratford City Development proposes

major residential development adjacent to the Clays Lane Estate as well as associated social and community, educational and health facilities.