London 2012 Olympic Games

Planning Submission
Mountain Bike Venue
Hadleigh Farm, Essex

Environmental Statement
Non-Technical Summary

April 2010
INTRODUCTION

Hadleigh Farm has been selected as the venue for the London 2012 Olympic Games Mountain Bike Event.

An Environmental Impact Assessment of the Proposed Development has been undertaken in line with good practice, and to comply with the requirements of statutory regulations. The findings of the Environmental Impact Assessment have been documented within an Environmental Statement which accompanies the planning application submitted to the planning authority, Castle Point Borough Council.

The purpose of the Environmental Statement is to ensure identification and full consideration of the likely significant environmental effects of the Proposed Development so that decisions can be made with knowledge of the environmental consequences. It identifies ways in which potential significant environmental effects can be addressed through design or mitigation measures, and the likely success of such measures in rendering such effects insignificant.

The Environmental Statement is subject to public consultation as part of the statutory process. This enables the planning authority to take account of any material issues raised by stakeholders relating to the environmental effects of the Proposed Development before making a decision on whether to grant consent.

This document is a summary of the Environmental Statement. It is provided to enable the public and non-technical experts to understand the main findings of the Environmental Impact Assessment in plain and non-technical language.

THE SITE

The venue for the Site incorporates approximately 550 acres of land largely within Hadleigh Farm, and incorporates a small part of the adjacent Hadleigh Country Park.

The Site is bounded by farmland adjacent to the urban edge of Hadleigh to the north, Hadleigh Country Park to the west and south, and farmland surrounding Home Farm and Hadleigh Castle to the east.

The Site is located within an area of particular environmental sensitivity, which is also of considerable amenity and recreational value for local residents and visitors alike. While the Site is largely private farmland, the adjacent Country Park and Hadleigh Castle are important recreational assets.

Parts of the Site fall within a Local Wildlife Site and a Site of Special Scientific Interest, and it includes a Scheduled Monument and a locally listed building. A number of trees within the Site are protected under Tree Protection Orders. The Site and surrounding areas of largely undeveloped farmland are also designated as Green Belt.
KEY ELEMENTS OF THE PROPOSED DEVELOPMENT

Olympic Mountain Bike Course:
- Approximately 5km in length
- Laid out over the southern hilly part of the site
- To be retained with modifications following the 2012 Games

Temporary Event Facilities and Infrastructure:
- Temporary core area of facilities laid out on the plateau area in the northern part of the Site overlooking the Course comprising:
  * a compound for ‘back of house’ operations (offices, medical centre, etc), broadcast/media and athletes;
  * grandstands with seats for up to 3,000 spectators and supporting facilities (spectator areas, food outlets, toilets, etc);
  * an hospitality area; and
  * a spectator entrance west of Home Farm.
- Temporary ancillary event infrastructure comprising:
  * utility services;
  * internal site tracks;
  * lighting;
  * cabling;
  * perimeter/internal security fencing;
  * a drop-off/pick-up area located north of Mount Zion for shuttle buses from the Park and Ride sites and Leigh-on-Sea train station;
  * a parking area west of Sayers Farm for the ‘Olympic Family’;
  * an emergency vehicle access road between Chapel Lane and Castle Lane; and
  * footpaths and cycleways for spectator access from Leigh-on-Sea and Benfleet rail stations

Permanent Highways Improvements:
- Widening and landscaping of vehicular access routes into the Site along Chapel Lane and Castle Lane south of the residential areas
- Minor surface improvement works to Park Chase
FIGURE 1.2
Key Elements of the Proposed Development

- Site Boundary
- Public Footpath
- Public Bridleway
- Olympic Mountain Bike Course
- Temporary Event Facilities and Infrastructure
- Permanent Highways Improvements
THE OLYMPIC EVENT

The construction phase would commence in summer 2010 and run until spring 2011. Construction activities involve works to construct the course and internal site tracks within the Site, and site access improvements to Chapel Lane, Castle Lane and Park Chase.

The set-up phase for the Olympic Event would start in February 2012. For six weeks in July and August 2012, public access across the Site via Footpath 28 would be restricted by a temporary closure, and temporary access restrictions down Chapel Lane, south of the residential area, would also be in place. This would require the closure of the Country Park’s car park. Access to the businesses within Sayers Farm would be maintained. Footpaths within the section of the Country Park which falls within the secure perimeter would also be closed. However, the majority of the Country Park and all other public entrances would be unaffected.

The Olympic Event would be held over two days on the weekend of the 11th and 12th August 2012. A maximum of 20,000 spectators per day are expected to attend the Olympic Event, which would take place in daylight and not involve any floodlit events. During the Event, activities within the Site would include the sport competitions themselves, spectator applause and use of public address system; waste generation, collection and removal for re-use and recycling; power generation using temporary generators; and vehicular access via Chapel Lane and Castle Lane. Outside of normal hours, activities would include security patrols, maintenance and repair and cleaning.

The Test Event

A smaller scale Test Event would be held over a weekend in July 2011 to ensure everything is working properly in advance of the 2012 Games and to make any adjustments necessary. A maximum of 5,000 spectators per day are expected to attend the Test Event. With the exception of a slightly reduced footprint for the temporary spectator facilities, and some sections of the track left as grass, the venue for the Test Event would generally be as that required for the Olympic Event. Similar public access restrictions across the Site via Footpath 28 and down Chapel Lane, south of the residential area, would apply as for the Olympic Event for a period of six weeks during July and August 2011.

The temporary event facilities would be removed following the competition phase, leaving only the hardstanding areas for the compounds and access tracks for subsequent use during the 2012 Olympic Event. Following completion of the Test Event, the need to make modifications to the course would be assessed in order to ensure compliance with Olympic technical requirements. This could include removing and/or extending specific sections of the track, or modifying, adding and/or removing obstacles.
LEGACY

Essex County Council is committed to working with the owners of Hadleigh Farm, the Salvation Army, and other local partners to deliver a lasting legacy from the Olympics. Work is currently underway in consultation with local stakeholders to examine the feasibility of developing a Mountain Bike centre/facility at Hadleigh Farm as a lasting sports legacy for Essex following the 2012 Games. Subject to further project development and assessment work, Essex County Council intends to bring forward proposals for post-Games use of the Site as a separate planning application in due course.

ALTERNATIVES CONSIDERED

As part of the justification for the Proposed Development, the Environmental Statement outlines the main alternatives considered.

In preparing the London 2012 Bid, the Bid Committee considered and evaluated various potential venue locations for the Olympic Games Mountain Bike Event based on a number of objectives including:

- Approval and endorsement by the international sporting federations.
- Capability of the venue to deliver a mountain bike course of approximately 5km in length.
- Creating a compact and public transport serviced games.
- Identifying an iconic location from which to profile the sport to domestic and global television audiences.
- Controlling the cost of development and operation.

In addition to these objectives, consideration was also given to environmental constraints and the potential amenity impacts for local residents at each of the alternatives locations considered.


Although all the venues are considered to be large enough to accommodate the 5km course, with the exception of Hadleigh Farm none provide the elevation and gradient variations required to create an Olympic standard course. Only Langdon Hills Country Park, Thorndon Country Park and Rowney Warren Wood have existing Mountain Bike track facilities, which could potentially be modified for use. With the exception of Danbury Country Park and Stoke by Nayland, most of the venues are well served by a range of existing public transport modes. None of the venues can be seen to contribute to the objective of a compact 2012 Games.

Large-scale Mountain Bike events often take place in landscapes of outstanding natural and historic importance, such as the Mountain Bike Cross Country 2010 World Cup at Dalby Forest in the North York Moors National Park. With the exception of the Arena Essex Raceway, Ferrier’s Farm Pit and (to a lesser extent) Rowney Warren Wood, all of the venues have potential environmental constraints including ecology, heritage and trees which would require some degree of suitable mitigation. Many of the venues would have the potential for some degree of negative impact on local communities due to traffic congestion or temporary loss of amenity.

None of the venues considered meet all or the majority of the criteria, and all the venues would require some degree of works to create a course and provision of temporary facilities to be able to host the Olympic Mountain Bike Event. However, Hadleigh Farm is the only venue that has been approved and endorsed by the international sports federations as being technically compliant for the Mountain Bike Event, meeting the requirements for the Olympic Games.
Overall, Hadleigh Farm was selected as the preferred venue as it offered a technically compliant course located in close proximity to a range of sustainable transport modes, and had adequate scope to mitigate potentially adverse effects on sensitive environmental receptors and local residents.

Since the selection of Hadleigh Farm, particular emphasis has been given to wherever possible ‘designing out’ potential adverse environmental impacts of the Course and temporary event facilities. This involved testing alternative layouts and designs against the Site’s environmental constraints identified by specialist studies, surveys and technical advice. This process was also informed by advice from relevant statutory environmental bodies, such as English Heritage and Natural England for example.

SCOPE OF THE ENVIRONMENTAL IMPACT ASSESSMENT

The Planning Authority and statutory environmental bodies were consulted on a Scoping Report which identified the proposed issues to be addressed by the Environmental Impact Assessment. Taking into account consultation feedback, the scoping exercise informed the issues or topics which have been covered by the Environmental Impact Assessment. These are:

- Historic Environment
- Landscape Character and Visual Amenity
- Biodiversity and Geological Conservation
- Air Quality
- Noise and Vibration
- Geology and Soils
- Water Quality, Drainage and Hydrology
- Recreation
- Socio-Economic Effects
- Transportation
- Climate Change
- Waste

Technical assessments have been undertaken by specialist consultants for each topic area, which address the issues determined by the scoping exercise. Each technical topic chapter in the Environmental Statement assesses the potential effects of the Proposed Development on the respective environmental resource and receptors, and identifies any required mitigation measures. The key findings are summarised below.

Historic Environment

Overall, the Proposed Development would have no permanent significant adverse impacts on heritage assets. The Proposed Development has been designed to minimise any significant adverse effects on the historic environment. It has been carefully designed in an attempt to avoid any effects, where possible, on the majority of elements which constitute the historic environment. Where effects are unavoidable, these have been reduced or offset through the use of engineering solutions and/or provision for a programme of archaeological works, by agreement with the planning authority.

The Proposed Development has sought to make use of the local natural topography and the setting, screening and landscaping of various elements of the course have been designed to limit any permanent effects on the historic landscape, and its character and setting. Although part of the Course crosses the Sandpit Hill Scheduled Monument, the use of a ‘no-dig’ solution in this area and the removal and realignment of the Course at the end of the Olympic Event would result in no residual impact on the Scheduled Monument.

The majority of the effects of the Proposed Development would be largely temporary, and following their removal at the end of the Olympic Event, there would be no residual impacts for much of the Proposed Development on the historic environment. The Proposed Development would therefore have no or limited impacts on the Roman Fort and Hadleigh Castle Scheduled Monuments, and the Listed Buildings, Locally Listed Buildings or Conservation Area surrounding the Site.
LONDON 2012 OLYMPIC GAMES MOUNTAIN BIKE VENUE
HADLEIGH FARM, ESSEX

FIGURE 2.2
Designations

KEY
- Site Boundary
- Historic Environment Designations
  - Scheduled Monuments
  - Grade I Listed Building
  - Grade II* Listed Building
  - Grade II Listed Building
  - Locally Listed Buildings
  - Conservation Area

Biodiversity and Geological Conservation Designations
- Ramsar Site and Special Protection Area
- Sites of Special Scientific Interest
- Local Wildlife Sites
- Regionally Important Geological Site

Landscape Planning and Other Designations
- Metropolitan Green Belt
- Tree Protection Orders (within Site only)
The effect of the Proposed Development on as yet undiscovered archaeological remains will be mitigated by an agreed programme of archaeological works prior to construction, allowing preservation by record. If no buried archaeological remains are discovered during the construction phase, there would be no impact of the Proposed Development on the archaeological resource.

Landscape Character and Visual Amenity

Overall, the Proposed Development would have **no permanent significant adverse impacts on landscape character and visual amenity**. The assessment has demonstrated that the construction activities involved in creating the Course, and the set up, use and removal of the temporary facilities for the Test and Olympic Events, would only have temporary adverse impacts of overall minor/moderate significance on landscape character.

While some of the temporary facilities would be prominent in certain views (e.g. the spectator grandstands), they would occupy only a very small component of existing views, and/or would be of a short duration, and are therefore considered to result in no significant adverse visual amenity impacts.

Taking into account the proposed appropriate use of materials and other sensitive design mitigation measures, the assessment concludes that there would be no significant residual adverse impacts associated with the existence of the permanent works (the Course and the widened sections of the highways access lanes) as these would be readily accommodated into wider views without significantly eroding the predominantly rural character of the Site’s landscape context.

Biodiversity and Geological Conservation

Overall, the Proposed Development would have **no permanent significant adverse impact on features of biodiversity and geological conservation value**. The assessment has demonstrated that there would be no significant adverse impact on the integrity of either the Benfleet and Southend Marshes Special Protection Area/Ramsar site, or the Benfleet and Southend Marshes Site of Special Scientific Interest. The risk of potential adverse construction and operational effects of the Course on these designated sites would be mitigated through the implementation of appropriate surface water and pollution control measures.

The proposed Course design and construction methods/materials would have no significant adverse impacts on protected/rare species, habitats of local biodiversity interest within the Site, or designated sites of geological conservation value. The track design incorporates new bare ground habitats for invertebrate species, which would be a beneficial impact on the biodiversity interest of the Site.

Both the proposed highways access improvements and the temporary pedestrian/cycle access routes to the venue would have no significant adverse impact on the biodiversity or geological conservation value of the Site. The assessment also demonstrates that the set up, use and removal of the temporary Test and Olympic Event facilities/infrastructure would have no significant impact on features of biodiversity and geological conservation value.

The owners of Hadleigh Farm, the Salvation Army, are committed to working with Essex County Council and other local partners to deliver a lasting legacy from the Olympic Games. As part of this commitment, an Ecological Management Plan will be developed prior to the decommissioning of the Olympic Event to set out measures for delivering **long-term biodiversity and geological conservation enhancement benefits** for the Site. The Plan will focus on, among other things, opportunities for the sympathetic management of the Site for its acid grassland and associated invertebrate communities through appropriate livestock grazing regimes.

Air Quality

Overall, the Proposed Development would have **no permanent significant adverse impacts on sensitive receptors in respect of local air quality**. The assessment found that any dust deposition is likely to be temporary and short-term in nature, and could without mitigation result in minor adverse effects during the construction and operational phases. With standard good practice mitigation measures in place, the effects of dust nuisance on local residents and countryside access users would be minimised.
The low emissions of air pollutants associated with minor predicted increases in road traffic and relatively modest power generation requirements, combined with the temporary nature of the Events, would result in negligible effects on local air quality.

Noise and Vibration

Overall, changes in noise levels would have no permanent significant adverse impact on people. The assessment has demonstrated that any increase in noise levels would be temporary and short-term in nature. While local residential properties and countryside recreational users would experience some temporary increases in noise levels during the construction and set up phases, the competition phases and the removal phases for the Events, the assessment confirms that these would not exceed accepted standards and guidelines. Local residents in the immediate vicinity of the venue would experience a significant increase in traffic noise levels for a period of two days over one weekend in 2011 and for one weekend in 2012. Standard good practice mitigation principles would be adopted to control noise and a noise monitoring scheme would be developed and agreed in consultation with the Council’s Environmental Health Department. The assessment also confirms that no significant vibration impacts are predicted.

Geology and Soils

Overall, the Proposed Development would have no permanent significant adverse impacts on geology and soils. Areas of potential historical contamination risk within the Site have been investigated, and no contamination has been found that would affect human health. The risk of encountering other areas of contamination during construction works would be minimised by undertaking visual inspections of earthworks and monitoring surface water. Boulders for the Course construction will be sourced to reflect the local geology, and geotechnical inspections will be undertaken to ensure risks of instability are minimised. It is not expected that construction works would give rise to significant soil waste.

Water Quality, Drainage and Hydrology

Overall, the Proposed Development would have no permanent significant adverse impacts on water quality, drainage and hydrology. The assessment has demonstrated that the hydro geological and hydrological setting of the Site is not one of high risk. With appropriate drainage management measures in place, the risk of pollution of controlled waters is minimal and existing drainage measures should remain unaffected. The Site is classified as a low risk flood zone.

Recreation

Overall, taking into account the generally temporary and non-permanent nature of the works and activities, the Proposed Development would have no permanent significant adverse impacts on countryside access and recreation facilities or users.

The assessment has demonstrated that residual effects on users of the main outdoor recreation sites/visitor destinations in the immediate environs of the Site – Hadleigh Country Park, The Salvation Army’s Home Farm complex and Hadleigh Castle – would be temporary moderate adverse, temporary minor adverse or neutral. There would be a temporary moderate adverse effect on angling and shooting clubs within the Site. Other outdoor recreation sites/visitor destinations within Study Area may experience displacement effects which are assessed as temporary minor adverse.

The residual effects on countryside access routes for pedestrians, cyclists and equestrians are assessed as temporary moderate adverse, temporary minor adverse, neutral or temporary minor beneficial. With the exception of the temporary closure of Footpaths 28 and 11, all other public footpaths within the adjacent Country Park and wider Study Area would remain open during both the construction works, and also the set-up, competition and removal of the Test and Olympics Events.
Socio-Economic Effects

Overall, the Proposed Development would have no permanent significant adverse impacts on socio-economic conditions.

The assessment has demonstrated that while there would be some minor adverse effects on leisure and amenity, hosting the Olympic Event at Hadleigh Farm would have moderate beneficial effects for the local economy together with minor beneficial effects in terms of impacts on media profile, inward-investment and for Hadleigh town centre.

Transportation

The assessment demonstrates that the local road network would operate satisfactorily during the weekend of the Olympic Event, subject to adoption of appropriate traffic management and mitigation measures.

The traffic management and mitigation measures include: some limited off-site highway improvements, mainly involving the use of temporary signals; a network of marshals during the competition phase to coordinate the various road users and, with temporary signage, direct spectators from the major public transport nodes to the venue via the most appropriate and safest routes; and a Local Area Traffic Management Plan would be prepared in order to implement the general sustainable travel principles set out in the Transport Assessment submitted with the planning application, and to minimise the effect of event traffic on local residents and businesses.

There would be some inevitable disruption to normal traffic flows two hours before and one hour after the Olympic Event. This effect would be reduced by at least a 10% reduction in local, non-Olympic Event traffic through Hadleigh town centre during this period due to a prolonged informational campaign of Traffic Demand Management which would be introduced in the lead-up to the Olympic Event.

The assessment indicates that construction traffic would not cause any additional delays or inconvenience to local residents, and contractors will be required to adhere to safe transportation operations at all times.

Climate Change

The London 2012 Sustainability Plan sets out a commitment to delivering a ‘low carbon Games’ as one of its sustainability policy priorities. London 2012 is the first ever Games to attempt to measure and manage its ‘carbon footprint’ - the sum total of greenhouse gas emissions caused by activities associated with hosting the Games. Greenhouse gas emissions contribute to atmospheric warming effects and climate change.

For the Hadleigh Farm Event, the most effective mitigation for the carbon emissions associated with the event facilities will come from making maximum use of existing facilities within the Site and standard (off the shelf) items that will be hired for the Olympic Event and returned and reused immediately afterwards. This would minimise the manufacture of new event facilities and therefore their associated carbon footprint. These actions could reduce the carbon footprint by as much as 70%. Where items cannot be hired, and have to be manufactured for the Olympic Event, a series of design principles will be applied to reduce the embodied carbon within the Proposed Development. These include designing event facilities so that they can be easily dismantled and re-used or recycled.

The London Organising Committee of the Olympic and Paralympic Games (LOCOG) will monitor the major components of the overall carbon footprint of the 2012 Games, including the Hadleigh Farm venue, and will report on how the combined effect of implementing avoidance measures and other key commitments have contributed to its reduction through London 2012 Sustainability Plan progress reports.
Waste

The assessment considered the impacts of waste generation associated with the event facilities and infrastructure, and operational waste. It is not expected that the course construction works would give rise to generation of significant soil waste, and any such wastes would be reused within the Site.

LOCOG has set a target of 90% reuse and recycling for its design teams and an overriding approach that temporary event facilities are to be leased. Where such a leasing option is applied, this means that no ‘waste’ is actually produced since the leased event facilities would be returned to the supplier during the removal phase. Where leasing is not an option, for instance if the market is unlikely to be able to supply the event facilities required and they have to be custom made, then LOCOG has demonstrated a preference for materials which can be redeployed to the market for reuse or recycling. This approach is important since it means that the residual waste would be zero or minimal for many temporary event facilities.

The final approach to managing operational waste has not yet been determined by LOCOG. However, it will take account of guiding principles such as the waste hierarchy (reduce, reuse, recycle), the proximity principle (that waste is managed as near as possible to its place of production) and complying with waste legislation. To deliver LOCOG’s vision for a ‘Zero Waste Games’, tools and guidance will be developed for design teams and contractors so that they can identify options for re-use or recycling of materials and products and a consistent waste collection system will be provided across all venues during the competition phase.

LOCOG will develop an integrated 2012 Games Waste and Resource Management Plan, incorporating the Hadleigh Farm venue, monitor the development of its approach to waste and resource management, and report through London 2012 Sustainability Plan progress reports.

Overall Effects on the Environment

The Environmental Statement has determined that there is potential for impacts on the local environment as a result of the Proposed Development. Where a risk of an adverse impact has been identified, these have been mitigated as far as possible by ‘designing out’ risks through modifications to the layout and design of the Proposed Development.

The project partners are still developing the process by which they would employ its contractors for the Proposed Development. Therefore a detailed Environmental Management Plan cannot be provided at this stage. The environmental mitigation and management measures identified within the Environmental Statement will be delivered through implementing:

- Principles for detailed design which would be required of the design teams
- Good practice measures which would be written into contract documentation
- Topic specific Management Plans
- Ongoing activities that the project partners are already pursuing

The measures have been developed in close consultation with the statutory environmental bodies, with the aim of avoiding or minimising any potential adverse impacts wherever possible. In particular, considerable attention has been paid to ensuring that features of ecological value would not be significantly affected in the long term, that the cultural heritage value of the Site is protected, and that adverse effects on local amenity are minimised. Positive impacts including job creation and skills training could have longer-term benefit to the local economy.

Taking into account the detailed mitigation and management measures identified in the Environmental Statement, the Environmental Impact Assessment process demonstrates that the Proposed Development would not have any permanent significant adverse effects on valued environmental resources or sensitive receptors.
OPPORTUNITIES TO COMMENT

The full Environmental Statement comprises:

- Non-Technical Summary (this document)
- Volume 1 (Text) contains the detailed technical assessments
- Volume 2 (Figures) contains drawings referred to in Volume 1
- Volume 3 (Appendices) contains data and technical reports to support the assessments in Volume 1.

Hard copies of the above documents will be deposited for public inspection during normal opening hours at a number of locations within Castle Point Borough. The full Environmental Statement can also be viewed and downloaded via the planning applications section of the Castle Point Borough Council website at www.castlepoint.gov.uk.
This document is issued by
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Published April 2010