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John Allen
Director of Planning
London Thames Gateway Development Corporation
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Date 12th March 2007

Development & Renewal

Planning – Development Control

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Ref: PA/06/00748 and 749. Borough Comments.

Dear Mr Allen,

Re: Planning Applications PA/06/00748 and 749 (duplicate). Leamouth Peninsula North, Orchard Place, London E14.

Please find enclosed LB Tower Hamlet's detailed analysis of the redevelopment proposal for the above site.

As you are aware, the applicants are proposing amendments to their scheme. Revisions were received on 6th February 2007. However, the revisions are incomplete. Relevant further details have been requested from the applicant in writing. Therefore, the attached report sets out the assessment of the development proposal as originally submitted in May and amended in August 2006. An addendum report on the revisions will follow upon receipt of the outstanding information.

In brief, London Borough of Tower Hamlets strongly **OBJECTS** to the development proposal on the following grounds:

1. Substandard vehicular access arrangement
2. Inadequate link to Canning Town
3. Excessive car parking provision
4. Inadequate provisions for cyclists
5. Overdevelopment



2006 - 2007
Early Intervention
(Children at Risk)

2003 - 2006
Winner of 4 previous
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INVESTOR IN PEOPLE



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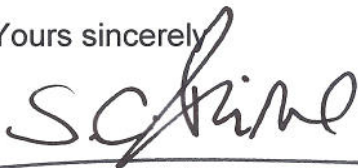
Corporate Director
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Emma Peters

6. Unacceptable dwelling mix
7. Inadequate level of affordable housing provision
8. Inadequate standard of accommodation
9. Incomplete sunlight/daylight and noise assessments (risk of unacceptable levels)
10. Inadequate design with respect to the creation of inclusive environments
11. Insufficient private and public open space of adequate quality
12. Limited efforts with respect to reducing the energy demands of the development and with respect to the on-site creation of renewable energy
13. Flood risk issues
14. Limited biodiversity assessment (inadequate/limited mitigation and enhancement measures)

In conclusion, the proposed development presents an unsustainable form of development.

LB Tower Hamlets urges the London Thames Gateway Development Corporation to refuse the planning applications.

Yours sincerely

A handwritten signature in black ink that reads "S. Irvine". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen Irvine
Development Control Manager

*Corporate Director
Development and Renewal*
Emma Peters