

## Development & Renewal

My Ref PA/11/03824  
Your Ref

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26 June 2012

Dear Mr Peters

**RE: GLA; SAFEGUARDED WHARVES REVIEW 2011/2012**

**SITE: ORCHARD WHARF; SITE REF 27.**

Further to our initial representations for the Safeguarded Wharves Review 2011/2012 document (issued 15<sup>th</sup> December 2011), the London Borough of Tower Hamlets wish to raise objection to the ongoing safeguarding of the Orchard Wharf site (site reference 27) for aggregate storage and cement batching proposals.

The GLA may be aware that there have been ongoing applications at this site for the reactivation of Orchard Wharf, these discussions have been ongoing since March 2010 with the submission of formal pre-application documentation. As a result of these ongoing discussions between the applicants, the LTGDC and the LB Tower Hamlets, it was not considered appropriate to object to the safeguarded status of this site when the Safeguarded Review Consultation Draft 2011/2012 was released.

The Orchard Wharf planning application was recently presented to our Strategic Development Committee with a recommendation for approval. Following much debate amongst Members, the recommendation was overturned and Members were minded to refuse the planning application. The application will shortly be presented back to Committee with formal reasons for refusal for Members to approve.

The principal reason for raising an objection against the safeguarded status of this site relates to the changing nature of the Leamouth area. The Council consider that the Leamouth area, which was once industrial in character is moving away from this land use, albeit there are some remaining industrial and employment uses along Orchard Place adjoining the application site. This changing nature of the Leamouth area is evident in the existing land uses which include the predominantly residential units at Orchard Place and the development at Trinity Buoy Wharf which forms a cultural enterprise hub and also has a school within the complex.

In accordance with the changing nature of the land uses in the area, the Leamouth North development, which is also known as the Pura Foods site recently gained consent for 1,706 residential units and 185,077sqm of mixed use commercial floorspace (planning ref PA/10/01864 dated 28<sup>th</sup> November 2011). This development alone will lead to a significant change to the character and vibrancy of the Leamouth Peninsula area.

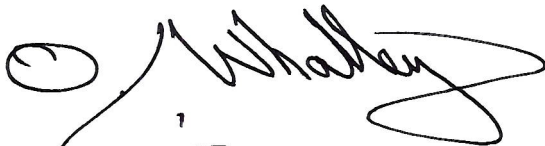
The last known use of the site for aggregate storage and handling ceased in 1993 and the site has been vacant since this date. In 1994, the London Docklands Development Corporation converted the disused dock adjoining the Orchard Wharf site into an area of parkland and natural habitat, now known as the East India Dock Basin. On transfer of the site to the Lea Valley Regional Park Authority the site was designated as a Site of Nature Conservation Importance and is now a well know bird sanctuary and nature reserve. It is notable that the designation of the East India Dock Basin pre-dates the formal safeguarding of the Orchard Wharf site in 1997. The years in which the East India Dock Basin has established itself as a site of nature importance further justify the inappropriate juxtaposition of this industrial use in this particular location.

Accordingly, this site is no longer considered to be suitable for an aggregate storage and handling use, an industrial use which is no longer considered to accord with the emerging and consented land uses within the immediate area.

The Council would ask that these representations and objection to the ongoing safeguarded status of this site is taken into consideration prior to finalising the review of the Safeguarded Wharves Review 2011/2012 document.

Should you require clarification on any of the details set out within this letter, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Owen Whalley', with a stylized flourish at the end.

**Owen Whalley**  
Head of Planning and Building Control