

Dear Chris, Steve & Denise,

I write to you on behalf of the East Greenwich Residents Association in relation to the proposed planning application at Enderby Wharf (AKA the Cruise Liner terminal).

As you are no doubt aware there have been a number of concerns from the wider community and from EGRA in particular about certain aspects of the new proposals. We have set out our detailed objections in the attachments.

We would hope that as our ward representatives you share some of those concerns and will be lobbying on our behalf to ensure that this application is refused.

As you will be aware, the changes to the consented scheme are predicated on the need for cruise ships to stay alongside for longer periods. This results in a cruise liner terminal 81% larger than that approved under the original consent. The applicant states that the financial viability of the cruise terminal can only be met by a substantial change to the commercial residential mix of the remaining northern site. This has in turn have led to substantial breaches of recommendations from the London Plan and the RBG Core strategy plan particularly in relation to housing density, provision of affordable housing and family housing mix. In addition serious issues relating to the environmental impact of the hotelling of the Cruise liners has not been adequately addressed by the applicant.

Specifically, the new proposals result in the loss of the commercial footprint afforded by a Hotel and in its place the development of three new tower blocks of 23 stories, 31 stories and 26 stories respectively. The housing density of the proposed scheme is 820 hrh, the density for the site as a whole increases to 961 hrha. This is shockingly high when one considers (and as noted by the GLA within the planning document) that the wider Enderby site has in fact a PTAL3 rating which would ordinarily only allow for residential density of between 200-450 hrha. Furthermore, only 16% of the housing will be affordable, despite the RBG's own stated aim of 35%. Within the affordable housing provision the applicant is providing 37% social rent and 63% Shared ownership, again this runs counter to the London Plan policy and RBG preferred tenure split of 70:30.

Somewhat alarmingly the Planning Board are been asked to vote on the above issues without sight of the written independent assessment of the financial viability report. In the spirit of full transparency, the board should refuse to review the application until this report is made available. Furthermore, given the importance of the project to the broader community, this would be a good time for the council to set a precedent and make the viability study available to the wider public. This is something we know is under review, but why delay?

EGRA are committed to sustainable development that meets the needs of all stakeholders across the community. I hope we can rely on you as our ward representatives to make the case for planning application refusal given the aggressive nature of the development.

Yours Sincerely

Daniel Hayes  
Chair, East Greenwich Residents Association  
[www.egra.london](http://www.egra.london)