

The Rt Hon Greg Clark
Secretary of State for Communities and Local Government

Dear Mr Clark

Enderby Wharf Planning Determination, Royal Borough of Greenwich

The Planning Board of the Royal Borough of Greenwich resolved to grant planning permission for this important and controversial riverside development at its meeting on 21 July 2015. It is understood that you can direct that you determine the matter. We urgently request you either call in the application for your own determination or refuse ratification on the following grounds.

1. The plans for the operation of the integral cruise liner terminal are now radically different to those granted permission in 2012. This was not acknowledged by the planning board.
2. "Hotelling" of cruise liners will emit nitrogen dioxide and particulate pollutants (as well as sulphur dioxide which is governed by MARPOL); so far no public reassurance has been given about the additional pollution in an area that already experiences levels of NO2 that are above those permitted by law.
3. Two Council-commissioned reports on cruise ship operations and their emission dispersal were not available by the time of the meeting either to the public or (to our best knowledge) to Planning Board members.
4. An independent appraisal of the scheme's viability assessment was only tabled at the Planning Board, who had 10 minutes to digest with most of the public being unaware of its contents.
5. A financial review of serious mitigation measures for "hotelling" ships, especially onshore power supply, was not made public, merely an assertion that its costs would be "huge".
6. The plans represent an aggressive overdevelopment of the site in order to subsidise the cruise liner terminal. A density of 961 habitable rooms per hectare far exceeds the levels set under the London Plan for a site with a transport rating of 3. Towers with heights of 23, 26 and 31 storeys are incongruous and wildly out of scale with the surrounding area close to Victorian terraces and the World Heritage site. Affordable housing drops to just 16% and is located in one rear block rather than pepper potted across the site.

After the Supreme Court ruling that all levels of government must take air quality far more seriously and comply with the law, we were not consoled by verbal reassurances from the Planning Board that AQ is taken seriously by the Royal Borough of Greenwich. Neither were the many London citizens from both sides of the river who attended the four hour meeting, and whose health is so badly affected by poor air quality. Neither should you so soon after the publication of a path-breaking report on the health impacts of London's air quality (Kings College London, July 2015).

EGRA has consistently called for a thorough, public and detailed assessment of the scheme based on the six points above. We supported a deferral, rather than refusal, of permission to allow this necessary assessment.

The Royal Borough of Greenwich has failed to undertake such an assessment and we ask you to correct this failure.

Dan Hayes
Chair

East Greenwich Residents Association
(EGRA)

Charlotte Baker
Secretary