

Essex Wharf

28th September 2010

The deadline for receipt of comments on this third Planning Application is **Thursday 30th September 2010.**

See out [Newsletter No.2](#) for details of whom to write to and suggestions as to what you might wish to include.

Background

The first planning application, by A. Cole in 2007 for 167 flats, was rejected and dismissed on appeal. The land was bought later by Sherry Green Homes (see Who's Who, below) for approximately £8m.

A second planning application, by Essex Wharf Homes (see Who's Who, below) for 144 flats, was refused by LB Waltham Forest in May 2010. The developers have taken the decision to appeal.

At the same time, in consultation with LB Waltham Forest, Essex Wharf Homes have produced a third proposal for 167 units in four blocks of seven, six, five and seven stories. They submitted an application for a screening option to LB Waltham Forest on 9th July 2010 and submitted a planning application soon afterwards. This is the proposal illustrated on the following pages.

Who's Who

Essex Wharf Homes LLP (limited liability partnership) is a 50:50 partnership between A2 Dominion (a not-for-profit, registered social landlord (RSL), or housing association) and Sherry Green Homes (developers). The latter are part of the Sherry Green Group, which also owns Mulalley (construction).

Consultation

The Essex Wharf Homes consortium held a consultation with local residents at the Pricess of Wales PH by Lea Bridge on 12th July 2010; seven Lea Valley Federation members also attended.

It was explained to us that A2 Dominion will have 30 per cent of the units for social housing. Of the remaining 70 per cent, A2 Dominion will also own 30 per cent on which they hope to make a profit to subsidise the cost of developing the social-housing units. This leaves Sherry Green homes with 49 per cent of the units (82 units) on which to recover the cost of the land (approx £8.5m), and the cost of design and construction of their units.

We queried the effect of the development on the view from adjacent land: Sherry Green Homes had walked the area extensively and photographed the site; they stated that the only view was of the blue end of the ice-rink and that there was no view from Lea Bridge Road. The photos had been taken in spring/summer when the trees were in full leaf, with no consideration given to the situation in winter. Only ground-level views were considered - not from the higher stories of nearby housing nor from double-decker buses, for example. They asserted that Leyton and Walthamstow Marshes were completely screened from the site.

The developers kindly allowed us to photograph their display boards (based on real photographs with superimposed graphics of the buildings) and the three-dimensional model of the proposed development. The photographs displayed here are copyright of Harry Hewat, Lea Valley Federation.

The developers had had conversations with British Waterway regarding opening up the ox-bow lake in the river. British Waterways were said to be keen to install high-revenue moorings there. The developers were unaware of work undertaken by the Environment Agency in creating a fish refuge in the ox-bow and improving the riverine habitat there.





