



Stewart Murray

Assistant Director - Planning
Greater London Authority
City Hall
The Queen's Walk
London, SE1 2AA

Our ref: PA/15/02216
Your ref: D&P/3663/03

Date: 22nd April 2016

Dear Stewart,

**TOWN & COUNTRY PLANNING ACT 1990
GREATER LONDON AUTHORITY ACTS 1999 AND 2007
TOWN & COUNTRY PLANNING (MAYOR OF LONDON) ORDER 2008
WESTFERRY PRINTWORKS, 235 WESTFERRY ROAD, E14 8NX**

Direction under Section 2A of the 1990 Act

I refer to the GLA's Stage 3 report that was published on 20th April and the Representation Hearing programmed for 27th April.

Following Gerald Eve's Financial Viability Review, the affordable housing offer has increased to 20%. This compares to the 11% offer considered by the Council's Strategic Development Committee on 12th April when formal objection was raised on this fundamental issue. Whilst the revised offer is welcomed, it remains considerably beneath development plan targets.

The Gerald Eve Review was not available until 19th April. I intend to seek an assessment of the GE Review but am concerned that there may be insufficient time for this to be commissioned and considered by this authority before the 27th April.

Further, I note from the Stage 3 Report that the increased affordable housing offer has resulted in a revised housing mix (Tables 1 & 2 page 42) with the number of affordable units increasing from 76 to 140. We would normally expect the applicant to submit documentation that considers the implications of such a substantial increase in the number of affordable housing units on the findings in the existing Environmental Impact Assessment and assess whether this leads to any new significant effects. This would constitute 'further information' under Regulation 22 of the EIA Regulations.

The Council has not been informed, and nothing appears on the GLA's web site, that any new information has been provided on the increase in the affordable housing offer, or how this affects the EIA. Without such additional information, the implications of this amendment to the development assessed by the EIA are unclear. In my opinion, this information should be provided prior to the determination of the application.

**Development & Renewal
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I would be pleased to hear from you urgently on these two points and their implications for arrangements on 27th April.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Buckenham', with a long horizontal flourish extending to the right.

Paul Buckenham
Development Manager - Planning and Building Control

cc Colin Wilson, Senior Manager – Planning Decisions, Greater London Authority
Justin Carr, Strategic Planning Manager, Greater London Authority
Jonathan Finch, Senior Strategic Planner, Greater London Authority
Jonathan Marginson, DP9, 100 Pall Mall, SW1Y 5NQ