

For the attention of Ms Elisabeth Glover, case officer

Reference: 201329 Lea Bridge Gasworks Development

Dear Madam,

Having extensively consulted the planning documents and through discussion with Developers, Councillors and Council Officers, I strongly object to the proposed Lea Bridge Gasworks Development.

Lea Bridge is a densely populated, poorly serviced area of high deprivation; development proposals must not negatively affect the already struggling community. High-rise, high-density development on dangerously contaminated land is highly unsupportive of local communities and economies. The submitted plan for the Gasworks Development is objectionable on several grounds, which I will outline below. I wish to raise five points of objection:

1. Height and Visual Impact

The height, massing and visual impact of The Development is unsympathetic to the adjacent Clementina Estate, and dominates the skyline around Jubilee Park. The impact of the development is significant, permanent and negative, impairing the prospect, view and use of the surrounding residential and green space. This contravenes the Mayoral Plan for London Policy on Tall Buildings D9 Ciii protecting open land from intrusive high-rise construction.

2. Density of Occupation

The proposed high density of The Development is out of character for the surrounding residential area. Lea Bridge is already significantly over the Healthy Urban Development threshold; further development will compound this overcrowding, negatively and permanently impacting the quality of life of existing residents. The estimated density of The Development is over 400 persons per hectare, in stark contrast to Waltham Forest (71) and London (56) averages. This is unhealthy, unsustainable and environmentally damaging. This staggering increase in population is not accompanied by any improvements of infrastructure, resource or public service and poses a substantial threat to health and quality of life in the area. The development is not designed with local people, communities or economies in mind.

3. Remediation and Soil Toxicity

Construction Logistics Plans, Remediation and Environmental reports indicate substantial contamination of the gasworks land including carcinogenic and mutagenic organic compounds, asbestos and heavy metals. The proposed remediation strategy does not sufficiently protect residents and park users from pollutants before, during and after construction. Human health and lives will be put at risk from:

- Airborne pollutants raised in construction
- Transport and removal of contaminated soil through residential areas and park-adjacent areas
- Contamination of ground water and contaminant transfer through ground water

St William and Berkeley group have not sufficiently evidenced their ability to provide safe, sustainable, environmentally appropriate remediation works in this application or in other cases.

4. Air Quality and Pollution

Proposed density and population of The Development will have a significant, negative and permanent effect on air quality in the Lea Bridge area. Thousands of new residents utilising a pick-up/drop-off point on the junction of Clementina and Perth roads risks a permanent rotation of idling vehicles and resultant pollution adjacent to homes and gardens. The area is already highly polluted, with NO₂ and PM₁₀ levels exceeding EU Air Quality standards. The Development will significantly negatively impact local residents, pushing NO₂ and PM₁₀ levels substantially higher, putting lives and health at risk.

5. Insufficient Cumulative Impact Planning

The Development is one of several proposed high-rise, high-density projects within a 1km radius. Each development will inflict significant, permanent and strongly negative effects on the local community bringing their own pollution, traffic, environmental and population density issues. However, these other developments are omitted from the Gasworks development planning application. The application lacks full consideration of the wider context of the Lea Bridge area. As outlined in Mayoral Plan for London and Waltham Forest Development plan, new developments should be designed with the context of the area in mind. Without a true cumulative impact study, this development should not be approved.

Yours sincerely,