

**From:** [REDACTED]  
**To:** [foi](#)  
**Cc:** [REDACTED] [Allison Demarco](#); [REDACTED]  
**Subject:** Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)  
**Date:** 05 August 2013 12:30:44

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Dear Sir/Madam,

I am writing to request a copy of the Financial Viability Assessment submitted with the planning application for the redevelopment of Neptune Wharf on Wyke Road in Fish Island (LLDC Ref: 12/00210/OUT) under the Freedom of Information Act and Environmental Information Regulations 2004?

Many thanks,

[REDACTED]

**From:** [REDACTED]  
**To:** [Allison Demarco](mailto:Allison.Demarco)  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)  
**Date:** 18 July 2013 16:37:30

---

That's really helpful - thanks Allison

---

**From:** Allison Demarco [mailto:AllisonDemarco@londonlegacy.co.uk]  
**Sent:** 17 July 2013 18:45  
**To:** [REDACTED]  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Hi [REDACTED]

Neptune Wharf was scheduled to be considered at the LLDC's Planning Decisions Committee on the 23<sup>rd</sup> July but has now been deferred to September.

Regards,  
Allison

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 8822

**Email:** [allisondemarco@londonlegacy.co.uk](mailto:allisondemarco@londonlegacy.co.uk)

**Web:** [www.londonlegacy.co.uk](http://www.londonlegacy.co.uk)

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---

**From:** [REDACTED]  
**Sent:** 17 July 2013 17:20  
**To:** Allison Demarco  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Hi Allison

Just wondered if there is any news about when this application will be going to the Planning Committee?

[REDACTED]

---

**From:** Allison Demarco [mailto:AllisonDemarco@londonlegacy.co.uk]  
**Sent:** 04 June 2013 11:41  
**To:** [REDACTED]  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Dear [REDACTED]

The website with all the uploaded documents appears to be working from our end, so I have provided a link below that should work and let you view all the new documents submitted.

<http://planningforms.newham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MCWJLMSZK0000>

Otherwise you could also try the following link and enter the application number: 12/00210

<http://planningforms.newham.gov.uk/online-applications/>

Please let me know if the links above don't work for any reason as I could also send you a CD of the submitted documents.

Regards,  
Allison

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
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---

**From:** [REDACTED]  
**Sent:** 04 June 2013 09:47  
**To:** Allison Demarco  
**Cc:** Planning Enquiries  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Hi Allison

Thanks for your email. Unfortunately, i can't seem to access any of the new documents on-line and so have asked officers here at [REDACTED] to update me on the key revisions. I will get back to you if i still have objections.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 June 2013 09:10  
**To:** [REDACTED]  
**Subject:** Fw: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

----- Forwarded Message -----

**From:** Allison Demarco <[AllisonDemarco@londonlegacy.co.uk](mailto:AllisonDemarco@londonlegacy.co.uk)>

**To:** [REDACTED]

**Sent:** Monday, 20 May 2013, 12:57

**Subject:** Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Dear [REDACTED]

I am writing to inform you that further information in relation to the Environmental Statement which has already been provided for planning reference 12/00210/OUT, together with amendments to this planning application, have been received by the London Legacy Development Corporation Planning Policy and Decisions Team. Further details can be found on the attached letter.

If you wish to make any further comments as a result of this change please write to the Director of Planning Policy and Decisions, London Legacy Development Corporation, Planning Policy and Decisions Team, Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ by **18 June 2013**. Alternatively, you may submit your comments by email to [planningenquiries@londonlegacy.co.uk](mailto:planningenquiries@londonlegacy.co.uk)

Regards,  
Allison

**Allison De Marco**

**Planning Development Manager (Planning Policy and Decisions Team)**

**London Legacy Development Corporation**

Level 10

1 Stratford Place, Montfichet Road

London

E20 1EJ

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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---

**From:** [REDACTED]  
**To:** [Allison Demarco](#); [Planning Enquiries](#)  
**Cc:** [REDACTED]  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)  
**Date:** 14 June 2013 16:40:22

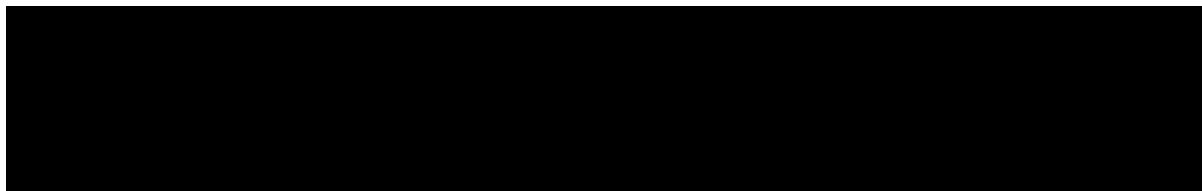
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Hi Allison

Many thanks for updating me on the revised application for the redevelopment of Neptune Wharf. I have now had a chance to examine the Design & Access Statement and some of the plans in detail and note that this revised proposal seems to contain just 7 per cent affordable housing. I therefore wish my original objections to this scheme as not in conformity with the Tower Hamlets LDF, the Fish Island AAP or the London Plan to stand?

I hope this is ok and would also be grateful if you could let me know when this application is due to go before the LLDC Planning Committee?

Regards,



----- Forwarded Message -----

**From:** Allison Demarco <AllisonDemarco@londonlegacy.co.uk>  
**To:** [REDACTED]  
**Sent:** Monday, 20 May 2013, 12:57  
**Subject:** Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Dear [REDACTED]

I am writing to inform you that further information in relation to the Environmental Statement which has already been provided for planning reference 12/00210/OUT, together with amendments to this planning application, have been received by the London Legacy Development Corporation Planning Policy and Decisions Team. Further details can be found on the attached letter.

If you wish to make any further comments as a result of this change please write to the Director of Planning Policy and Decisions, London Legacy Development Corporation, Planning Policy and Decisions Team, Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ by **18 June 2013**. Alternatively, you may submit your comments by email to [planningenquiries@londonlegacy.co.uk](mailto:planningenquiries@londonlegacy.co.uk)

Regards,  
Allison

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 8822

Email: [allisondemarco@londonlegacy.co.uk](mailto:allisondemarco@londonlegacy.co.uk)

Web: [www.londonlegacy.co.uk](http://www.londonlegacy.co.uk)

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**From:** [REDACTED]  
**To:** [Allison Demarco](mailto:Allison.Demarco@londonlegacy.co.uk)  
**Subject:** RE: Email 8 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)  
**Date:** 04 June 2013 15:32:28

---

That's really helpful - thank you!

---

**From:** Allison Demarco [mailto:AllisonDemarco@londonlegacy.co.uk]  
**Sent:** 04 June 2013 14:21  
**To:** [REDACTED]  
**Subject:** Email 8 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Regards,

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
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1 Stratford Place, Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 8822

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---

**From:** Allison Demarco  
**Sent:** 04 June 2013 14:21  
**To:** [REDACTED]  
**Subject:** Email 7 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Regards,

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 8822

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---

**From:** Allison Demarco  
**Sent:** 04 June 2013 14:20  
**To:** [REDACTED]  
**Subject:** Email 6 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Regards,

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

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---

**From:** Allison Demarco  
**Sent:** 04 June 2013 14:19  
**To:** [REDACTED]  
**Subject:** Email 5 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Regards,

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 8822

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---

**From:** Allison Demarco  
**Sent:** 04 June 2013 14:18  
**To:** [REDACTED]  
**Subject:** Email 4 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Regards,

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 8822

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---

**From:** Allison Demarco  
**Sent:** 04 June 2013 14:17  
**To:** [REDACTED]  
**Subject:** Email 3 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Regards,

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
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E20 1EJ

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---

**From:** Allison Demarco  
**Sent:** 04 June 2013 14:17  
**To:** [REDACTED]  
**Subject:** Email 2 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Regards,

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
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---

**From:** Allison Demarco  
**Sent:** 04 June 2013 14:16  
**To:** [REDACTED]  
**Subject:** Email 1 of 8\_RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Sorry [REDACTED]

I'm not sure why the documents can't be opened as they work from my end.

The DAS addendum is rather large, but I will send across in sections. There should be 8 emails in total.

First section attached.

Regards,  
Allison

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
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**From:** [REDACTED]  
**Sent:** 04 June 2013 13:59  
**To:** Allison Demarco  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Thanks Allison. I can open to link to the front page, but i'm afraid i still can't open the links to the individual documents and [REDACTED] just told me he has the same problem. Is there any chance you could send me a PDF of the Design & Access Statement?

---

**From:** Allison Demarco [<mailto:AllisonDemarco@londonlegacy.co.uk>]  
**Sent:** 04 June 2013 11:41  
**To:** [REDACTED]  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Dear [REDACTED]

The website with all the uploaded documents appears to be working from our end, so I have provided a link below that should work and let you view all the new documents submitted.

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Please let me know if the links above don't work for any reason as I could also send you a CD of the submitted documents.

Regards,  
Allison

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
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**From:** [REDACTED]  
**Sent:** 04 June 2013 09:47  
**To:** Allison Demarco  
**Cc:** Planning Enquiries  
**Subject:** RE: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Hi Allison

Thanks for your email. Unfortunately, i can't seem to access any of the new documents on-line and so have asked officers here at [REDACTED] to update me on the key revisions. I will get back to you if i still have objections.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 June 2013 09:10  
**To:** [REDACTED]  
**Subject:** Fw: Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

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**To:** [REDACTED]  
**Sent:** Monday, 20 May 2013, 12:57  
**Subject:** Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)

Dear [REDACTED]

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Regards,  
Allison

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
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[www.londonlegacy.co.uk](http://www.londonlegacy.co.uk).

**From:** [Allison Demarco](#)  
**To:** [REDACTED]  
**Subject:** Neptune Wharf, Fish Island E3 (LLDC Ref: 12/00210/OUT)  
**Date:** 20 May 2013 12:57:00  
**Attachments:** [1200210OUT\\_Neptune Wharf\\_20052013.pdf](#)

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Dear [REDACTED]

I am writing to inform you that further information in relation to the Environmental Statement which has already been provided for planning reference 12/00210/OUT, together with amendments to this planning application, have been received by the London Legacy Development Corporation Planning Policy and Decisions Team. Further details can be found on the attached letter.

If you wish to make any further comments as a result of this change please write to the Director of Planning Policy and Decisions, London Legacy Development Corporation, Planning Policy and Decisions Team, Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ by **18 June 2013**. Alternatively, you may submit your comments by email to [planningenquiries@londonlegacy.co.uk](mailto:planningenquiries@londonlegacy.co.uk)

Regards,  
Allison

**Allison De Marco**  
**Planning Development Manager (Planning Policy and Decisions Team)**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 8822

**Email:** [allisondemarco@londonlegacy.co.uk](mailto:allisondemarco@londonlegacy.co.uk)

**Web:** [www.londonlegacy.co.uk](http://www.londonlegacy.co.uk)

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**From:** [Allison Demarco](#)  
**To:** [REDACTED]  
**Subject:** RE: Neptune Wharf, Wyke Road, Fish Island E3 (PA12/00210)  
**Date:** 02 January 2013 08:20:00

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Dear [REDACTED]

I acknowledge receipt of your objection to planning application ref 12/00210/OUT.

Your comments will be taken into account by the LLDC Planning Policy and Decisions Team during the consideration of this application.

The LLDC Planning Policy and Decisions Team will write to you to inform you about any changes to the application and will also write to you when the application is considered by the LLDC Planning Decisions Committee.

It should be noted that under the Local Government (Access and Information) Act 1985, any comments that you make will be available for public examination. Data Protection Act 1998: Your name and address will also be held by the LLDC Planning Policy and Decisions Team for the purpose of consulting you about other planning applications. Your details will not be used for any other purpose without your consent. If you do not wish to be consulted on other matters, please reply to this email indicating that you do not wish to be consulted on any other matters.

Please let me know if you have any questions.

Regards,  
Allison

**Allison De Marco**

**Planner**

**London Legacy Development Corporation**

Level 10

1 Stratford Place, Montfichet Road

London

E20 1EJ

**Direct:** 020 3288 8822

**Email:** [allisondemarco@londonlegacy.co.uk](mailto:allisondemarco@londonlegacy.co.uk)

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**From:** [REDACTED]  
**Sent:** 17 December 2012 15:35  
**To:** Planning Enquiries  
**Cc:** Allison Demarco  
**Subject:** Neptune Wharf, Wyke Road, Fish Island E3 (PA12/00210)

Dear Sir/Madam,

I am writing to formally object to the application to redevelop the former Scottish & Newcastle Brewery site at Neptune Wharf in Fish Island.

I welcome the principle of redeveloping this site for mixed residential and commercial use in accordance with the Fish Island Area Action Plan and indeed argued for such an approach to be adopted by the London Borough of Tower Hamlets for more than six years prior to its agreement in September. However, I strongly oppose the Neptune Group's decision to submit an application which includes absolutely no social or "affordable" housing whatsoever for this prime site on the fringe of the Olympic Park.

Tower Hamlets has over 23,000 households on its Housing Waiting List, many of those are young families growing up in severely overcrowded conditions, which undermine their children's health, education and life chances. Others are young couples and single people, who are desperate not to be forced out of the Borough they have grown up in. That is why the provision of social housing and low cost home ownership opportunities within market-led developments features so strongly within the Borough's Local Development Framework Core Strategy and individual masterplans.

As a result of the council's misguided "live-work" policy experiment of a decade ago, there are around 500 flats in Fish Island. However, none of these are social housing and there are probably fewer than a dozen families with children living in the area. Given that the Mayor of London has already diluted the requirements for genuinely affordable social housing both within the Athletes' Village and the first application to come through within the Olympic Park, it would be an absolute travesty if none of the 514 new homes proposed for Neptune Wharf were to be for local people either.

I recognise that the Fish Island AAP identifies 0.5 hectares of Neptune Wharf as the potential site for a new primary school with capacity for three forms of entry. I also appreciate that, following the Examination in Public earlier this year, the Planning Inspector strengthened the requirement for this to be the priority for planning gain within this site. However, the reference to the school in the "outline" planning application for a phase 2 on the west of this site offers no guarantee it will ever see the light of day, let alone follow within a reasonable period.

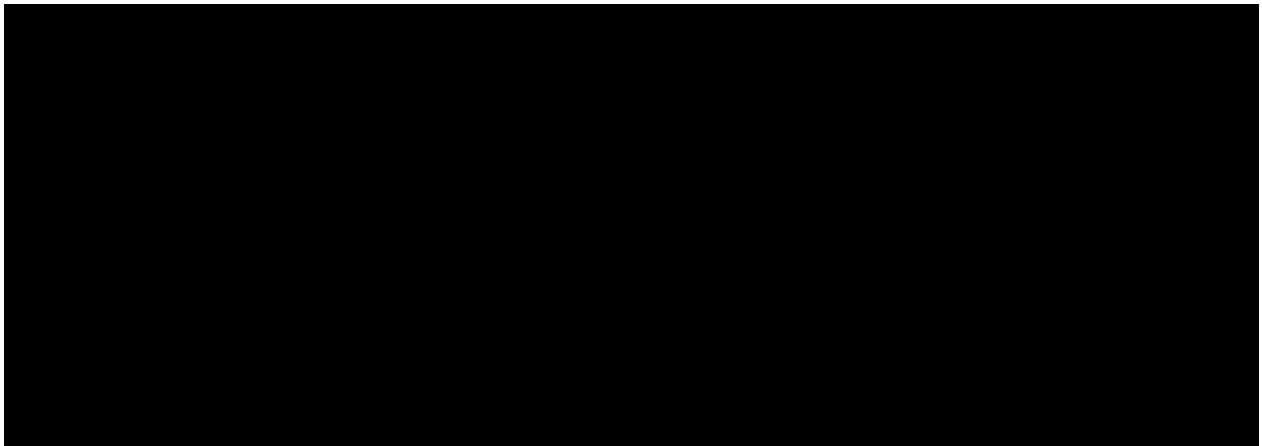
Furthermore, experience shows that the provision of three- and four-bedroom homes for sale on the open market in this part of Tower Hamlets does not result in families with children actually moving into a new development. Instead, these homes are mostly bought up *en masse* by investors and private landlords to be rented out to young professionals and other flat sharers. That means that, as currently envisaged, this scheme will deliver 90 school places a year, to meet a local need that is nowhere near that high.

Of course, it will be challenging for any developer to bring forward LBTH's required 35 per cent affordable housing on any site in the current economic climate. However, the Borough has shown a willingness to negotiate lower percentages on other sites to help maintain developers' "viability" and even with the Coalition Government's cuts, HCA funding is still available to support these purposes. Vague comments about affordable housing being considered for a site south of Wyke Road at a later stage are no substitute for a legal contract to deliver social housing within this scheme.

The residents of Bow were promised that the Olympics would bring a legacy of regeneration to their area, including new jobs and new homes. We recognise that Bow must play its part in meeting London's housing needs as a growing city and value the benefits a more mixed community can offer. But if the LLDC approves this application as it currently stands it would be a total betrayal of those dreams and further evidence that the Mayor of London and the agencies accountable to him are determined to drive through the "gentrification" of East London at the expense of those who live here already.

I would be grateful if you could acknowledge receipt of this objection and let me know if it is referred to the Planning Decisions Committee.

Yours sincerely,



**From:** [Planning Enquiries](#)  
**To:** [Allison Demarco](#)  
**Cc:** [Giselle Ottley](#)  
**Subject:** FW: Neptune Wharf, Wyke Road, Fish Island E3 (PA12/00210)  
**Date:** 17 December 2012 16:33:58

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**From:** [REDACTED]  
**Sent:** 17 December 2012 15:35  
**To:** Planning Enquiries  
**Cc:** Allison Demarco  
**Subject:** Neptune Wharf, Wyke Road, Fish Island E3 (PA12/00210)

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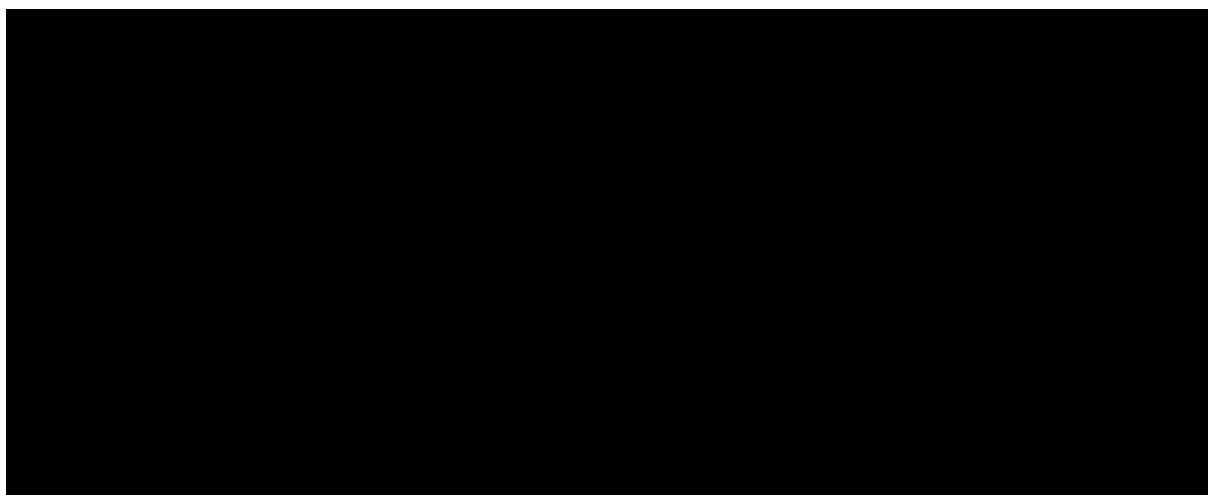
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I would be grateful if you could acknowledge receipt of this objection and let me know if it is referred to the Planning Decisions Committee.

Yours sincerely,



**From:** [Allison Demarco](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED] [Anthony Hollingsworth](#)  
**Subject:** Planning Application for Neptune Wharf (LLDC Ref. 12/00210/OUT)  
**Date:** 03 December 2012 12:35:00  
**Attachments:** [120131 AMENITY AND OPEN SPACE REPORT.pdf](#)  
[Neptune Wharf Planning Statement Final 121101.pdf](#)

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Dear [REDACTED]

Further to your request made at the public exhibition held at the White Building on the 1<sup>st</sup> December, please find the following two documents attached:

- 'Amenity and Open Space Report' submitted in support of Planning Application ref: 12/00210
- 'Planning & Regeneration Policy Analysis' submitted in support of Planning Application ref: 12/00210

Please let me know if you have any questions.

Regards,  
Allison

**Allison De Marco**  
**Planner**  
**London Legacy Development Corporation**  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 8822

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**Web:** [www.londonlegacy.co.uk](http://www.londonlegacy.co.uk)

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