



Figure 2 - Site Aerial View

A portion of the site benefits from an extant outline planning permission (ref: PA/11/02716/PO) for the construction of 1,176 residential units, of which 901 will have been constructed following completion of phase 3.

The proposed new masterplan is a once in a generation opportunity to reshape the heart of Poplar by maximising the LLP, Poplar HARCA and Tower Hamlets' landholdings which will deliver:

- A neighbourhood that fosters growth through high quality mixed use redevelopment
- A revitalised local centre with new retail, commercial workspace, civic and faith facilities
- Considerable public realm focused on walkability, healthy streets and creating a child friendly place
- Opportunity for improved connectivity to, from and through the site
- A significant number of new high quality homes providing a significant contribution to LBTH housing targets.

The proposals comprise a hybrid planning application seeking detailed permission for Phase A and outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100 m AOD) and up to 141,014 m<sup>2</sup> (GEA) of floorspace comprising the following mix of uses:

- Residential (C3);
- Retail, workspace, food and drink uses (Class E);
- Car and cycle parking;
- Formation of new pedestrian route through the conversion of the existing vehicular underpass;
- Landscaping including open spaces and public realm; and

- New means of access, associated infrastructure and highways works.

In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and private open space.

The NPPG classifies residential uses as More vulnerable to flood risk, and retail uses as Less Vulnerable to flood risk.

Refer to **Appendix A** for the illustrative Aberfeldy New Masterplan Layout.

### 3.3 Waterbodies in the Vicinity of the Site

Waterbodies in the vicinity of the site are identified in **Figure 3**.

The River Lee is located a minimum of approximately 160 m east of the site and flows in a generally southerly direction to its confluence with the River Thames. The River Thames is located approximately a 550 m south of the site and flows in an easterly direction towards the Thames Estuary.

According to the main river map both the River Lee and the River Thames are classified as a 'main river'. The Environment Agency carries out maintenance, improvement and construction work on main rivers to manage flood risk.

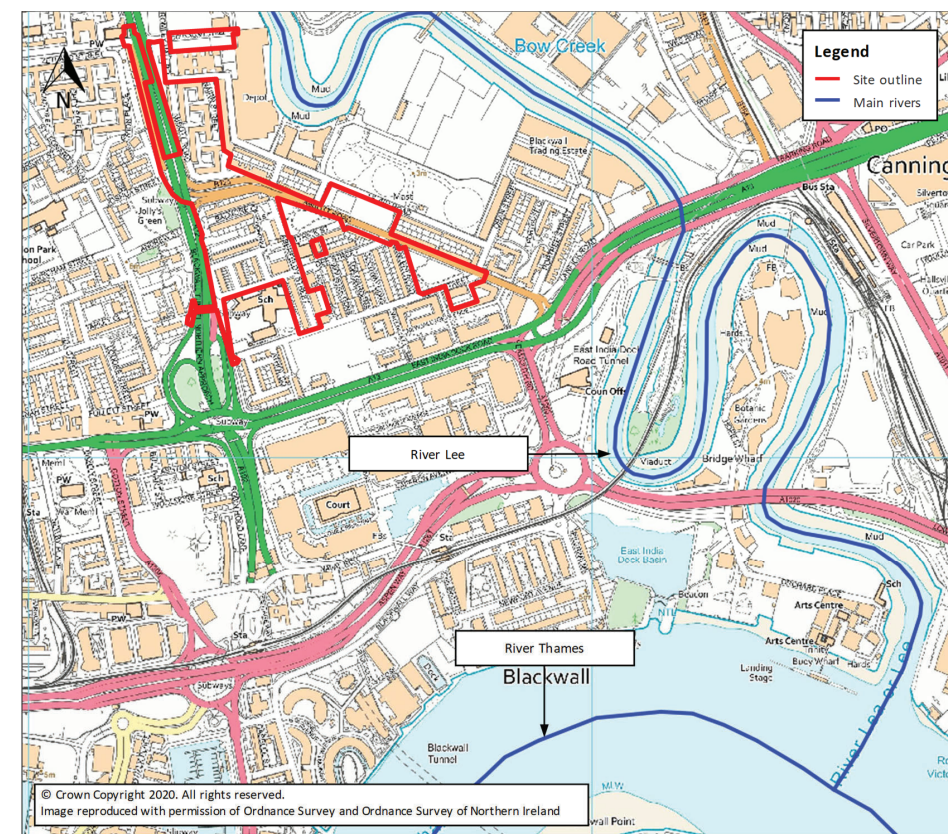


Figure 3 – Location and Designation of Waterbodies

### 3.4 Site Levels and Topography

The existing site levels have been extracted from the Lidar Digital Terrain Model (DTM) provided by the Department for Environment, Food & Rural Affairs (DEFRA) Survey Data portal. The maps identify the existing levels to Ordnance datum as illustrated in **Figure 4**.

The DTM indicates that the site levels range between approximately 1.4 and 5.3 metres Above Ordnance Datum (m AOD), with the northern site parcel situated approximately 2.0 m higher than the southern parcel.

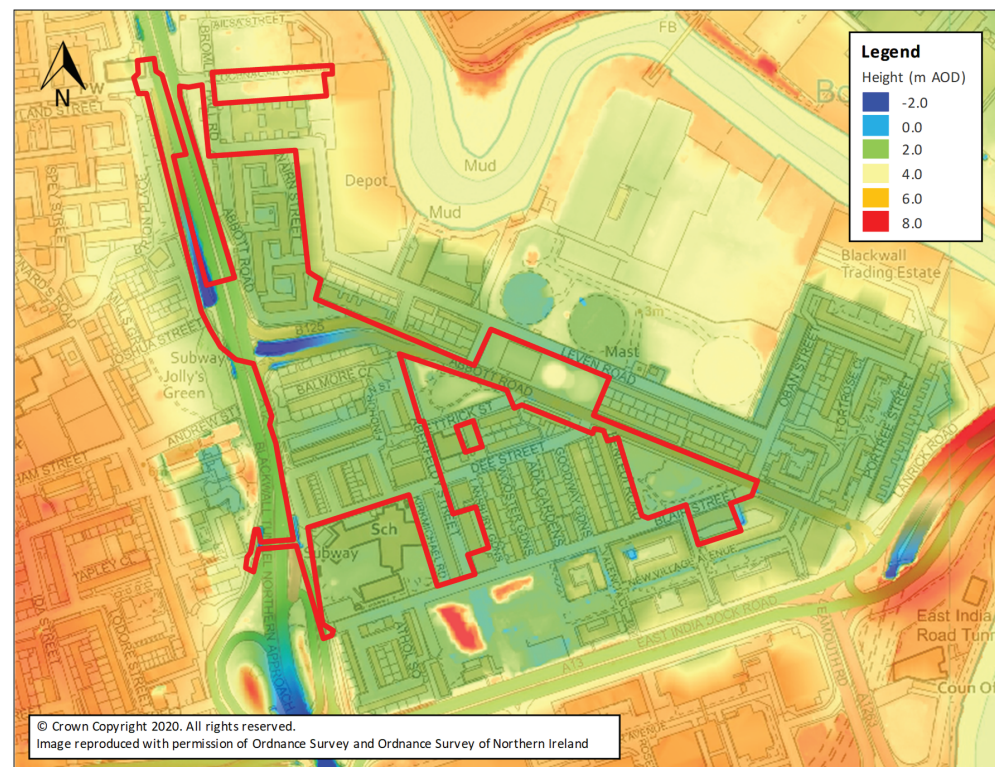


Figure 4 – Lidar level data

### 3.5 Site Geology and Hydrogeology

British Geological Survey (BGS) mapping indicates that the superficial deposits at the site comprise alluvium - clay, silt, sand and peat formed up to 2 million years ago in the Quaternary Period. (**Figure 5**).

The bedrock geology at the site comprises clay, silt and sand of the London Clay formation - sedimentary bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period (**Figure 6**).

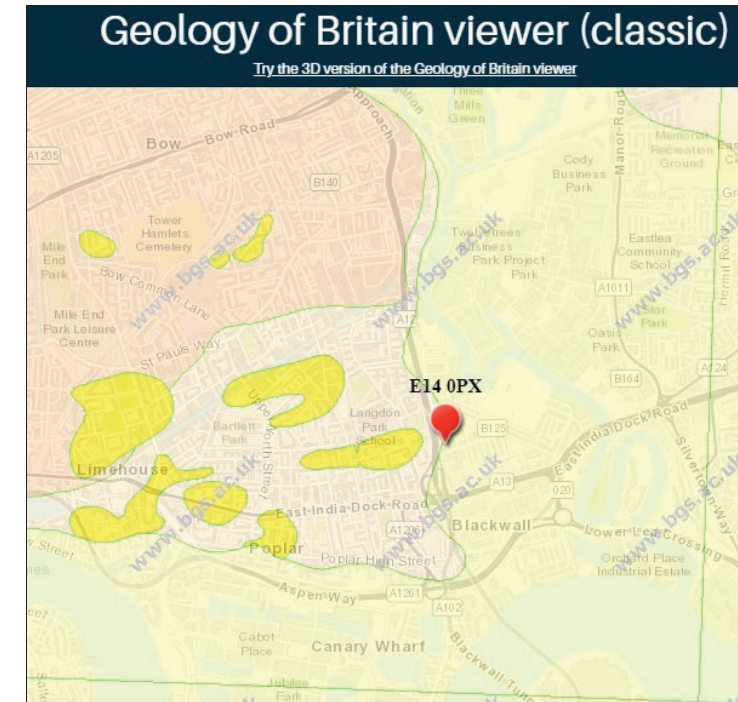


Figure 5 - Site Superficial deposits

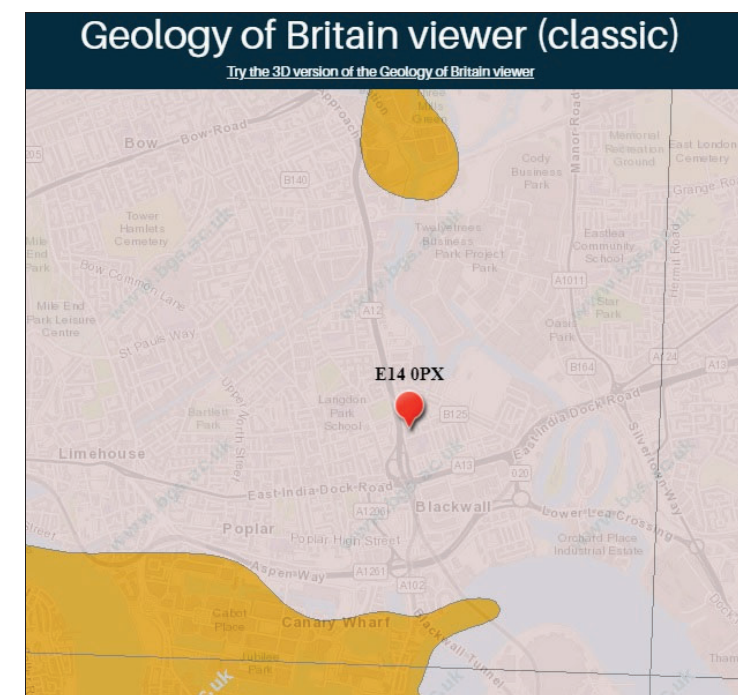


Figure 6 - Site Bedrock Geology