

Virtual Local Meeting Minutes (Microsoft Teams Format):

Plots 1 and 3, Deptford Landings SE8: DC/21/122345

Meeting date: 30 November 2022 (7 – 8:15pm)

Proposal:

An application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) for the approval of minor material amendments to planning permission ref. DC/15/92295 to provide changes to:

Plot 1: (1) The removal of Building 1A and a new public garden to Dragoon Road and provision of a 115 sqm non-residential unit; (2) An additional 86 residential units on Plot 1 to accommodate 305 homes between Buildings 1B and 1C; (3) An increase in height to Building 1B from 7-storeys to 8-storeys; (4) Alteration to Building 1C of the consented masterplan from a 24-storey building to 35-storey building; (5) Alteration to first floor podium garden; and (6) Elevational changes to all buildings.

Plot 3: (7) Amendments to Blocks 3B, 3C, 3D to include an additional 26 residential units on Plot 3 to accommodate 184 homes between Buildings 3B, 3C and 3D with 28 additional units in Block 3B and 2 fewer units in Block 3C; (8) Increase in quantum of non-residential floorspace from 470sqm to 645sqm; and (9) Alteration to Building 3B of the consented masterplan from a 10-storey building to 14-storeys to provide 28 additional units.

Panel:

Chair: Cllr Rudi Schmidt (ClrS)

Applicant team:

Lendlease

Colin Murphy (CM), Lee Waller, Rebecca Armstrong, Joe Devereux (JD)

Lichfields

Simon Slatford (SS)

HOK

David Weatherhead

Hawkins Brown

Euan Macdonald, Andrew Barrington

Consil

James Williamson (JW)

RWDI

Supun Enderage (SE)

Vectos

Emma Stonard (ES)

LBL Planning: Geoff Whittington (GFW)

Residents: 3 attendees

Cllr Schmidt opened the meeting at 7pm and introduced the panel. The Chair explained the reason for the meeting, and the main themes to be discussed, including

The applicants were then invited to give a presentation of the scheme, which included a recap of the consented Masterplan and works approved at Plots 1 and 3, and the key changes being proposed as part of the current s73 application.

The presentation lasts for 20 minutes. The Chair then reads through the key themes, including:

- Scale and height of development;
- Impact upon neighbour amenity: Sunlight/ daylight; microclimate
- Public services;
- Construction issues, including noise and timeframes;
- Highways matters;
- Consultation issues.

Neighbour questions received in advance of the local meeting were then addressed, and attendees were invited to submit text based questions during the meeting.

(CllrS) The proposal does not consider how current residents will be affected by changes in population density. Together with other developments in the area that include high - rise buildings, changes in the proposal will put a strain on public services. How will new demands in terms of public health, education and transportation will be addressed?

(SS) It is a very valid concern – new development will inevitably bring new people into the area and put pressure on existing services. We must not forget there is an existing planning consent in place, and this s73 is not proposing to increase the consented number of dwellings. Social economic matters were addressed

in the extant scheme and as part of the current submission, including health and education. Impacts upon infrastructure will be mitigated by s106 and CIL contributions, and will be for the Council to facilitate.

- (CIRs) Seeks clarification whether the s106 contribution amount was agreed in the first application.
- (SS) There are no additional homes, so the contribution will remain.
- (CM) Clarifies that new homes will be on Plot 5, which will require separate CIL and s106 contributions.
- (CIRs) How are new demands for parking spaces going to be addressed?
- (ES) Important to reiterate that no new parking spaces will be provided – maximum of 340 across the wider site. Have been in discussions with TfL, who require car free development.
- (CIRs) Changes in height of buildings in plot 1 will reduce sunlight in the park. How is this being addressed?
- (JW) A detailed overshadowing assessment was undertaken – there would be a negligible impact upon the park.
- (CIRs) How are changes in the application going to improve the wellbeing of the whole community.
- (SS) The new pocket park will provide additional green space. Asset of recreation, and will be attractive. In terms of the health impact, the provision of new homes and commercial floorspace will bring a range of benefits.
- (CIRs) The question relates more to impacts upon existing residents, rather than future Plot 1 and 3 occupiers.
- (SS) Enhancement of quality of street, more attractive place to walk and cycle – health and wellness benefits. Outlook will be enhanced.
- (CM) As well as the park, the open space within Plot 1 will be publicly accessible, in addition to Waterline Way. The existing Victoria pub will benefit from increased custom.
- (CIRs) Current residents of Deptford Landings and immediate neighbours will be affected by changes in the proposal. Concern was expressed in the consultation phase but Lendlease did not address those concerns:
 - a) Why did Lendlease use false advertising while selling flats in plot 2. They used original plans, photos and models despite knowing about proposed changes. If the changes are so "great", why did they advertise with old plans.
- (CM) The plans that were displayed at the time were correct.

(LW) Only CGIs were presented and reflective of the consented scheme. These have since evolved.

b) How will the developers minimise noise and disruption (during construction).

(JD) Restriction of work hours 8am and 6pm. Construction Management Plan will be submitted to the Council and enforced by the LPA.

c) Current residents will be affected by new wind corridors (wind is already strong in the development and caused danger to residents in at least 2 occasions). How is the proposal considering this. How will the safety of current residents be guaranteed.

(SE) The development has been assessed and compared to the 2015 scheme. No increase in microclimate impacts arising from the increased heights.

(ClrS) What would cause it to become windier? There are other development plots – are they considered?

(SE) Separate configurations undertaken – including cumulative development.

d) Changes in building height in plot 3 and 1 will block light to residents in Catalina and others with North facing windows. How is this addressed.

(JW) Acknowledges reductions in sunlight and daylight due to the increased building heights. Considers there will be sufficient daylight following development. Will be in accordance with BRE guidance.

ClrS refers to text questions regarding transient light, sunlight and daylight, including a flat being in darkness for 9 months.

(Txt) Plot 4 construction is operating outside restricted hours.

(CM) Will ensure this is looked into. Saturdays 8am -1pm are permitted.

(ClrS) How will dust impacts from construction works be mitigated.

(JD) Appropriate measures are set out in the approved Construction Management Plan. Any neighbour issues will be addressed accordingly.

(Txt) What is the most recent s106.

(LW) Refers to changes undertaken by Deed of Variation, including location of affordable housing.

Renewable energy questions raised by text.

(LW) Move away from CHP to air source heat pumps and installation of additional solar panels. Green and brown roofs will be constructed. Electricity to provide heat and hot water instead of gas.

Affordable housing question by text.

(CM) No affordable housing is proposed for Plots 1 and 3 – all market.

(GFW) Advises of next steps.

Cllr closes the meeting at 8:13pm.