

APPENDIX ONE:

NOTE OF LOCAL DROP-IN SESSION HELD ON THURSDAY 14 MARCH 2019 AT THE GLASS MILLS LEISURE CENTRE, LEWISHAM

The Carpetright (Local Meeting) was held as a drop-in session in a room at the Glass Mills Leisure Centre in the form of an exhibition providing an overview of the development put together by the developer's team. Informal conversations were held in small groups and across the whole group of attendees. Below is a summary of points discussed.

Attendees:

1. Jeremy Ward (LBL - Major and Strategic Projects)
2. Philip Freeman-Bentley (Indigo Planning)
3. Liz Wilks (JTP Architects)
4. Mark Teasdale (Indigo Planning)
5. Chris Pine (JTP Architects)
6. Tom Carney (JTP Architects)

Seven residents attended the event.

Comments

The following issues were raised by the attendees:

Principle of the use

Issues raised	Responses given
There was concern that student housing will not help solve the housing crisis	Student housing units contribute to the overall supply of homes in Lewisham and therefore reduce pressure on mainstream housing.
There was concern that students have no stake in communities and are bad neighbours	Student Housing schemes are managed very professionally by management companies that have very tightly controlled Rules of Conduct.
There was concern that students don't pay Council Tax and therefore shouldn't have the right to use local public services.	This is not a material planning consideration.

Transport issues

Issues raised	Responses given
There was concern that the new development will result in Lewisham Station being overburdened.	The development will: - Provide an access to a proposed Bakerloo Line extension, thereby improving public transport capacity serving Lewisham; Make a financial contribution towards new DLR Rolling stock; and Make a financial contribution towards the improvement of Lewisham Station.
There was concern that the Transport Statement assumption that students don't travel at peak times is misplaced.	The Transport Statement applied data from surveys undertaken at other similar student accommodation (e.g. Chapterhouse, Thurston Road).
There was concern that Loampit Vale doesn't have enough capacity to take any new development and that students will park their cars on surrounding streets.	The development is a car-free development. A Controlled Parking Zone will be introduced to regulate car parking in the area. Residents will not be entitled to a parking permit.

Neighbour impacts of the development

Issues raised	Responses given
There was concern at the potential daylight and sunlight impacts of the proposed development	These are fully assessed as part of the Environmental Statement and planning assessment.
There was concern that there is a lack of benefit to the local community offered by the development.	The development will provide a broad range of planning benefits, including a new public square, a new BLE Station access in the future, new affordable housing, new student housing and new homes.

Environmental impacts

Issues raised	Responses given
There was concern at the wind tunnel effect on Loampit Vale.	This is assessed as part of the planning application to ensure that the impacts of the development in terms of wind and microclimate are mitigated by the design of the proposed development.
Energy strategy – there was concern that the proposed energy strategy is misleading and leads to increased energy consumption, local pollution and	If the energy strategy is compliant with policy then this will be deemed acceptable. The broader issue of energy system accounting needs to be

raised energy bills to customers due to the design of the heating system within individual flats.	addressed by the Mayor of London through the <i>London Plan</i> review process.
There is a concern that local services (health and education) are already under too much pressure and that the proposed development will make things worse.	The substantial Community Infrastructure Levy yielded by the development will be invested in local services according to a CIL Investment Strategy to be adopted by LBL. This will include investment in health and schools.

Ground floor uses

Issues raised	Responses given
There was concern at the general level of ground floor vacancy in Lewisham Town Centre around the railway station. Maybe this space would better be used for residential or community use.	This is acknowledged as a problem. However, all units include D2 Community uses in their planning permission. It takes time for businesses to follow the commercial opportunity presented by the increase in residents and workers in Lewisham Town Centre, In time these units will be slowly occupied.
There was concern at the lack of restaurants in Lewisham Town Centre	A critical mass of development is required to enable a shift from dormitory to destination.
LBL should use financial incentives to ensure that the ground floor units are occupied.	Planning Obligations are imposed to ensure that the developer pays for the fit-out of commercial units when commercial operators express an interest in these spaces.

Design of the development

Issues raised	Responses given
There was concern at the scale of the development proposed. Why so high?	A virtually identical scheme has been granted on this site. The proposal is only slightly taller than that previously permitted and the scale difference will not be perceptible.
There was concern at the lack of daylight in the proposed public square and that trees / planting will not survive.	This is assessed as part of the Daylight and Sunlight analysis. Detailed design of the square (including tree / plant species) will be secured through Planning Condition.

Ad hoc issues

Issues raised	Responses given
Fire risk – there was concern that the proposed tall buildings will not be safe in the event of a fire.	This is a building regulations issue. The proposed buildings have sprinkler systems integrated into their design to provide fire safety.
There was concern at the prevalence of fly-tipping under the railway arches outside the Glass Mills Leisure Centre.	LBL Enforcement will be made aware of this issue.